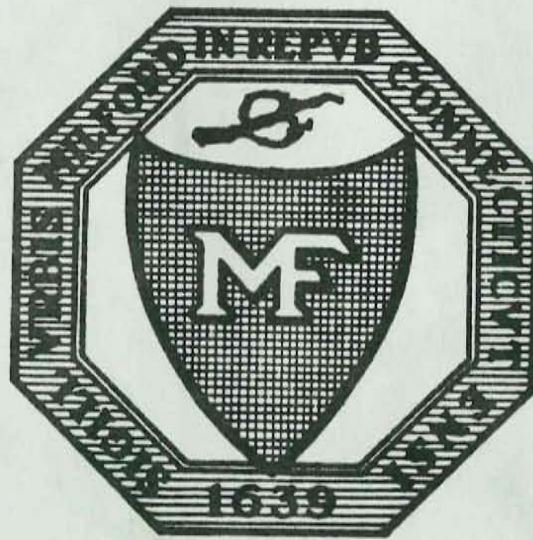


Adopted with Revisions "A-K" Oct 2, 1973

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MILFORD, CONNECTICUT

PROPOSED ZONING REGULATIONS



Revisions to June, 1973

**Prepared for the Milford Planning and Zoning Board
May, 1972**

ZONING REGULATIONS
MILFORD, CONNECTICUT

MAY, 1972
Amended to JUNE, 1973

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ZONING REGULATIONS
MILFORD, CONNECTICUT

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ARTICLE I - PURPOSES

SECTION 1.1 PURPOSES. There is hereby established a comprehensive zoning plan for the City of Milford, which plan is set forth in the text, schedule, and map all of which constitute these Regulations. Said plan is adopted for the purposes set forth in the General Statutes of the State of Connecticut which, in the interest of protecting and promoting the public health, safety and welfare, shall be deemed to include the following, among others:

- 1.1.1 Existing Development. The protection of the character of existing built-up areas and the enhancement of the appearance of the community as a whole;
- 1.1.2 Historic Sites. The preservation of sites, buildings and uses of historical significance to the community;
- 1.1.3 Existing Non-Conformities. The minimization of non-conforming buildings and lots in existing built-up areas;
- 1.1.4 Renewed Development. The encouragement of the private sector to renew and upgrade neighborhoods in which deterioration has become apparent;
- 1.1.5 New Development. The control of the form of growth in newly developing areas;
- 1.1.6 Economic Health. The provision for economic health of the community in harmony with the City Development Plan;
- 1.1.7 Open Space. The preservation of open spaces and natural features of the land;
- 1.1.8 Public Facilities. The provision of adequate and efficient public facilities and services;

ARTICLE II - ESTABLISHMENT OF DISTRICTS

SECTION 2.1 LIST OF DISTRICTS. The City of Milford is hereby divided into the classes of Zoning Districts listed below:

R-2A, R-A, R-30	
R-18, R-12.5, R-10	
R-7.5, & R-5.....	One-Family Residential
R2F-A, R2F-30	
R2F-20 & R2F-10.....	Two-Family Residential
RMF-16 & RMF-36.....	Multi-Family Residential
RO.....	Residential Office
LO.....	Limited Office
DO-10 & DO-25	Design Office
BB	Boating Business
GO.....	General Office
LB-50, LB-10 & LB-2.....	Limited Business
CBD	Central Business District
GB.....	General Business
SCD	Shopping Center District
MB	Motel Business District
LI-30 & LI-10.....	Limited Industrial
GI	General Industrial
HI	Heavy Industrial
HDD	Housatonic Design District
WDD.....	Waterfront Design District
SDD	Shorefront Design District
BEZ	Beach Erosion Zone

SECTION 2.2 ZONING MAP. The boundaries of these Zoning Districts are hereby established, as shown on a map entitled, "Zoning Map of the City of Milford, Connecticut," as amended, which, with all explanatory matter thereon, is hereby adopted and made a part of these Regulations. A copy of said Zoning Map, indicating the latest amendments, shall be kept up to date in the office of the Zoning Enforcement Officer for the use and benefit of the public.

SECTION 2.3 DISTRICT BOUNDARIES. In determining the boundaries of Zoning Districts shown on the Zoning Map, the following rules shall apply:

2.3.1 Center Lines. Where district boundaries are indicated as approximately following the center lines of railroads, state highways, streets, waterbodies or watercourses, such center lines shall be construed to be such boundaries.

2.3.2 Lot Lines. Where district boundaries are indicated as approximately following street or lot lines of record, such lines shall be construed to be such boundaries.

2.3.3 Dimensions. Unless otherwise shown, all district boundaries running parallel to streets or other physical features shall be determined by the exact dimensions between the street line or other established line and said district boundary as shown on the Zoning Map.

2.3.4 Uncertainty. In all other cases where exact dimensions are not shown on the Zoning Map, the location of district boundaries shall be determined by the Planning and Zoning Board.

SECTION 2.4 EXTENT OF DISTRICTS. It is the intent of these Regulations that all areas within the jurisdictional limits of the City of Milford, including all buildings, land and water areas, shall be included in the Zoning Districts established by these Regulations.

SECTION 2.5 EFFECT OF ESTABLISHMENT OF DISTRICTS. Following the effective date of these Regulations and except as hereinafter provided:

2.5.1 Buildings and Uses. No building, or part thereof, shall be constructed, reconstructed, extended or enlarged nor shall any land or building, or part thereof, be used, designed or arranged to be used for any purpose or in any manner except in conformity with these Regulations.

2.5.2 Principal Building. Every building hereafter erected shall be located on a lot, and no more than one allowable principal building or a group of allowable principal buildings under the same ownership or sponsorship as part of an ownership arrangement shall be located on a lot as herein defined.

2.5.3 Yards. No yard or open space area required in connection with any building use shall be considered as providing a required yard or open space area for any other building on any other lot.

2.5.4 New Lots. No lot shall be formed from part of a lot already occupied by a building unless such building, all yards and open spaces connected therewith, and the remaining lot comply with all requirements prescribed by these Regulations for the Zoning District in which said lot is located. Neither a Zoning Permit nor a Building Permit shall be issued for the erection of a building on any lot thus created unless such building and lot comply with all the provisions of these Regulations.

2.5.5 Lot Access and Rear Lots. No Zoning Permit or Building Permit shall be issued for any building unless the lot, upon which such building is to be erected, fronts on a municipally acceptable street, on an accepted public street or on a street in an approved subdivision; except that one allowable industry in an applicable Zoning District or one single-family dwelling in an applicable District may be permitted on a lot of one or more acres, provided that a private means of access of at least fifty feet in width for such industry or twenty-five feet in width for such dwelling, as applicable, shall be provided as a part of the lot extending to an accepted public street or street in an approved subdivision, and further provided that the area of such access shall not be included in the required area of the lot or any other lot. Such rear lots shall have 150-foot minimum lot width and depth, exclusive of accessways, and shall be generally rectangular in shape. This provision shall not be deemed to prevent the issuance of a Zoning Permit and Building Permit for farm or accessory buildings not designed or used for human occupancy.

2.5.6 Non-conforming Plan, Construction, or Use. Nothing contained in these Regulations shall require any change in the plans, construction, or designated use of a building complying with laws in force prior to the effective date of these Regulations, provided that:

2.5.6.1 The use shall be lawfully existing on the effective date of the these regulations; or

2.5.6.2 (1) A complete application for approval of a zoning permit shall have been made prior to the date of publication of notice of the public hearing on these regulations or amendment thereto; and

(2) Construction in accordance with said zoning permit shall be commenced within one year of its issuance, and construction shall be completed within three years of the effective date of these regulations or amendment thereto, unless an extension of time for completion is granted by the Board.

2.5.7 Flood Hazard Areas. All land areas situated below the regulatory flood protection elevation, defined herein, shall be subject to the Flood Hazard Regulations, Section 5.6, herein.

SECTION 2.6 EFFECT OF ZONING CHANGES ON SUBDIVISIONS. Notwithstanding the provisions of these Regulations or any other City ordinance, when a change is adopted in the Zoning Regulations or boundaries of Zoning Districts, no lot or lots shown on a subdivision plan for residential property which has been approved prior to the effective date of such change by the Planning and Zoning Board, and recorded with the City Clerk, shall be required to conform to such change until a period of five years has elapsed from the effective date of such change.

ARTICLE III - DISTRICT USE REGULATIONS

SECTION 3.1 ONE-FAMILY RESIDENTIAL DISTRICTS: R-2A, R-A, R-30, R-18, R-12.5, R-10 R-7.5, and R-5.

3.1.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in One-Family Residential Districts.

3.1.1.1 One-Family Detached Dwelling, provided that the minimum required ground floor area shall be not less than 800 square feet and the minimum required total floor area shall be not less than 900 square feet.

3.1.1.2 Farms, as defined herein.

3.1.1.3 Truck Gardens and Nurseries, subject to Site Plan Approval in accordance with ARTICLE VII, herein, and provided that only products raised or grown on the premises are sold therefrom.

3.1.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein:

3.1.2.1 Boarding, Lodging, and Rooming Houses subject to the following conditions and safeguards:

- (1) The owner shall reside therein.
- (2) A Certificate of Compliance with all applicable provisions of the State and City Building, Housing, Health and Sanitation Codes and Ordinances shall be obtained from the proper official for each dwelling unit and rooming unit.
- (3) At least 2,000 square feet of lot area, over and above the minimum required lot area of the applicable Zoning District, shall be required for each additional rooming unit over one.

3.1.2.2 Nursery School or Day Care Center.

3.1.2.3. Public and Parochial Schools.

3.1.2.4 Private non-profit schools.

3.1.2.5 Churches and Religious Institutions.

3.1.2.6 Public Charitable Institutions.

3.1.2.7 Public and Private Hospitals, subject to the following conditions and safeguards:

- (1) The lot area for each eight patient beds shall not be less than the minimum required lot area of the applicable Zoning District.
- (2) The lot shall have direct access from an arterial street.

3.1.2.8 Convalescent Home, Nursing Home or Rest Home subject to the following conditions and safeguards:

- (1) The lot area for each four patient beds shall not be less than the minimum required lot area of the applicable Zoning District.

3.1.2.9 Libraries and Community Centers.

3.1.2.10 Other Public Buildings.

3.1.2.11 Cemeteries.

3.1.2.12 Golf Courses.

3.1.2.13 Parks, Playgrounds and Other Public Facilities.

3.1.2.14 Beach Clubs subject to the following conditions and safeguards:

- (1) The lot area shall be at least two acres; except that the Board may permit lots of at least one acre where historic buildings exist and are found suitable for beach club purposes.
- (2) The lot shall have a shorefront location on a navigable, tidal waterbody or watercourse and shall have a sufficiently large shorefront boundary to provide suitable bathing, boating or other water-connected activity.
- (3) All buildings, except those existing and approved for use under this Section, shall be setback at least 50 feet from all street and lot lines and shall not cover more than 10 percent of the lot.
- (4) Only the principal club building may have provisions for restaurants, snack bars and other similar accessory uses.
- (5) All sales of alcoholic liquor shall be prohibited.
- (6) All recreation areas, other than golf courses, shall be set back at least 30 feet from all street and lot lines.
- (7) All parking areas shall be set back at least 30 feet from all street and lot lines and shall not occupy more than 25 percent of the lot.
- (8) The club membership shall be limited by the number of parking spaces provided in accordance with Section 5.1, herein, and the number of bath houses, lockers, cabanas or similar accessory structures designed to serve individuals shall be limited accordingly.
- (9) No more than one single-family dwelling may be located on any club site, provided, however, that the dwelling conforms to all the requirements of the Zoning District in which it is located. Alternatively, one dwelling unit may be located in the club house for the use of the club manager or caretaker and his family.
- (10) Outdoor public address systems shall be prohibited.
- (11) The site shall be suitably landscaped and a suitably planted buffer strip shall be provided to obscure the view permanently from neighboring residential properties. The Board may also require suitable fencing and such other facilities as may be necessary to reasonably safeguard the public health, safety, and welfare of the neighbors.

- 3.1.2.15 Private Boathouses, Landings, and Docks, subject to the following conditions and safeguards:
- (1) The total number of boat slips, berths, moorings or similar spaces shall not exceed two per lot; and
 - (2) Such boat facilities shall be designed for the exclusive use of the lot owner.
- 3.1.2.16 Public Utility Buildings and Facilities with completely enclosed service or storage areas.
- 3.1.2.17 Communication Buildings, Stations, and Towers subject to the following conditions and safeguards:
- (1) The lot area shall not be less than 5 acres.
 - (2) Any tower shall be set back from all street and lot lines by a distance equal to or greater than the height of such tower.
 - (3) Any other building, structure or parking area shall be set back at least 50 feet from all street and lot lines.
- 3.1.2.18 Removal of or Filling with Earth Products in accordance with the provisions of Section 5.5, herein.
- 3.1.2.19 Cluster Developments in R-2A, R-A, R-30, R-18 and R-12.5 Residential Districts only, in accordance with Section 5.7, herein.
- 3.1.2.20 Planned Residential Developments in R-2A Residential District only, in accordance with Section 5.8, herein.
- 3.1.2.21 Conversion of an Existing Building to accommodate a use allowed in the Zoning District in which said building is located, subject to the following conditions and safeguards:
- (1) The building so converted shall conform, in all respects, to the use, lot and building, and supplementary regulations of the applicable Zoning District.
 - (2) The building so converted shall comply with all applicable provisions of the State and City Building, Housing, Health, and Sanitation Codes and Ordinances, as approved by the proper Official.
 - (3) The building so converted shall be placed in a reasonable state of repair and modernization.
- 3.1.2.22 Other related or equivalent principal buildings and uses, which are not specifically listed, may be permitted by the Board in appropriate instances upon consideration of all factors entering into the design, nature and operation of such building and/or use.
- 3.1.2.23 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing principal uses shall be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.

3.1.3 Accessory Uses. The following accessory uses shall be allowed:

- 3.1.3.1 Home Business Use, as defined herein, provided that such occupation shall not occupy more than 25 percent of the floor area of the dwelling unit.
- 3.1.3.2 Incidental Office or Studio for an architect, artist, chiropractor, dentist, photographer, dressmaker, engineer, lawyer, musician, osteopath, physician, or surgeon; provided that the office or studio is situated in the dwelling occupied by such person, provided that such office or studio shall not occupy more than 25 percent of the floor area of the dwelling unit, and further provided that not more than one non-resident assistant is employed therein.
- (1) Other incidental office or studio occupations or uses, which are not specifically listed, may be permitted by the Board in appropriate instances upon consideration of all factors entering into the nature, operation and needs of such occupation or use.
 - (2) Permitted uses with more than one non-resident assistant may be allowed, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.
- 3.1.3.3 Poultry coops and areas, subject to Site Plan Approval in accordance with ARTICLE VII, herein, and the following conditions and safeguards:
- (1) Poultry kept on any lot shall not exceed twenty birds, except when on a regularly-operated farm, as defined herein; and
 - (2) All poultry shall be fenced in so that the birds cannot pass or fly to another property.
- 3.1.3.4 Horses and ponies up to five in number may be kept on lots of one acre or more at the rate of one horse or pony per $2/3$ acre. More than five horses may be kept on parcels over three acres, subject to Site Plan Approval in accordance with ARTICLE VII, herein. In addition, the keeping of such animals shall be in accordance with the following conditions and safeguards:
- (1) No building for the housing of such animals shall be located closer than 50 ft. from any lot line and 100 ft. from a street.
 - (2) Adequate fencing to confine such animal to areas not closer than 15 feet from any lot line shall be maintained.
- 3.1.3.5 Private Garage with space for not more than one vehicle for each 2,000 square feet of lot area, and not exceeding three spaces; except on a regularly-operated farm, as defined herein, there shall not be more than one commercial-type vehicle garaged, and it shall not exceed $3/4$ ton capacity.
- 3.1.3.6 One Camp Trailer, as defined herein, except that no occupancy of such vehicle shall be permitted while located on any lot, and no such vehicle shall be located in any front yard, nor within six feet of any lot line.
- 3.1.3.7 Other accessory uses clearly subordinate and customarily incidental to and located on the same lot with the principal use and that will not be hazardous to the public health, safety and welfare.

3.1.3.8 Off-Street Parking and Loading in accordance with Section 5.1, herein.

3.1.3.9 Signs in accordance with Section 5.2, herein.

3.1.4 Lot and Building Requirements. Buildings and uses shall comply with all requirements of the applicable Zoning District in the Schedule of Lot and Building Requirements for One-Family Residential District as set forth hereinafter.

3.1.4.1 SCHEDULE OF LOT AND BUILDING REQUIREMENTS FOR ONE-FAMILY RESIDENTIAL DISTRICTS.

Residential Districts

CATEGORIES	R-2A	R-A	R-30	R-18	R-12.5	R-10	R-7.5	R-5
MINIMUM REQUIREMENTS								
Lot Area (sq. ft.)	87,120	43,560	30,000	18,000	12,500	10,000	7,500	5,000
Lot Width (feet)	180 (484)	150 (290.4)	125 (214)	100 (180)	80 (56.25)	70 (142.8)	60 (125)	50 (100)
Lot Depth (feet)	200 (435)	150	135 (222)	125 (144)	100 (125)	100 (100)	85 (88)	70 (71.5)
Principal Uses:								
Front Yard (feet)	50	50	50	40	30	25	20	*
One Side Yard (feet)	25	25	20	15	10	10	10	10
Both Side Yards (feet)	50	50	40	30	20	20	15	15
Rear Yard (feet)	50	50	40	30	25	25	25	20
Accessory Buildings:								
Side Yard (feet)	15	15	15	10	4	4	4	4
Rear Yard (feet)	10	10	10	10	5	5	5	5
MAXIMUM PERMITTED								
Building Height								
Stories (excluding basements)	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2	2-1/2
Feet	35	35	35	35	35	35	35	35
Building Area as % of Lot	10%	15%	20%	25%	30%	35%	40%	45%
Lot Coverage	20%	25%	30%	40%	45%	50%	60%	65%

*Ten feet or the actual front yard setback, whichever is greater; except that the minimum required front yard shall not exceed 20 feet.

- 3.1.5 Prohibited Uses. The following uses shall be expressly prohibited:
- 3.1.5.1 The use of an accessory building for residence purposes, except by domestic employees of the occupant of the premises.
 - 3.1.5.2 The parking or storing of commercial -type vehicle on residential property except as permitted in Section 3.1.3.5, above.
 - 3.1.5.3 A driveway or similar vehicular easement in or through a Residential District used for access to an office, business or industrial use or Zoning District.
 - 3.1.5.4 No part of any required parking area shall be used for the storage of new or used vehicles for sale or hire, or for the storage of unregistered vehicles.
 - 3.1.5.5 Any building or use which will not comply with the Performance Standards of Section 5.9, herein.

SECTION 3.2 TWO-FAMILY RESIDENTIAL DISTRICTS: R2F-A, R2F-30, R2F-20, and R2F-10

3.2.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Two-Family Residential Districts.

3.2.1.1. Any building or use permitted and regulated in One-Family Residential Districts, Section 3.1.1, herein.

3.2.1.2. Two-Family dwellings subject to Site Plan Approval in accordance with ARTICLE VII herein, and subject to the following conditions and safeguards:

(1) The structure shall contain a minimum of 800 sq. ft. on the ground floor and each dwelling shall contain within it a minimum floor area as follows:

(2) Floor Areas:	a) Efficiency-bedroom unit:	425 sq. ft.
	b) One-Bedroom Unit:	575 sq. ft.
	c) Two-Bedroom Unit:	750 sq. ft.
	d) Three-Bedroom unit:	925 sq. ft.
	e) Four-Bedroom Unit:	1100 sq. ft.

(3) The combined total of bedrooms in any Two-Family dwelling shall not exceed five; the Board shall determine which rooms may be construed to be bedrooms.

(4) Utilities. No two-family dwelling shall be approved by the Board unless each dwelling unit in such building is: a) served by an approved public sanitary sewerage system; and b) supplied with water from an adequate public water supply. No Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer for any dwelling unit until such unit has been connected to said utilities. In the event no sanitary sewer is available, the Board may approve the use of a private, on-site septic system approved by the Health Administrator. The number of bedrooms in such a case may be further limited by the Board if the report of the Health Administrator so indicates.

3.2.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

3.2.2.1. Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2 herein, except those uses listed in Section 3.1.2.1.

3.2.2.2. Cluster Developments in R2F-A, R2F-30 & R2F-20 only, in accordance with Section 5.7, herein.

3.2.3 Accessory Uses. The following accessory uses shall be allowed:

3.2.3.1. In conjunction with One-Family Dwellings only, uses as provided in Sections 3.1.3.1 and 3.1.3.2.

3.2.3.2. Any accessory use as provided in Sections 3.1.3.3 through 3.3.3.7.

3.2.3.3. Off-street parking in accordance with Section 5.1, herein.

3.2.3.4. Signs in accordance with Section 5.2, herein.

3.2.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements of the applicable Zoning District as set forth hereinafter.

<u>3.2.4.1. Minimum Lot Requirements</u>	<u>R2F-A</u>	<u>R2F-30</u>	<u>R2F-20</u>	<u>R2F-10</u>
(1) Lot Area:	43,560 sq.ft.	30,000 sq.ft.	20,000 sq. ft.	10,000 sq.ft.
(2) Lot Width	150	125	100	70
(3) Lot Depth	150	135	125	100

3.2.4.2. Minimum Yard Requirements

(1) Principle Uses:

a) Front Yard	50	50	40	20
b) Side Yards	25	20	15	10
c) Rear Yard	50	40	30	25

(2) Accessory Buildings:

a) Side Yards	15	15	10	4
b) Rear Yard	10	10	10	5

3.2.4.3. Building Requirements

(1) Maximum Building Height:

a) Stories	2½	2½	2½	2½
b) Feet	35	35	35	35

(2) Building Area as % of Lot

(3) Lot Coverage	15%	20%	25%	35%
	25%	30%	40%	50%

3.2.5 Prohibited Uses. Any building or use prohibited in Section 3.1.5, herein.

SECTION 3.3 MEDIUM DENSITY & HIGH DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICTS:
RMF-16 and RMF-36

3.3.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Multiple-Family Residential Districts.

3.3.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.

3.3.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit approval in accordance with ARTICLE VII, herein.

3.3.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein.

3.3.2.2 Multiple-Family dwellings under one sponsorship or ownership containing three or more dwelling units, whether owned and operated under rental apartment, cooperative, or condominium arrangement subject to the following conditions and safeguards:

- (1) Site Plan Requirement. A detailed landscaping plan shall be required showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (2) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for the safety of vehicular or pedestrian traffic.
- (3) Street Access. No multiple-family dwelling shall be approved by the Board unless the lot has suitable access to an adequate collector or arterial street. No Zoning Permit shall be issued by the Zoning Enforcement Officer for any multiple-family dwelling until any required street improvements have been suitably guaranteed.
- (4) Utilities. No multiple-family dwelling shall be approved by the Board unless each dwelling unit in such building is: (a) served by an approved public sanitary sewerage system; and (b) supplied with water from an adequate public water supply. No Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer for any dwelling unit until such unit has been connected to said utilities.
- (5) Improvement Standards. Plans and specifications for the construction and/or improvement of all streets, curbs and gutters, sidewalks, storm drainage facilities, sanitary sewerage facilities, water supply facilities, electric and telephone facilities, and other improvements shall comply with all applicable City and State laws, codes, ordinances, and regulations, and shall be submitted to the Board for approval.

(6) Ownership and Maintenance. All private streets, parking areas, sidewalks, utilities, recreation facilities, open space areas, and other private improvements, facilities and areas shall be owned, maintained and operated by the applicant, owner, association or corporation without expense to the City. Legal documentation, satisfactory to the City Attorney, shall be submitted assuring the ownership, maintenance, and operation of such private improvements, facilities, and areas. Suitable restrictive covenants, particularly with regard to the minimum open space requirements, shall be included in all legal conveyances. The entire lot area of a multiple-family development shall, at all times, be maintained in a safe, sanitary and presentable condition.

3.3.3 Accessory Uses. The following accessory uses shall be allowed.

3.3.3.1 Accessory buildings and uses, such as golf courses, tennis courts, swimming pools, recreation facilities and buildings, meeting halls, maintenance, storage and utility buildings, parking garages, but not necessarily limited to these uses, shall be permitted for multiple-family dwellings when provided as an integral part of the overall development.

3.3.3.2 Accessory buildings and uses incidental to allowable uses other than multiple-family dwellings as provided in Section 3.1.3, herein.

3.3.3.3 Off-Street Parking and Loading in accordance with Section 5.1, herein.

3.3.3.4 Signs in accordance with Section 5.2, herein.

3.3.4 Lot and Building Requirements. Buildings and uses, exclusive of multiple-family dwellings, shall comply with the requirements of R-10 Residential Districts as set forth in the Schedule of Lot and Building Requirements, Section 3.1.4, herein. All multiple-family dwellings shall comply with all lot and building requirements as set forth hereinafter.

3.3.4.1 <u>Minimum Lot Requirements</u>	<u>RMF-16</u>	<u>RMF-36</u>
(1) Lot Area:	43,560 sq.ft.	4 acres
(2) Lot Area per Dwelling Unit:		
(a) Efficiency bedroom unit:	2,000 sq.ft.	900 sq.ft.
(b) One-bedroom unit:	2,700 sq.ft.	1,200 sq.ft.
(c) Two-bedroom unit:	5,400 sq.ft.	2,400 sq.ft.
(d) Three-bedroom unit:	8,100 sq.ft.	3,600 sq.ft.
(e) The Board shall determine which rooms may be construed to be bedrooms.		
(3) Lot Width:	150 ft.	180 ft.
(4) Lot Depth:	150 ft.	200 ft.

3.3.4.2 Minimum Yard and Open Space Requirements

(1) Principal Uses:

RMF-16

Minimum Front yard shall be equal to double the height of the wall of the building adjacent to said yard, but not less than 25 ft.; side & rear yards, 25 ft.

RMF-36

Minimum Front, side and rear yards shall be equal to the height of the wall of the building adjacent to said yard, but not less than 50 ft.

(2) Accessory Uses:

RMF-16

25 ft., except community buildings, swimming pools, and similar recreation facilities, 50 ft.

RMF-36

25 ft., except community buildings, swimming pools, and similar recreation facilities, 50 ft.

(3) Usable Open Space Per Dwelling Unit:

RMF-16

RMF-36

- | | | | |
|-----|---|--------------|------------|
| (a) | Efficiency bedroom unit: | 300 sq.ft. | 225 sq.ft. |
| (b) | One-bedroom unit: | 400 sq.ft. | 300 sq.ft. |
| (c) | Two-bedroom unit: | 800 sq.ft. | 600 sq.ft. |
| (d) | Three-bedroom unit: | 1,200 sq.ft. | 900 sq.ft. |
| (e) | The open space shall be in one contiguous piece or in sections of not less than 3,000 sq.ft. and 50 ft. in its least dimension. | | |
| (f) | Open Space shall be properly laid out, graded, landscaped and suitably maintained and equipped for recreational purposes, as determined by the Board. | | |

3.3.4.3 Building Requirements

(1) Design: There shall be no less than eight dwelling units per site complex. A completely enclosed storage area shall be provided for each dwelling unit, but it shall not be computed as part of the minimum required floor area for such dwelling unit.

(2) Length: No building shall exceed 160 ft. in its greatest dimension, unless physical design considerations related to site conditions make this requirement impractical, as determined by the Board.

(3) Height:

RMF-16

Low-rise only; not to exceed 2½ stories excluding basement, nor 35 ft.

RMF-36

Mid-rise only; at least 5 full stories, excluding basement, but not to exceed 10 stories nor 120 ft. in height.

SECTION 3.4 RESIDENTIAL-OFFICE DISTRICTS: RO

3.4.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Residential-Office Districts.

- 3.4.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.
- 3.4.1.2 Subject to site plan approval in accordance with Section 3.4.1.4 and ARTICLE VII, herein, offices for business, financial, professional and personal services and other similar offices, but excluding funeral homes and music and dance studios.
- 3.4.1.3 Mixed use buildings containing allowable offices and dwelling units, subject to the following conditions and safeguards:
- (1) Such buildings and uses shall be subject to site plan approval in accordance with 3.4.1.4 and ARTICLE VII, herein.
 - (2) Office uses shall only be permitted at the first floor and/or basement levels.
 - (3) No mixed use building shall contain more than two dwelling units.
 - (4) Each dwelling unit shall comply with the following minimum floor area requirements:
 - (a) Efficiency bedroom unit: 425 sq.ft.
 - (b) One-bedroom unit: 575 sq.ft.
 - (c) Two-bedroom unit: 750 sq.ft.
 - (d) Three or more bedroom unit: 925 sq.ft. plus 175 sq.ft. for each additional bedroom over three.

3.4.1.4 Use Conditions. All office and mixed use buildings shall be subject to the following additional conditions and safeguards:

- (1) Site Plan Requirement. Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (2) Exterior Lighting. Only exterior lighting of a type, nature, and intensity approved by the Board shall be permitted on the premises. Permitted exterior lighting shall be provided by the applicant only at locations deemed necessary for public safety, as determined by the Board.
- (3) Street Access. No office use shall be approved by the Board unless the lot has suitable access to an adequate collector or arterial street.

3.4.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with Sec. 3.4.1.4 and ARTICLE VII, herein.

3.4.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein.

3.4.3 Accessory Uses. The following accessory uses shall be allowed:

3.4.3.1 Any accessory building or use in conjunction with principal uses as provided in One-Family Residential District, Sec. 3.1.2 herein, except those listed in Section 3.1.2.1. (*Boarding, Lodging or Rooming Houses*)

3.4.3.2 Accessory storage, in conjunction with an allowable office use, of merchandise, materials and supplies within completely enclosed buildings.

3.4.3.3 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the lot with the principal use.

3.4.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any office use, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.4.3.5 Signs in accordance with Section 5.2, herein.

3.4.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.4.4.1 Minimum Lot Requirements

- | | |
|----------------|--------------------|
| (1) Lot Area: | 10,000 square feet |
| (2) Lot Width: | 70 feet |
| (3) Lot Depth: | 100 feet |

3.4.4.2 Minimum Yard and Open Space Requirements

(1) Principal Uses:

- | | |
|-----------------|---------|
| (a) Front Yard: | 20 feet |
| (b) Side Yard: | 10 feet |
| (c) Rear Yard: | 25 feet |

(2) Accessory Buildings:

- | | |
|----------------|--------|
| (a) Side Yard: | 4 feet |
| (b) Rear Yard: | 5 feet |

(3) Accessory Uses: Front yards for parking and loading areas shall not be less than 20 feet.

(4) Usable Open Space per Dwelling Unit:

- (a) Efficiency bedroom unit: 300 sq.ft.
- (b) One-bedroom unit: 500 sq.ft.
- (c) Two-bedroom unit: 1,000 sq.ft.
- (d) Three or more bedroom unit: 1,500 sq.ft. plus 500 square feet for each additional bedroom over three.
- (e) The open space so set aside for any mixed used building shall be properly laid out, graded, and suitably landscaped, as determined by the Board.

- (5) Buffer Strip. At least 10 feet adjacent to any other Residential District; except that the Board may substitute appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.4.4.3 Building Requirements

- (1) Design: Office and mixed use buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Office and mixed use buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 2-1/2 stories nor 35 feet in height.
- (4) Building Area: A maximum of 35 percent.
- (5) Lot Coverage: A maximum of 70 percent.

3.4.5 Prohibited Uses. Any building or use prohibited in One and Two-Family Residential Districts, Section 3.1.5, herein.

- 3.4.5.1 No merchandise, material, supplies, or other products shall be manufactured, fabricated, processed or assembled on the premises of any office or mixed use.

SECTION 3.5 LIMITED OFFICE DISTRICTS: LO

- 3.5.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Limited Office District.
- 3.5.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.
- 3.5.1.2 Subject to Site Plan approval in accordance with Sec. 3.5.1.4 and ARTICLE VII, herein, offices for executive, professional or administrative purposes.
- 3.5.1.3 Subject to Site Plan approval in accordance with Sec. 3.5.1.4 and ARTICLE VII, herein, computer centers housing data processing, accounting and similar types of equipment and business machines and related facilities, equipment and machines.
- 3.5.1.4 Use Conditions. All of the above Permitted Uses shall be subject to the following conditions and safeguards:
- (1) Site Plan Requirements. A detailed landscaping plan shall be required showing all grading, drainage, fences, walls, shrub and tree plantings and other landscaping features.
 - (2) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.
 - (3) Street Access. No office use shall be approved by the Board unless the lot and/or subdivision has suitable access to an adequate collector or arterial street.
 - (4) Utilities. No office use shall be approved by the Board unless the building is: (a) served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facilities approved by the Health Administrator; and (b) supplied with water from an adequate public water supply, community water supply, or private individual wells and approved by the Health Administrator.
- 3.5.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with Sec. 3.5.1.4 and ARTICLE VII, herein.
- 3.5.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein, excluding 3.1.2.20, Planned Residence Development.
- 3.5.3 Accessory Uses. The following accessory uses shall be allowed:
- 3.5.3.1 Any accessory building or use in conjunction with principal uses as provided in One-Family Residential Districts, Section 3.1.3, herein.
- 3.5.3.2 Accessory storage of merchandise, materials and supplies within completely enclosed buildings, in conjunction with allowable uses, of merchandise, materials and supplies.

3.5.3.3 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.5.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any office use, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.5.3.5 Signs in accordance with Section 5.2, herein.

3.5.4 Lot and Building Requirements. Building and uses, exclusive of office buildings and computer centers, shall comply with the requirements of R-2A Residential Districts as set forth in the Schedule of Lot and Building Regulations, Section 3.1.4, herein. Office buildings and computer centers shall comply with all lot and building requirements as set forth hereinafter.

3.5.4.1 Minimum Lot Requirements

- (1) Lot Area: 2 acres
- (2) Lot Width: 180 feet
- (3) Lot Depth: 180 feet

3.5.4.2 Minimum Yard and Open Space Requirements

- (1) Principal Uses:
 - (a) Front Yard: 50 feet
 - (b) Side Yard: 25 feet or 50 feet if contiguous to any Residential District.
 - (c) Rear Yard: 50 feet
- (2) Accessory Uses. Front, side and rear yards for all accessory uses, exclusive of signs, shall not be less than the principal use yard requirements.
- (3) Open Space. At least 50 percent of the actual lot area shall be suitably landscaped and/or left in its natural state.

3.5.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: No building shall exceed 160 feet in its greatest dimension, unless physical site conditions make this requirement impractical or unreasonable, as determined by the Board.
- (3) Height: No building or structure shall exceed 35 feet in height.

- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings.
- (5) Floor Area Ratio: A maximum of 0.3 FAR, exclusive of accessory parking garages and structures.

3.5.5 Prohibited Uses. Any building or use prohibited in One-Family Residential Districts, Section 3.1.5, herein, where applicable.

3.5.5.1 No merchandise, material, or supplies or other products shall be manufactured, fabricated, processed or assembled on the premises of any office or computer center.

3.5.5.2 No land shall be subdivided for residential purposes.

SECTION 3.6 DESIGN OFFICE DISTRICTS; DO-10 and DO-25

3.6.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Design Office Districts.

3.6.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.

3.6.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

3.6.2.1 Any building or use as provided and regulated in Limited Office Districts, Section 3.5.2, herein.

3.6.2.2 Scientific or research laboratories devoted to research, design, and/or experimentation.

3.6.2.3 Use Conditions. All of the above Special Uses shall be subject to the following additional conditions and safeguards:

- (1) Site Plan Requirements: Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (2) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.
- (3) Street Access. No use shall be approved by the Board unless the lot and/or subdivision has suitable access to an adequate major collector or arterial street.

- (4) Utilities. No use shall be approved by the Board unless the building is: (a) served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facilities approved by the Health Administrator; and (b) supplied with water from an adequate public water supply, community water supply or private, individual wells approved by the Health Administrator.

3.6.3 Accessory Uses. The following accessory uses shall be allowed:

- 3.6.3.1 Any accessory building or use in conjunction with principal uses as provided in One -Family Residential Districts, Section 3.1.3, herein.
- 3.6.3.2 Accessory buildings and uses for principal office uses may include the following:
- (1) Medical clinics, gift shops, restaurants, concession stands, recreation facilities and other similar uses for the exclusive use of employees and offices.
 - (2) Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processes are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building, and it will not be detrimental to nearby residential uses.
- 3.6.3.3 Accessory storage of merchandise, materials and supplies within completely enclosed buildings.
- 3.6.3.4 Other accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.
- 3.6.3.5 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any office use, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.6.3.6 Signs in accordance with Section 5.2, herein.

3.6.4 Lot and Building Requirements. Buildings and uses, exclusive of office buildings, computer centers and research laboratories, shall comply with the requirements of R-2A Residential Districts as set forth in the Schedule of Lot and Building Regulations, Section 3.1.4, herein. Office buildings, computer centers, and research laboratories shall comply with all lot and building requirements for the applicable Zoning District, as set forth hereinafter.

3.6.4.1 <u>Minimum Lot Requirements</u>	<u>DO-10</u>	<u>DO-25</u>
(1) Lot Area:	10 contiguous acres	25 contiguous acres
(2) Lot Width:	300 feet	400 feet
(3) Lot Depth:	300 feet	400 feet

3.6.4.2 Minimum Yard and Open Space Requirements

- | (1) <u>Principal Uses:</u> | <u>DO-10</u> | <u>DO-25</u> |
|--|--------------|--------------|
| (a) Front Yard: | 100 feet | 200 feet |
| (b) Side Yard: | 100 feet | 200 feet |
| (c) Rear Yard: | 100 feet | 200 feet |
| (d) The Board may reduce any yard which abuts a limited access highway to not less than 50 feet. | | |
- (2) Accessory Uses:
- (a) Front, side, and rear yards for parking, loading, and vehicular access areas shall not be less than one-half the applicable principal use yard requirements.
 - (b) Front, side and rear yards for all other accessory uses, exclusive of signs, shall not be less than the applicable principal use yard requirements.
- (3) Open Space. At least 50 percent of the actual lot area shall be suitably landscaped and/or left in its natural state.

3.6.4.3 Building Requirements

- (1) Design: All buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height:
 - (a) DO-10: No building or structure shall exceed 35 feet in height.
 - (b) DO-25: No building or structure shall exceed 60 feet in height.

(4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings; exclusive of accessory parking structures which are designed to function in conjunction with the principal building.

(5) Floor Area Ratio:

DO-10: A maximum of 0.2 FAR, exclusive of accessory parking garages and structures.

DO-25: A maximum of 0.2 FAR, exclusive of accessory parking garages and structures.

3.6.5 Prohibited Uses. Any building or use prohibited in One and Two-Family Residential Districts, Section 3.1.5, herein.

SECTION 3.7 BOATING BUSINESS DISTRICTS; BB

3.7.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Boating Business Districts.

3.7.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.

3.7.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, Subject to Special Permit and Site Plan approval, in accordance with ARTICLE VII, herein.

3.7.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein.

3.7.2.2 Boat clubs, marinas and yards subject to the following conditions and safeguards:

- (1) Health and Sanitation. The use shall comply with all applicable provisions of the State and City Building, Housing, Health, and Sanitation Codes and Ordinances, as approved by the proper Official. Adequate toilet facilities shall be provided on the lot and shall be located so as to be easily accessible to boat owners and guests.
- (2) Filling and Dredging. The use shall comply with all applicable provisions of the Earth Fill and Removal Regulations, Section 5.5, herein.
- (3) Flood Hazards. The use shall comply with all applicable provisions of the Flood Hazard Regulations, Section 5.6, herein.
- (4) Site Plan Requirements. A detailed landscaping plan shall be required showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (5) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances, and elsewhere, where required for safety of vehicular or pedestrian traffic; except that no lighting shall be directed onto navigable waterbodies or watercourses.
- (6) Utilities. No use shall be approved by the Board unless the lot is served by an approved public sanitary sewage system.

3.7.3 Accessory Uses. The following accessory uses shall be allowed.

3.7.3.1 Any accessory building or use in conjunction with principal uses as provided in One-Family Residential Districts, Section 3.1.3, herein.

3.7.3.2 Accessory buildings and uses for principal boat clubs, marinas, and yards may include the following:

- (1) A boat way, ramp or dock.
- (2) Fuel filling facilities for boats.
- (3) Commercial garage for boats.
- (4) A vehicle dealership for boats.
- (5) A vehicle repair and/or service garage for boats.
- (6) Any special facility for the overhaul, repair and/or service of boats, shall be stored in a completely enclosed building when required by the Board.
- (7) A boat storage yard subject to the limitations of Section 3.7.5.3, herein.
- (8) Buildings to house storage lockers.
- (9) A building for retail sales of boating equipment, material and supplies.
- (10) A restaurant, subject to the applicable provisions of Section 5.4, herein.
- (11) A refreshment stand or snack bar attached to or inside the principal building with a seating capacity not to exceed 8 seats per acre of the lot.

3.7.3.3 Other accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.7.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any boating use, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.7.3.5 Signs in accordance with Section 5.2, herein.

3.7.4 Lot and Building Requirements. Buildings and uses, exclusive of boat clubs, marinas, and yards, shall comply with the requirements of R-12.5 Residential Districts as set forth in the Schedule of Lot and Building Regulations, Section 3.1.4, herein. Boat clubs, marinas and yards shall comply with all lot and building requirements as set forth hereinafter.

3.7.4.1 Minimum Lot Requirements

- | | |
|----------------------|---|
| (1) Lot area: | 2 acres |
| (2) Lot width: | 150 feet at the established building setback line for the actual front yard |
| (3) Lot depth: | 200 feet |
| (4) Street frontage: | 50 feet |
| (5) Water frontage: | 150 feet, if desirable |

3.7.4.2 Minimum Yard and Open Space Requirements

- (1) Principal Uses:
 - (a) Front Yard: 30 feet
 - (b) Side Yard: Optional only for the portion abutting navigable water; otherwise 30 feet
 - (c) Rear Yard: Optional only for the portion abutting navigable water; otherwise 30 feet
- (2) Accessory Uses: Front, side, and rear yards for all accessory uses, exclusive of signs, shall not be less than the established principal use yard requirements.
- (3) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10 percent of the actual lot width for side yards or actual lot depth for rear yards, whichever is applicable, but not less than 30 feet.

3.7.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 2 stories nor 50 feet in height, provided that such building or structure shall be setback from all abutting streets and properties a distance equal to or greater than the actual height of such building or structure.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings.
- (5) Lot Coverage: A maximum of 75 percent.
- (6) Floor Area: The minimum aggregate floor area for buildings shall not be less than one percent of the actual lot area.

3.7.5 Prohibited Uses. Any building or use prohibited in One-Family Residential Districts, Section 3.1.5, herein.

3.7.5.1 No part of any parking or loading area shall be used for the storage of any boats or boat trailers.

3.7.5.2 No sale of alcoholic liquor shall be permitted; except for accessory restaurants.

3.7.5.3 The Board may restrict or prohibit outdoor boat storage during the winter in areas where such outdoor boat storage would, in its judgment, be objectionable or hazardous to adjoining residential or public areas.

SECTION 3.8 GENERAL OFFICE DISTRICTS: GO

3.8.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall allow the following buildings and uses in General Office Districts, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

3.8.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.

3.8.1.2 Office for business, financial, professional, and personal services and other similar offices.

3.8.1.3 Mixed Use Buildings containing retail businesses or personal services subject to the following conditions and safeguards:

- (1) Business uses shall be permitted only at the first floor or basement levels; and shall be subject to the limitations of Sections 3.8.5, 3.9.1 and 3.9.2, herein.
- (2) Business uses shall not exceed 1/3 of the entire floor area of principal uses located on the same lot.
- (3) At least 1/3 of the entire floor area of principal uses located on the same lot shall be for office use.

3.8.1.4 Mixed Use buildings containing dwelling units, subject to the following conditions and safeguards:

- (1) Business uses other than offices shall be permitted only at the first floor and/or basement levels and shall not exceed 1/3 of the entire floor area of principal uses located on the same lot.
- (2) No mixed use building shall contain more than two dwelling units.
- (3) At least 1/3 of the entire floor area of principal uses located on the same lot shall be for office use.
- (4) Each dwelling unit shall comply with the following minimum floor area requirements:

(a) Efficiency bedroom unit:	425 sq.ft.
(b) One-bedroom unit:	575 sq.ft.
(c) Two-bedroom unit:	750 sq.ft.
(d) No unit shall contain more than three bedrooms.	The Board shall construe which rooms shall be deemed to be bedrooms.

3.8.1.5 Use Conditions. All of the above Permitted Uses shall be subject to the following additional conditions and safeguards:

- (1) Site Plan Requirement. Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.

(2) Exterior Lighting. Only exterior lighting of a type, nature, and intensity approved by the Board shall be permitted on the premises. Permitted exterior lighting shall be provided by the applicant only at locations deemed necessary for public safety, as determined by the Board.

(3) Street Access. No use shall be approved by the Board unless the lot has suitable access to an adequate collector or arterial street.

3.8.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with Section 3.8.1.5 and ARTICLE VII, herein.

3.8.2.1 Any building or use as provided and regulated in One-Family Residential Districts, Section 3.1.2, herein.

3.8.3 Accessory Uses. The following accessory uses shall be allowed.

3.8.3.1 Any accessory building or use in conjunction with principal uses as provided in One-Family Residential Districts, Section 3.1.3, herein.

3.8.3.2 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processed are used on or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building and shall not exceed 25% of the floor area of the principal use.

3.8.3.3 Accessory storage of merchandise, material and supplies within completely enclosed buildings, in conjunction with allowable uses, of merchandise, materials and supplies.

3.8.3.4 Other accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.8.3.5 Off-Street Parking and Loading in accordance with Section 5.1, herein: except that off-street parking, loading, and vehicular access areas shall be provided in the manner & to the extent determined by the Board to be adequate for any office or mixed use, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.8.3.6 Signs in accordance with Section 5.2, herein.

3.8.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.8.4.1 Minimum Lot Requirements

- | | |
|----------------|----------------|
| (1) Lot Area: | 10,000 sq. ft. |
| (2) Lot Width: | 70 feet |
| (3) Lot Depth: | 100 feet |

3.8.4.2 Minimum Yard and Open Space Requirements

- (1) Principal Uses:
 - (a) Front Yard: 20 feet
 - (b) Side Yard: 10 feet
 - (c) Rear Yard: 25 feet

- (2) Accessory Buildings:
 - (a) Side Yard: 4 feet
 - (b) Rear Yard: 5 feet

- (3) Accessory Uses:

Front yards for parking and loading areas for any office or mixed use shall not be less than 10 feet.

- (4) Usable Open Space per Dwelling Unit:
 - (a) Efficiency bedroom unit: 300 sq. ft.
 - (b) One-bedroom unit: 400 sq. ft.
 - (c) Two-bedroom unit: 800 sq. ft.
 - (d) No unit shall contain more than two bedrooms. The Board shall determine which rooms may be construed to be bedrooms.
 - (e) The open space so set aside for any mixed use building shall be properly laid out, graded, and suitably landscaped, as determined by the Board.

- (5) Buffer Strip. At least 10 feet adjacent to any other Residential District; except that the Board may substitute appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.8.4.3 Building Requirements.

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.

- (3) Height: No building or structure shall exceed 3 stories nor 35 feet in height.

- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings.

- (5) Building Area: A maximum of 40 percent.

- (6) Lot Coverage: A maximum of 80 percent.

- 3.8.5 Prohibited Uses. The following uses shall be expressly prohibited:
- 3.8.5.1 Any building or use prohibited in One-Family Residential District Section 3.1.5, herein.
 - 3.8.5.2 No sale of alcoholic liquor shall be permitted; except in eating places.
 - 3.8.5.3 No Health Centers or clubs, including reducing salons, steam baths or similar uses shall be permitted.
 - 3.8.5.4 No display of goods or sales outdoors from open counters or with curb service shall be permitted; except during seasonal sidewalk sales.
 - 3.8.5.5 No drive-in establishment shall be permitted, except for drive-in banks.
 - 3.8.5.6 No carry-out food service shall be permitted.
 - 3.8.5.7 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishments, or other similar use shall be permitted.
 - 3.8.5.8 No wholesale or distribution; warehouse or storage; junk yard; or outside storage yards shall be permitted.
 - 3.8.5.9 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.
 - 3.8.5.10 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.
 - 3.8.5.11 No other building or use which may be inconvenient or detrimental to the general character and appearance of the surrounding neighborhood or impair the value thereof or which shall be inconsistent with the City Development Plan and policy for future development of the area shall be permitted.

SECTION 3.9 LIMITED BUSINESS DISTRICTS; LB-50, LB-10 AND LB-2

3.9.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Limited Business Districts, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

- 3.9.1.1 Any building or use permitted in One-Family Residential Districts, Section 3.1.1, herein.
- 3.9.1.2 Stores for sale of goods or establishments for performance of allowable personal services.
- 3.9.1.3 Offices for business, financial, professional and personal services and other similar offices.
- 3.9.1.4 Self-service laundry not using steam; provided that the floor area shall not exceed 3,000 sq. ft. per establishment.
- 3.9.1.5 Dry cleaning establishment; provided that the floor area shall not exceed 3,000 sq. ft. per establishment.
- 3.9.1.6 Mixed use buildings containing permitted businesses and/or offices.
- 3.9.1.7 Mixed use buildings containing dwelling units, subject to the following conditions and safeguards:
 - (1) Business uses, excluding offices, shall only be permitted at the first floor and/or basement levels.
 - (2) No mixed use building shall contain more than two dwelling units.
 - (3) Each dwelling unit shall comply with the following minimum floor area requirements:

(a) Efficiency bedroom unit:	425 sq. ft.
(b) One-bedroom unit:	575 sq. ft.
(c) Two-bedroom unit:	750 sq. ft.
(d) Three or more bedroom unit	925 sq. ft. plus 175 sq. ft. for each bedroom over three.

3.9.1.8 Use Conditions. All of the above Special Uses shall be subject to the following additional conditions and safeguards:

- (1) Site Plan Requirement. A detailed landscaping plan shall be required showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (2) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.
- (3) Street Access. No use shall be approved by the Board unless the lot has suitable access to an adequate collector or arterial street.

3.9.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein, and 3.9.1.8, above.

- 3.9.2.1 Sale of alcoholic liquor for package, drug and grocery stores, subject to the applicable provisions of Section 5.4, herein.
- 3.9.2.2 Restaurants, without facilities for banquets, group meetings, conventions or entertainment, subject to the applicable provisions of Section 5.4, herein.
- 3.9.2.3 Printing and publishing establishments, except in LB-2 zones.
- 3.9.2.4 Funeral Home and Mortuary, except in LB-2 zones.
- 3.9.2.5 Public Utility Buildings and Facilities with completely enclosed service or storage areas.
- 3.9.2.6 Mixed Use buildings containing one or more Special Uses.
- 3.9.2.7 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Uses, unless the Board requires a public hearing.

3.9.3 Accessory Uses. The following accessory uses shall be allowed.

- 3.9.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processed are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building and shall not exceed 25% of the floor area of the principal use.
- 3.9.3.2 Accessory storage of merchandise, materials and supplies within completely enclosed buildings, or within completely fenced and screened areas.
- 3.9.3.3 Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use.
- 3.9.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein.
- 3.9.3.5 Signs in accordance with Section 5.2, herein.

3.9.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements for the applicable Zoning District as set forth hereinafter.

3.9.4.1	<u>Minimum Lot Requirements.</u>	<u>LB-50</u>	<u>LB-10</u>	<u>LB-2</u>
(1)	Lot Area:	50,000 sq.ft.	10,000 sq.ft.	2,000 sq.ft.
(2)	Lot Width:	180 feet	50 feet	20 feet
(3)	Lot Depth:	200 feet	100 feet	70 feet

3.9.4.2 Minimum Yard & Open Space Requirements:

(1)	<u>Principal Uses:</u>	<u>LB-50</u>	<u>LB-10</u>	<u>LB-2</u>
(a)	Front Yard:	25 feet	25 feet	20 feet
(b)	Side & Rear Yards:	25 feet	10 feet	None required, but at least 4 feet, if provided.
(2)	<u>Accessory Buildings:</u>			
(a)	Front Yard:	Same as for Principal Uses.		

- (cont'd) (2) Accessory Buildings:
- | | <u>LB-50</u> | <u>LB-10</u> | <u>LB-2</u> |
|----------------|--------------|--------------|--|
| (b) Side Yard: | 10 ft. | 4 ft. | None required, but at least 4 ft. if provided. |
| (c) Rear Yard: | 25 ft. | 5 ft. | Same as side yard. |
- (3) Accessory Uses:
- (a) LB-50: Front, side and rear yards for parking, loading and vehicular access areas shall not be less than 20 feet.
- (b) LB-10: Front, side and rear yards for parking, loading and vehicular access areas shall not be less than 10 feet.
- (c) LB-2: Front, side and rear yards are not required, if provided at least 4 feet.
- (4) Usable Open Space per Dwelling Unit:
- | | <u>LB-50</u> | <u>LB-10</u> | <u>LB-2</u> |
|---|--------------|---|-------------|
| (a) Efficiency bedroom unit: | | 300 sq. ft. | |
| (b) One-bedroom unit: | | 500 sq. ft. | |
| (c) Two-bedroom unit: | | 1,000 sq. ft. | |
| (d) Three or more bedroom unit: | | 1,500 sq. ft., plus 500 sq. ft. for each additional bedroom over three. | |
| (e) The open space so set aside for any mixed use building shall be properly laid out, graded and suitably landscaped as determined by the Board. | | | |
- (5) Buffer Strip:
- (a) LB-50: At least 25 feet adjacent to any Residential District for the first 25 off-street parking spaces, or any portion thereof, plus an additional amount of buffer strip equal in width to the side yard requirement for accessory buildings in the adjacent Residential District for each additional 15 off-street parking spaces, or major fraction thereof, up to a minimum of ten such additional widths of buffer strip; except that such additional widths of buffer strips shall comply with the R-5 Residential District side yard requirement for accessory buildings when adjacent to RMF-16 and RMF-36 Residential Districts.
- (b) LB-10 & LB-2: At least 10 feet adjacent to any Residential District, except that the Board may substitute appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.9.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height:
- (a) LB-50 & LB-10: No building or structure shall exceed 30 feet in height.
- (b) LB-2: No building or structure shall exceed 24 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory building shall be equal to or greater than one-half the sum of the heights of the affected buildings.

(5) Floor Area: A maximum of 5,000 sq.ft. per establishment, except for a supermarket which shall not exceed 12,000 sq.ft.

(6) Floor Area Ratio:

(a) LB-50: A maximum of 0.4 FAR.

(b) LB-10 & LB-2: A maximum of 0.5 FAR.

3.9.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.9.5.1 No dwellings or dwelling units shall be permitted; except in allowable mixed use buildings.
- 3.9.5.2 No Health Center or club, including reducing salons, steam baths and similar uses shall be permitted.
- 3.9.5.3 No display of goods or sales outdoors or from open counters or with curb service shall be permitted; except during seasonal sidewalk sales.
- 3.9.5.4 No drive-in establishment shall be permitted; except for drive-in banks.
- 3.9.5.5 No carry-out prepared food service shall be permitted.
- 3.9.5.6 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishments, or other similar use shall be permitted.
- 3.9.5.7 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire or for the storage of unregistered vehicles.
- 3.9.5.8 No principal warehouse or storage; junk yard; or outside storage yards shall be permitted.
- 3.9.5.9 No trucking distribution centers or other principal terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.
- 3.9.5.10 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.
- 3.9.5.11 Any building or use which will not comply with the Performance Standards of Section 5.9, shall be prohibited.
- 3.9.5.12 No other building or use which may be inconvenient or detrimental to the general character and appearance of the surrounding neighborhood or impair the value thereof or which shall be inconsistent with the City Development Plan and policy for future development of the area shall be allowed.

SECTION 3.10 CENTRAL BUSINESS DISTRICTS; CBD

3.10.1 Permitted Uses. Subject to all other applicable provisions and limitations of These Regulations, the Board shall permit the following buildings and uses in Central Business Districts, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

- 3.10.1.1 Stores for sale of goods or for performance of personal services, but not including Health Centers or clubs, including reducing salons, steam baths and similar uses.
- 3.10.1.2 Food and beverage service establishments, without the sale of alcoholic liquor; except as otherwise provided herein.
- 3.10.1.3 Offices for business, financial, professional and personal services and other similar offices.
- 3.10.1.4 Dry cleaning or dyeing establishment using non-flammable solvents; provided that the floor area shall not exceed 3,000 sq.ft. per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Department of Public Works and Health.
- 3.10.1.5 Printing and publishing establishments; provided that the floor area shall not exceed 3,000 sq.ft. per establishment
- 3.10.1.6 Off-street parking garages and lots.
- 3.10.1.7 Mixed use buildings containing two or more Permitted Uses.
- 3.10.1.8 Mixed use buildings containing dwelling units, subject to the following conditions and safeguards:
 - (1) Business uses, excluding offices, shall only be permitted at the first floor and/or basement levels.
 - (2) No mixed use building shall contain more than two dwelling units.
 - (3) Each dwelling unit shall comply with the following minimum floor area requirements:
 - (a) Efficiency bedroom unit: 425 sq.ft.
 - (b) One-bedroom unit: 575 sq.ft.
 - (c) Two-bedroom unit: 750 sq.ft.
 - (d) Three- or more bedroom unit: 925 sq.ft. plus 175 sq.ft. for each additional bedroom over three.

3.10.2. Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

- 3.10.2.1 Sale of alcoholic liquor, subject to the applicable provisions of Section 5.4, herein.
- 3.10.2.2 Funeral home and mortuary.
- 3.10.2.3 Indoor places of entertainment, amusement, recreation or assembly such as theatres, clubs, museums, art galleries, billiard rooms, bowling alleys and other similar indoor uses.
- 3.10.2.4 Hotels and motels containing a minimum of 10 rooming units; subject to the following conditions and safeguards:
- (1) Rooming Units: Each rooming unit shall have a minimum floor area of 250 sq.ft. and shall contain private bathing, lavatory and flush toilet facilities. No rooming unit shall contain kitchen or cooking facilities.
 - (2) Common Floor Area: There shall be provided lobby and common floor area, excluding hallways, equal to at least 5% of the total floor area of all rooming units, but not less than 300 sq.ft.
 - (3) Site Plan Requirements: Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer, and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
 - (4) Utilities: No hotel or motel shall be approved by the Board unless the building is served by an approved public sanitary sewerage system.
 - (5) Lot Area Per Rooming Unit: A minimum of 1,100 square feet.
- 3.10.2.5 Commercial schools, as defined herein.
- 3.10.2.6 Health Center or clubs, including reducing salons, steam baths and similar uses.
- 3.10.2.7 Public Charitable Institutions, churches and religious institutions.
- 3.10.2.8 Parks, Playgrounds and Other Public Facilities; library, community center and other public buildings.
- 3.10.2.9 Railroad, bus, taxi, and other similar passenger terminals and stations.
- 3.10.2.10 Public Utility Buildings and Facilities with completely enclosed service or storage areas.
- 3.10.2.11 Mixed use buildings containing one or more Special Uses.
- 3.10.2.12 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.
- 3.10.3 Accessory Uses: The following accessory uses shall be allowed:

- 3.10.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processes are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building.
- 3.10.3.2 Accessory storage of merchandise, materials and supplies within completely enclosed buildings.
- 3.10.3.3 Accessory buildings and uses for principal hotels and motels may include the following:
- (1) Facilities for conventions and/or group meetings.
 - (2) A restaurant, subject to the applicable provisions of Section 5.4, herein.
 - (3) An inside concession stand for the sale of refreshments, tobacco products, souvenirs and similar items.
 - (4) A swimming pool or other recreation facilities.
- 3.10.3.4 Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.
- 3.10.3.5 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.
- 3.10.3.6 Signs in accordance with Section 5.2, herein.
- 3.10.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.
- 3.10.4.1 Minimum Lot Requirements.
- (1) Lot Area: 2,000 sq.ft.
 - (2) Lot Width: 20 feet
 - (3) Lot Depth: 70 feet
- 3.10.4.2 Minimum Yard & Open Space Requirements.
- (1) Principal Uses:
 - (a) Front Yard: 10 feet
 - (b) Side & Rear Yards: None required, but at least 4 feet, if provided.

- (2) Accessory Buildings: Side and rear yards are not required, but shall be at least 4 feet, if provided. Front yard same as for principal uses.
- (3) Accessory Uses: Side and rear yards are not required, but shall be at least 4 feet, if provided. Front yard, none required.
- (4) Buffer Strip: At least 10 feet adjacent to any Residential District; except that the Board may substitute appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.10.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 3 stories nor 40 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.5 FAR, exclusive of accessory parking garages and structures.

3.10.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.10.5.1 No dwellings or dwelling units shall be permitted; except in allowable mixed use buildings and for accommodations for watchmen, caretakers, or custodians in conjunction with a principal use on the same premises.
- 3.10.5.2 No drive-in establishment shall be permitted; except for drive-in banks.
- 3.10.5.3 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment or other similar use shall be permitted; except for accessory gasoline stations.
- 3.10.5.4 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire, or for the storage of unregistered vehicles.

- 3.10.5.5 No principal warehouse or storage; junk yard; or principal outside storage yards shall be permitted.
- 3.10.5.6 No trucking distribution centers or other principal terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.
- 3.10.5.7 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.
- 3.10.5.8 Any building or use which will not comply with the Performance Standards of Section 5.9 shall be prohibited.

SECTION 3.11 GENERAL BUSINESS DISTRICT; GB

3.11.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in General Business Districts, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

- 3.11.1.1 Stores for sale of goods or for performance of personal services.
- 3.11.1.2 Food and beverage service establishments, without the sale of alcoholic liquor; except as otherwise provided herein.
- 3.11.1.3 Offices for business, financial, professional, and personal services and other similar offices.
- 3.11.1.4 Funeral home and mortuary.
- 3.11.1.5 Building equipment, merchandise, materials and supply businesses provided that the principal use is within a completely enclosed building.
- 3.11.1.6 Printing and publishing establishments; provided that the floor area shall not exceed 3,000 sq.ft. per establishment.
- 3.11.1.7 Metal, woodworking and other similar shops and repair services; provided that the floor area shall not exceed 3,000 sq.ft. per shop.
- 3.11.1.8 Self-service laundry; provided that the floor area shall not exceed 3,000 sq.ft. per establishment.
- 3.11.1.9 Dry cleaning or dyeing establishment using non-flammable solvents; provided that the floor area shall not exceed 3,000 sq.ft. per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Department of Public Works and Health.
- 3.11.1.10 Veterinary hospitals.
- 3.11.1.11 Off-street parking garages and lots.
- 3.11.1.12 Mixed use buildings containing two or more Permitted Uses.
- 3.11.1.13 Mixed use buildings containing dwelling units, subject to the following conditions and safeguards:
 - (1) Business uses, excluding offices, shall only be permitted at the first floor and/or basement levels.
 - (2) No mixed use building shall contain more than two dwelling units.
 - (3) Each dwelling unit shall comply with the following minimum floor area requirements:
 - (a) Efficiency bedroom unit: 425 sq.ft.
 - (b) One-bedroom unit: 575 sq.ft.
 - (c) Two-bedroom unit: 750 sq.ft.
 - (d) Three or more bedroom unit: 925 sq.ft. plus 175 sq.ft. for each additional bedroom over three.

- 3.11.1.14 Sale of alcoholic liquor, subject to the applicable provisions of Section 5.4, herein.
- 3.11.1.15 Commercial schools as defined herein.
- 3.11.1.16 Health Centers or clubs, including reducing salons, steam baths or other similar uses.
- 3.11.1.17 Indoor places of entertainment, amusement, recreation or assembly such as theatres, billiard rooms, bowling alleys and other similar indoor uses.
- 3.11.1.18 Outdoor places of entertainment, amusement, recreation, or assembly such as an archery range, miniature golf, golf driving range, open-air theatre, and other similar open space uses.
- 3.11.1.19 Drive-in establishments, as defined herein, and including retail sales with curb service and carry-out food service.
- 3.11.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.
- 3.11.2.1 Commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment, and other similar uses; subject to all applicable provisions of Section 5.3, herein.
- 3.11.2.2 Boating businesses, clubs, marinas and yards.
- 3.11.2.3 Hotels and motels containing a minimum of 10 rooming units; subject to the following conditions and safeguards:
- (1) Rooming Units: Each rooming unit shall have a minimum floor area of 250 sq.ft. and shall contain private bathing, lavatory and flush toilet facilities. No rooming unit shall contain kitchen or cooking facilities.
 - (2) Common Floor Area: There shall be provided lobby and common floor area, excluding hallways, equal to at least 5% of the total floor area of all rooming unit, but not less than 300 sq.ft.
 - (3) Site Plan Requirements: Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer, and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
 - (4) Utilities: No hotel or motel shall be approved by the Board unless the building is served by an approved public sanitary sewerage system, or private on-site septic system approved by the Health Administrator.
 - (5) Minimum Lot Requirements: Lot Area: one acre; Lot Area per Rooming Unit: 1,100 sq.ft.; Lot Width, 150 ft.; Lot Depth, 200 ft.

(6) Minimum Yard and Open Space Requirements.

- (a) Principal Uses: Front Yard: 50 feet; Side and Rear Yards: 10 feet or 25 feet if contiguous to any Residential District.
- (b) Accessory Uses: Front, side and rear yards for parking, loading and vehicular access areas shall not be less than 10 feet. Front, side and rear yards for other accessory uses, exclusive of signs, shall not be less than the principal use yard requirements.
- (c) Buffer Strip: A Buffer Strip shall be required in accordance with Section 3.11.4.2, herein.

(7) Building Requirements. Building requirements shall be subject to the provisions of Section 3.11.4.3 herein; except that the building area shall not exceed 25 percent.

3.11.2.4 Churches and Religious Institutions.

3.11.2.5 Public Charitable Institutions.

3.11.2.6 Library, Community Center and other Public Buildings.

3.11.2.7 Parks, Playgrounds and Other Public Facilities.

3.11.2.8 Railroad, bus, taxi, and other similar passenger terminals and stations.

3.11.2.9 Public Utility Buildings and Facilities.

3.11.2.10 Mixed use buildings containing one or more Special Uses.

3.11.2.11 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing. Those not complying with 3.11.3.2 shall require a Special Permit.

3.11.3 Accessory Uses. The following accessory uses shall be allowed:

3.11.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processed are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building.

3.11.3.2 Accessory outside storage of equipment, merchandise, materials and supplies which is clearly subordinate and customarily incidental to the principal use and where goods so stored are used or sold exclusively on the premises; provided that the area used for outside storage shall be limited to 15% of the lot area and shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type, density and height, as determined by the Board.

- 3.11.3.3 Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.
- 3.11.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building notwithstanding the applicable provisions of Section 5.1.4, herein.
- 3.11.3.5 Signs in accordance with Section 5.2, herein.
- 3.11.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.11.4.1 Minimum Lot Requirements.

- (1) Lot Area: 10,000 sq.ft.
- (2) Lot Width: 50 ft.
- (3) Lot Depth: 100 ft.

3.11.4.2 Minimum Yard and Open Space Requirements:

- (1) Principal Uses:
 - (a) Front Yard: 20 ft.
 - (b) Side & Rear Yards: None required, but at least 4 ft., if provided.
- (2) Accessory Uses:
Side and rear yards are not required, but shall be at least 4 ft., if provided.
- (3) Usable open space per dwelling unit: Section 3.8.4.2, herein shall apply.
- (4) Buffer Strip:
An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10% of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet; except that the Board may substitute, for a required 10 foot buffer, appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.11.4.3 Building Requirements.

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 3 stories nor 40 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.0 FAR, exclusive of accessory parking garages and structures.

3.11.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.11.5.1 No dwellings or dwelling units shall be permitted; except in allowable mixed use buildings and for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.
- 3.11.5.2 No required parking or loading area shall be used for the storage of new or used vehicles for sale or hire, or for the storage of unregistered vehicles.
- 3.11.5.3 No principal warehouse or storage; junk yard; or principal outside storage yards shall be permitted.
- 3.11.5.4 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street load facilities operated by business concerns for their own uses.
- 3.11.5.5 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.
- 3.11.5.6 Any building or use which will not comply with the Performance Standards of Section 5.9 shall be prohibited.

SECTION 3.12 SHOPPING CENTER DESIGN DISTRICTS; SCD

3.12.1 Permitted Uses. All uses permitted in Shopping Center Design Districts shall be deemed to be Special Uses.

3.12.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

3.12.2.1 Mixed uses containing allowable businesses, offices, and dwelling units; subject to the limitations of Section 3.12.2.2, herein, and provided that the minimum lot area for any mixed use containing dwelling units shall not be less than 30 acres.

3.12.2.2 Multiple Family Dwellings as provided and regulated in RMF-36 Residential Districts, Sections 3.3.2.2, 3.3.3, 3.3.4.1-(2), 3.3.4.2-(3), and 3.3.4.3-(1), (2), (3), and (6), thereof; subject to the limitations of Section 3.12.4.3, herein, and provided that the minimum lot area shall not be less than 30 acres.

3.12.2.3 Offices for business, financial, professional and personal services and other similar offices.

3.12.2.4 Hotels and motels as provided and regulated in Central Business Districts, Sections 3.10.2.4, and 3.10.3.3, thereof.

3.12.2.5 A retail store containing at least 40,000 square feet of floor area.

3.12.2.6 A shopping center containing at least 60,000 square feet of floor area and containing stores for sale of goods at retail or for performance of personal services clearly subordinate and customarily incidental to retail sales.

3.12.2.7 Restaurants.

3.12.2.8 Sale of alcoholic liquor, subject to the applicable provisions of Section 5.4, herein.

3.12.2.9 Stores for sale of goods at wholesale.

3.12.2.10 Indoor places of entertainment, amusement, recreation or assembly such as theatres, billiard rooms, bowling alleys and other similar indoor uses.

3.12.2.11 Dry cleaning or dyeing establishment using non-inflammable solvents; provided that the floor area shall not exceed 3,000 square feet per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Department of Public Works and Health.

3.12.2.12 Off-street parking garages and lots.

3.12.2.13 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses shall be approved by the Board in the same manner as a Special Use.

3.12.3 Accessory Uses. The following accessory uses shall be allowed:

3.12.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to a principal use and where goods so produced or processed are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building.

3.12.3.2 Accessory vehicle repair and/or service garages, subject to the applicable provisions of Section 5.3, herein.

3.12.3.3 Accessory storage of equipment, merchandise, materials and supplies within completely enclosed buildings.

3.12.3.4 Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

3.12.3.5 Off-street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.12.3.6 Signs in accordance with Section 5.2, herein.

3.12.4 Lot and Building Requirements. Subject to all other applicable provisions and limitations of these Regulations, buildings and uses shall comply with all lot and building requirements as set forth herein.

3.12.4.1 Minimum Lot Requirements.

- (1) Lot Area:
 - (a) With Dwelling Units: 30 acres
 - (b) Without Dwelling Units: 10 acres
- (2) Lot Width: 300 feet
- (3) Lot Depth: 300 feet

3.12.4.2 Minimum Yard and Open Space Requirements.

- (1) Principal Uses: Front, side and rear yards for all principal uses shall not be less than 50 feet.
- (2) Accessory Uses: Front, side, and rear yards for all accessory uses, exclusive of signs, shall not be less than 25 feet.

- (3) Buffer Strip: At least 10 feet adjacent to any Residential District for the first 50 required off-street parking spaces or any portion, thereof, plus an additional 10 feet of buffer strip adjacent to any Residential District for each additional 50 required off-street parking spaces, or major fraction thereof, up to a maximum of 100 feet of buffer strip.

3.12.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 10 stories nor 120 feet in height; except that low-rise and mid-rise multiple-family dwellings shall comply with the applicable height provisions for RMF-16 and RMF-36 Residential Districts, respectively.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.5 FAR, exclusive of accessory parking garages and structures.
- (7) Dwelling Units/Business Floor Area: Where multi-family dwelling units are proposed, a maximum of 40 percent of the aggregate floor area, exclusive of accessory parking and loading garages and structures, shall be used for dwelling purposes and a minimum of 50% shall be used for business and/or office uses.

This provision shall not be construed to allow a greater density than is otherwise allowable within the limitations of Section 3.12.2.2, herein.

3.12.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.12.5.1 No display of goods outdoors, exclusive of nursery stock, shall be permitted, except in courts or malls.

- 3.12.5.2 No retail sales outdoors, from open counters or with curb service shall be permitted; except for seasonal sidewalk sales.
- 3.12.5.3 No drive-in establishment shall be permitted; except for drive-in banks.
- 3.12.5.4 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing establishment, or other similar use shall be permitted; except for one accessory gasoline station per lot, and for one accessory vehicle repair and/or service garage per lot.
- 3.12.5.5 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire or, for the storage of unregistered vehicles.
- 3.12.5.6 No warehouse or storage; junk yard; or outside storage yards shall be permitted.
- 3.12.5.7 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.
- 3.12.5.8 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.
- 3.12.5.9 Any building or use which will not comply with the Performance Standards of Section 5.9, shall be prohibited.

SECTION 3.13 MOTEL BUSINESS DISTRICTS; MB

3.13.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Motel Business Districts.

3.13.1.1 Any building or use permitted in One -Family Residential Districts, Section 3.1.1, herein.

3.13.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

3.13.2.1 Any building or use as provided and regulated in One -Family Residential Districts, Section 3.1.2, herein.

3.13.2.2 Motels, containing a minimum of 10 rooming units, subject to the following conditions and safeguards:

- (1) Rooming Units: Each rooming unit shall have a minimum floor area of 250 square feet and shall contain private bathing, lavatory and flush toilet facilities. No rooming unit shall contain kitchen or cooking facilities.
- (2) Common Floor Area: There shall be provided lobby and common floor area, excluding hallways, equal to at least 5% of the total floor area of all rooming units, but not less than 300 square feet.
- (3) Commercial Activities: No commercial activity of business or other nature shall be conducted on the premises, except in conjunction with the customary activities of the Motel.
- (4) Site Plan Requirements: Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer, and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (5) Exterior Lighting: Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.
- (6) Street Access: No use shall be approved by the Board unless the lot has suitable frontage on an adequate major collector or arterial street.
- (7) Utilities: No use shall be approved by the Board unless the building is: (1) served by an adequate public sanitary sewerage system, or community sub-surface sewage disposal system and approved by both the State and City Departments of Health; and (2) supplied with

water from an adequate public water supply, community water supply, or private, individual wells and approved by the Health Administrator.

(8) Lot Area per Rooming Unit: A minimum of 2,700 square feet.

3.13.3 Accessory Uses. The following accessory uses shall be allowed:

3.13.3.1 Any accessory building or use in conjunction with principal uses as provided in One-Family Residential Districts, Section 3.1.3, herein.

3.13.3.2 Accessory buildings and uses for principal hotels and motels may include the following:

- (1) A gasoline station, subject to the applicable provisions of Section 5.3, herein.
- (2) A restaurant, without facilities for group meetings or conventions, subject to the applicable provisions of Section 5.4, herein.
- (3) An inside concession stand for the sale of refreshments, tobacco products, souvenirs and similar items.
- (4) A swimming pool or other recreation facilities.

3.13.3.3 Other accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.13.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein.

3.13.3.5 Signs in accordance with Section 5.2, herein.

3.13.4 Lot and Building Requirements. Buildings and uses, exclusive of hotels and motels, shall comply with all requirements of R-2A Residential Districts as set forth in the Schedule of Lot and Building Regulations, Section 3.1.4, herein. Hotel and motel uses shall comply with all lot and building requirements as set forth hereinafter.

3.13.4.1 Minimum Lot Requirements:

- (1) Lot Area: 10 contiguous acres
- (2) Lot Width: 300 feet
- (3) Lot Depth: 300 feet

3.13.4.2 Minimum Yard & Open Space Requirements:

- (1) Principal Uses:
 - (a) Front Yard: 100 feet
 - (b) Side Yard: 100 feet
 - (c) Rear Yard: 100 feet

- (2) Accessory Uses:
 - (a) Front, side, and rear yards for parking, loading, and vehicular access areas shall not be less than 25 feet.
 - (b) Side and rear yards for all other accessory uses, exclusive of signs, shall not be less than 50 feet.
- (3) Buffer Strip:

At least 25 feet adjacent to any Residential District for the first 50 required off-street parking spaces or any portion thereof, plus an additional 10 feet of buffer strip adjacent to any Residential District for each additional 50 required off-street parking spaces, or major fraction thereof, up to a maximum of 100 feet of buffer strip.

3.13.4.3 Building Requirements

- (1) Design:

All buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length:

No building shall exceed 160 feet in its greatest dimension, unless physical site conditions make this requirement impractical or unreasonable, as determined by the Board.
- (3) Height:

No building or structure shall exceed 2 stories nor 35 feet in height.
- (4) Spacing:

Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings; exclusive of accessory parking structures which are designed to function in conjunction with the principal building.
- (5) Building Area: A maximum of 25 percent.
- (6) Lot Coverage: A maximum of 60 percent.

3.13.5 Prohibited Uses. Any building or use prohibited in One and Two-Family Residential Districts, Section 3.1.5, herein.

SECTION 3.14 LIMITED INDUSTRIAL DISTRICTS; LI-30 & LI-10

3.14.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Limited Industrial Districts, subject to Site Plan Approval in accordance with ARTICLE VII, and Section 3.14.1.11.

- 3.14.1.1 The manufacturing, fabricating, assembling or processing of goods and products; provided that the principal use is within a completely enclosed building.
- 3.14.1.2 Warehousing and/or wholesaling business, provided the principal use is within a completely enclosed building.
- 3.14.1.3 Building equipment, merchandise, material and supply businesses; provided that the principal use is within a completely enclosed building.
- 3.14.1.4 Offices for business, financial, professional, and personal services and other similar offices.
- 3.14.1.5 Computer centers.
- 3.14.1.6 Scientific and research laboratories devoted to research, design and/or experimentation.
- 3.14.1.7 Printing and publishing establishments.
- 3.14.1.8 Public buildings, uses, and facilities.
- 3.14.1.9 Off-street parking garages and lots.
- 3.14.1.10 Mixed use buildings containing Permitted Uses.
- 3.14.1.11 Use Conditions. All of the above Permitted Uses shall be subject to the following conditions and safeguards:
 - (1) Site Plan Requirements. A landscaping plan shall be required showing all proposed re-grading, drainage, fences, walls, and other landscaping features.
 - (2) Exterior Lighting. Exterior lighting shall be provided by the applicant at all access points to streets, parking areas, building entrances and elsewhere, where required for safety of vehicular or pedestrian traffic.
 - (3) Street Access. No use shall be approved by the Board unless the lot and/or subdivision has suitable access to a street which is adequate to accommodate the potential traffic generation from such use.
 - (4) Utilities. No use shall be approved by the Board unless the use is:
 - (a) Served by an adequate public sanitary sewerage system, community subsurface sewage disposal system, or private, individual sewage disposal facilities approved by the Health Administrator; and
 - (b) Supplied with water from an adequate public water supply, community water supply or private, individual wells approved by the Health Administrator.

- (c) The Board may require the use to be served by an approved public sanitary sewage disposal system in order to protect the public health.

- 3.14.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses; subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein and Section 3.14.1.11.
- 3.14.2.1 Public utility buildings and facilities.
- 3.14.2.2 Railroad rights-of-way and stations including customary accessory services thereto.
- 3.14.2.3 Vehicle repair garages and services within completely enclosed buildings, subject to all applicable provisions of Section 5.4, herein and provided that the minimum required lot area shall not be less than one acre.
- 3.14.2.4 Mixed use buildings containing one or more Special Uses.
- 3.14.2.5 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing. Those not complying with Sec. 3.14.3.2 shall require a special permit.
- 3.14.3 Accessory Uses. The following accessory uses shall be allowed:
- 3.14.3.1 Accessory warehousing and/or sales which are clearly subordinate and customarily incidental to and located on the same lot with the principal use.
- 3.14.3.2 Accessory outside storage of equipment, merchandise, materials and supplies which is clearly subordinate and customarily incidental to a permitted use and where goods so stored are used or sold on the premises; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, and the area shall be limited to 15% of the lot area.
- 3.14.3.3 Accessory gas liquefaction and petroleum distillation, and only as an accessory use.
- 3.14.3.4 Other accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use; provided that such accessory building or use will not be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.
- 3.14.3.5 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.
- 3.14.3.6 Signs in accordance with Section 5.2, herein.
- 3.14.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.14.4.1 Minimum Lot Requirements

	<u>LI-30</u>	<u>LI-10</u>
(1) Lot Area:	30,000 sq.ft.	10,000 sq.ft.
(2) Lot Width:	100 feet	50 feet
(3) Lot Depth:	150 feet	100 feet

3.14.4.2 Minimum Yard & Open Space Requirements

	<u>LI-30</u>	<u>LI-10</u>
(1) <u>Principal Uses:</u>		
(a) <u>Front Yard:</u>	30 feet	20 feet
(b) <u>Side Yard:</u>	None required, but at least 10 feet, if provided.	None required, but at least 4 feet, if provided.
(c) <u>Rear Yard:</u>	None required, but at least 20 feet, if provided.	None required, but at least 15 feet, if provided.
(2) <u>Accessory Buildings:</u>		
(a) <u>Side Yards:</u>	None required, but at least 10 feet, if provided.	None required, but at least 4 feet, if provided.
(b) <u>Rear Yard:</u>	None required, but at least 10 feet, if provided.	None required, but at least 10 feet, if provided.
(3) <u>Accessory Uses:</u>	No parking or loading areas shall be permitted in the minimum required front yard.	
(4) <u>Buffer Strip:</u>	An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet for LI-30 Districts and 10 feet for LI-10 Districts; except that the Board may substitute, for 10 ft. of any required buffer, appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.	
(5) <u>Landscaping:</u>	The front yard shall be appropriately landscaped except for required access ways.	

3.14.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 35 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-half the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with the principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.0 FAR, exclusive of accessory parking garages and structures.

3.14.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.14.5.1 No dwellings or dwelling units shall be permitted; except for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.
- 3.14.5.2 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire or, for the storage of unregistered vehicles.
- 3.14.5.3 No commercial garage, gasoline station, vehicle dealership, vehicle washing establishment, or other similar use shall be permitted.
- 3.14.5.4 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.
- 3.14.5.5 No principal outside storage yards shall be permitted.
- 3.14.5.6 No storage of petroleum shall be permitted; except for petroleum in locations and tanks of a size approved by the Fire Department to be used exclusively by an allowable use in connection with its own operation on the premises.

3.14.5.7 No allowable use shall be construed to include the following uses; and no land, building or structure shall be used for any of the following purposes:

- (1) Manufacturing of mineral acids, such as sulphurous, sulphuric, nitric and hydrochloric acid.
- (2) Asphalt manufacture or refining or manufacture of products with asphalt including the preparation or mixing of tar or asphalt with sand or aggregates.
- (3) Ammunition, explosives and fireworks manufacture.
- (4) Asbestos manufacture.
- (5) Animal black, lamp black or bone black manufacture.
- (6) Blast furnaces, coke ovens, forge plants or foundries.
- (7) Blooming or hot rolling mill.
- (8) Cement manufacture or manufacture of shingles made with cement.
- (9) Crematory or cemetary.
- (10) Creosote treatment or manufacture.
- (11) Excelsior manufacture.
- (12) Fat rendering.
- (13) Fertilizer manufacture.
- (14) Hydrogenation processes.
- (15) Industrial Smoke house.

- (16) Junk yards, as defined herein, and any place in or on which any old metal, glass, paper, cordage, or other waste or discarded or secondhand material is stored or deposited.
- (17) Match manufacture.
- (18) Petroleum refinery.
- (19) Raw hide or skin curing or tanning.
- (20) Reduction of wood, bones, dead animals or offal.
- (21) Rock or stone crusher or other processing of sand, gravel, or other earth products, except in accordance with the Earth Fill and Removal Regulations, Section 5.5, herein.
- (22) Slaughtering of animals.
- (23) Soap manufacture.
- (24) Stock yards.
- (25) Tallow, grease or lard manufacture or refining.
- (26) Vinegar and sauerkraut manufacture or treatment.
- (27) Yeast Plant.

- 3.14.5.8 No building or use which will be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community shall be allowed.
- 3.14.5.9 Any building or use which will not comply with the Performance Standards of Section 5.9, shall be prohibited.

SECTION 3.15 GENERAL INDUSTRIAL DISTRICT: GI

3.15.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in General Industrial Districts, subject to Site Plan Approval in accordance with ARTICLE VII and Section 3.14.1.11, herein.

3.15.1.1 Any building or use permitted in General Business Districts, Section 3.11.1, herein, except 3.11.1.13 and not including the floor area limitations prescribed in Sections 3.11.1.6 through 3.11.1.9, thereof.

3.15.1.2 Any building or use permitted in Limited Industrial Districts, Section 3.14.1, herein.

3.15.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit in accordance with ARTICLE VII and Section 3.14.1.11, herein.

3.15.2.1 Any special use as provided and regulated in Limited Industrial Districts, Section 3.14.2, herein.

3.15.2.2 Any special use as provided and regulated in General Business Districts, Section 3.11.2, herein.

3.15.2.3 Trucking terminal facilities for handling freight or material with or without maintenance facilities including accessory trucking facilities; provided that such facilities, including any truck entrance, exit, driveways, maneuvering, parking, or loading area, shall not be located or operated within a distance of 300 feet of any Residential District, measured in a straight line between such facility and said boundary. Trucking terminal facilities shall not be construed to include clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.15.3 Accessory Uses. The following accessory uses shall be allowed:

3.15.3.1 Any accessory building or use as provided for principal uses in Limited Industrial Districts, Sections 3.14.3.1, 3.14.3.2, 3.14.3.3, and 3.14.3.4, herein.

3.15.3.2 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.15.3.3 Signs in accordance with Section 5.2, herein.

3.15.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.15.4.1 Minimum Lot Requirements

- (1) Lot Area: 10,000 sq.ft.
- (2) Lot Width: 50 feet
- (3) Lot Depth: 100 feet

3.15.4.2 Minimum Yard & Open Space Requirements

(1) Principal Uses:

- (a) Front Yard: 20 feet
- (b) Side & Rear Yards: None required, but at least 4 feet, if provided.

- (2) Accessory Uses: Side and rear yards are not required, but shall be at least 4 ft., if provided.
- (3) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 20 feet; except that the Board may substitute, for a required 20-foot buffer, appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts.

3.15.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 3 stories nor 40 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 1.0 FAR, exclusive of accessory parking garages and structures.

3.15.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.15.5.1 Any building or use prohibited in Limited Industrial Districts, Section 3.14.5, herein; but not including Sections 3.14.5.3 and 3.14.5.4, thereof.
- 3.15.5.2 Dwellings or dwelling units shall be prohibited; except for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.

SECTION 3.16 HEAVY INDUSTRIAL DISTRICTS; HI

3.16.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Heavy Industrial Districts, subject to Site Plan Approval in accordance with ARTICLE VII and Section 3.14.1.11, herein.

- 3.16.1.1 The manufacturing, fabricating, assembling or processing of goods, and repair services, but not including any of those uses set forth in Limited Industrial Districts, Section 3.14.5.7, herein.
- 3.16.1.2 Building equipment, merchandise, material and supply businesses.
- 3.16.1.3 Offices for business, financial, professional, and personal services and other similar offices.
- 3.16.1.4 Computer centers.
- 3.16.1.5 Scientific and research laboratories devoted to research, design and/or experimentation, including pilot plants.
- 3.16.1.6 Printing and publishing establishments.
- 3.16.1.7 Metal, woodworking and other similar shops and repair services.
- 3.16.1.8 Vocational training schools.
- 3.16.1.9 Public buildings, uses, and facilities.
- 3.16.1.10 Public utility buildings and facilities.
- 3.16.1.11 Off-street parking garages and lots.
- 3.16.1.12 Mixed use buildings containing Permitted Uses.

3.16.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses; subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII and Section 3.14.1.11 herein.

- 3.16.2.1 Places of entertainment, amusement, recreation, or assembly with a predominantly outdoor character such as an archery range, golf driving range, open-air theatre, stadium, racetrack, and other similar uses.
- 3.16.2.2 Vehicle dealerships, subject to all applicable provisions of Section 5.3, herein; but not including new and used passenger vehicle dealerships.
- 3.16.2.3 Vehicle repair garage or services; subject to all applicable provisions of Section 5.3, herein.
- 3.16.2.4 Principal warehousing and/or wholesaling business uses.
- 3.16.2.5 Trucking terminal facilities for handling freight or material with or without maintenance facilities including accessory trucking facilities; provided that such facilities, including any truck entrance, exit, driveways, maneuvering, parking or loading area, shall not be located or operated within a distance of 300 feet of any Residential District, measured in a straight line between

such facility and said boundary. Trucking terminal facilities shall not be construed to include clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

- 3.16.2.6 Principal outside storage yards and uses including, but not limited to, building and contractors' equipment, merchandise, materials and supplies, but not including junk yards; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height.
- 3.16.2.7 Manufacturing uses as set forth in Limited Industrial Districts, Section 3.14.5.7 except those listed in Section 3.16.5.7, herein; subject to the following specific conditions and safeguards and provided that the Board finds, to its satisfaction, that the proposed use will, in all respects, comply with the purpose and intent of these Regulations.
- (1) The Board may require any reasonable means necessary to adequately protect the public health, safety or welfare of the neighborhood or community from dangerous, injurious, detrimental or objectionable elements and to prevent any unnecessary environmental pollution.
 - (2) The Board may require the applicant to submit all appropriate plans, specifications and other documents certified by a registered professional engineer, qualified scientist or recognized authority in his field or area of concern to the effect that all necessary environmental protection measures are consistent with recognized standards and will protect the public health, safety and welfare of the neighborhood and community.
- 3.16.2.8 Railroad rights-of-way and stations including customary accessory services thereto.
- 3.16.2.9 Recycling plants, including accessory junk yard; provided that any such junk yard shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height.
- 3.16.2.10 Mixed use buildings containing one or more Special Uses.
- 3.16.2.11 Accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing special uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.
- 3.16.3 Accessory Uses. The following accessory uses shall be allowed:
- 3.16.3.1 Accessory outside storage of equipment, merchandise, materials and supplies which is clearly subordinate and customarily incidental to a principal use; provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type and height, as determined by the Board.
 - 3.16.3.2 Accessory buildings and uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use; provided that such accessory building or use will not be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.

3.16.3.3 Accessory warehousing and/or sales uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.16.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.16.3.5 Signs in accordance with Section 5.2, herein.

3.16.4 Lot and Building Requirements. Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.16.4.1 Minimum Lot Requirements (1) Lot Area: 1 acre; (2) Lot Width: 100 feet; (3) Lot Depth: 200 feet.

3.16.4.2 Minimum Yard & Open Space Requirements

- (1) Principal Uses: (a) Front Yard; 30 feet, (b) Side Yard; 15 feet, (c) Rear Yard: 30 feet; or not less than one third the height of the building or structure whichever is greater.
- (2) Accessory Buildings: Side and rear yards shall not be less than 10 feet.
- (3) Accessory Uses: Front yards for parking areas shall not be less than 20 feet. Front yards for all other accessory uses, exclusive of signs, shall not be less than 30 feet.
- (4) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 30 feet.
- (5) Landscaping. The front yard of buildings and/or parking lots shall be appropriately landscaped except for required access ways.

3.16.4.3 Building Requirements

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.
- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed 120 feet in height.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with the principal building.
- (5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.
- (6) Floor Area Ratio: A maximum of 2.0 FAR, exclusive of accessory parking garages and structures.

3.16.5 Prohibited Uses. The following uses shall be expressly prohibited:

- 3.16.5.1 No dwellings or dwelling units shall be permitted; except for accommodations for watchmen, caretakers or custodians in conjunction with a principal use on the same premises.
- 3.16.5.2 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire or for the storage of unregistered vehicles.
- 3.16.5.3 No gasoline station, new and used automobile dealerships, vehicle washing establishment and other similar uses shall be permitted.
- 3.16.5.4 No storage of petroleum shall be permitted; except for petroleum in locations and tanks of a size approved by the Fire Department.
- 3.16.5.5 No building or use which will be dangerous, injurious, detrimental or objectionable to the public health, safety or welfare of the neighborhood or community.
- 3.16.5.6 Any building or use which will not comply with the Performance Standards of Section 5.9, shall be prohibited.
- 3.16.5.7 No allowable use shall be construed to include the following uses; and no land, building or structure shall be used for any of the following purposes:
 - (1) Manufacturing of mineral acids, such as sulphurous, sulphuric, nitric and hydrochloric acid.
 - (2) Asbestos manufacture.
 - (3) Animal black, lamp black or bone black manufacture.
 - (4) Crematory or cemetary.
 - (5) Fat rendering.
 - (6) Fireworks manufacture.
 - (7) Junk yards, as defined herein, and any place in or on which any old metal, glass, paper, cordage, or other waste or discarded or secondhand material is stored or deposited.
 - (8) Raw hide or skin curing or tanning.
 - (9) Reduction of wood, bones, dead animals or offal.
 - (10) Rock or stone crusher or other processing of sand, gravel, or other earth products, except in accordance with the Earth Fill and Removal Regulations, Section 5.5, herein.
 - (11) Slaughtering of animals.
 - (12) Soap manufacture.
 - (13) Stock yards.
 - (14) Tallow, grease or lard manufacture or refining.
 - (15) Asphalt Plants, (except that the Board may allow the preparation or mixing of asphalt or tar with sand or aggregates subject to the obtaining of a Special Permit from the Planning & Zoning Board in accordance with ARTICLE VII, herein, and provided that compliance with the following conditions are met:), including etc.

3.16.5.7

(cont'd) (15) (a) Approval of Health Department (Air Pollution Control Ordinance)

(b) All means possible shall be used to prevent the emission of odor, dust, smoke, gas, noise and vibration, including the following:

There shall be no open stockpiling of materials or products;

All conveyor belts shall be totally enclosed or underground;

All stockpile hoppers to be enclosed to underside of elevated conveyor belts;

No payloading of materials or products to trucks or from one area of premises to another;

All material or products shall be sprinkled with water during removal operations from barge or trucks.

SECTION 3.17 HOUSATONIC DESIGN DISTRICTS; HDD

3.17.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in the Housatonic Design District, subject to Site Plan Approval in accordance with ARTICLE VII and Section 3.14.1.11, herein.

3.17.1.1 Any building or use as permitted and regulated in Heavy Industrial Districts, Section 3.16.1, herein.

3.17.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses, subject to Special Permit in accordance with ARTICLE VII and Section 3.14.1.11, herein.

3.17.2.1 Any building or use as provided and regulated in Heavy Industrial Districts, Section 3.16.2, herein; but not including principal trucking terminal facilities in Section 3.16.2.5, thereof.

3.17.2.2 Boat clubs, marinas and boat yards.

3.17.2.3 Hotels and motels as provided and regulated in General Business Districts, Section 3.11.2.8, herein.

3.17.3 Accessory Uses. The following accessory uses shall be allowed.

3.17.3.1 Any accessory building or use as provided for principal uses in Heavy Industrial Districts, Section 3.16.3, herein.

3.17.3.2 Any accessory building or use, as provided for principal boat clubs, marinas and boat yards in Boating Business Districts, Section 3.7.3.2, herein when in conjunction with Section 3.17.2.2.

3.17.3.3 Any accessory building or use as provided for principal hotels and motels in Motel Business Districts, Section 3.13.3.2, herein, when in conjunction with Section 3.17.2.3, herein.

3.17.3.4 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein.

3.17.3.5 Signs in accordance with Section 5.2, herein.

3.17.4 Lot and Building Requirements. Hotels and motels shall comply with all lot and building requirements for such uses located in General Business Districts Sec. 3.11.2.8 herein. Other buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.17.4.1 Minimum Lot Requirements

- (1) Lot Area: 1 acre
- (2) Lot Width: 100 feet
- (3) Lot Depth: 200 feet

3.17.4.2 Minimum Yard and Open Space Requirements

(1) Principal Uses:

- (a) Front Yard: 30 feet
- (b) Side and Rear Yards; 20 feet except side and rear yards optional abutting navigable water.

(2) Accessory Uses: Front, side and rear yards for parking areas shall not be less than 20 feet. Front, side and rear yards for all other accessory uses, exclusive of signs, shall not be less than the established principal use yard requirements.

(3) Buffer Strip: An adequate buffer strip shall be provided adjacent to any Residential District. Said buffer strip shall be equal to or greater than 10 percent of the average lot width for side yards or average lot depth for rear yards, whichever is applicable, but not less than 30 feet.

3.17.4.3 Building Requirements

(1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

(2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.

(3) Height: No building or structure shall exceed 120 feet in height.

(4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.

(5) Building Area: A maximum of 50 percent or less as required by off-street parking and loading regulations.

(6) Floor Area Ratio: A maximum of 0.75 FAR, exclusive of accessory parking garages and structures.

3.17.5 Prohibited Uses. The following uses shall be expressly prohibited:

3.17.5.1 Any building or use prohibited in Heavy Industrial Districts, Section 3.16.5, herein.

3.17.5.2 No trucking terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

SECTION 3.18 WATERFRONT DESIGN DISTRICTS; WDD

There exists in the City of Milford, community assets of such character that it is not in the public interest to establish specific development characteristics for each parcel of land. The City Development Plan recognizes the asset of shorefront property and its great value to the community. Therefore, in harmony with the principles of the Development Plan, a special district known as "Waterfront Design District" is hereby established in areas which are found to comply with the conditions and safeguards as set forth hereinafter.

3.18.1 Permitted Uses. All uses permitted in Waterfront Design Districts shall be deemed to be Special Uses.

3.18.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings and uses in Waterfront Design Districts, subject to Special Permit and Site Plan approval in accordance with ARTICLE VII, herein.

- 3.18.2.1 One-Family dwellings as provided and regulated in One-Family Residential Districts, Section 3.1, herein; subject to the limitations of Section 3.18.4, herein.
- 3.18.2.2 Low-rise multiple-family dwellings as provided and regulated in RMF-16 Residential Districts, Sections 3.3.2.2 (5) & (6), 3.3.3.1, 3.3.4.2 (3) and 3.3.4.3 (1), (3) & (6), thereof; subject to the limitations of Section 3.18.4, herein.
- 3.18.2.3 Mid-rise multiple-family dwellings as provided and regulated in RMF-36 Residential Districts, Sections 3.3.2.2 (5) & (6), 3.3.3.1, 3.3.4.2 (3) and 3.3.4.3 (1), (3) & (6), thereof; subject to the limitations of Section 3.18.4, herein.
- 3.18.2.4 Marinas as provided and regulated in Boating Business Districts, Section 3.10, herein; but not including outdoor boat storage.
- 3.18.2.5 A neighborhood shopping center containing retail businesses as provided and regulated in Central Business Districts, Section 3.10, herein.
- 3.18.2.6 Hotels and motels as provided and regulated in General Business Districts, Section 3.11, herein.
- 3.18.2.7 A convention center which may or may not include a hotel, motel, a swimming pool, restaurant, convention hall and other usual uses.
- 3.18.2.8 A private beach with accessory uses including bath houses, swimming pool and off-street parking areas.
- 3.18.2.9 Public buildings, uses and facilities.
- 3.18.2.10 Public utility buildings and facilities.

- 3.18.2.11 **Mixed use buildings containing one or more Special Uses, but not including any dwelling units.**
- 3.18.2.12 **Use Conditions.** Notwithstanding any other applicable provisions of these Regulations, the above Special Uses shall be subject to the following additional conditions and safeguards:
- (1) **Site Plan Requirement.** Any application for new buildings or structural alterations shall be accompanied by building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer, and by a detailed landscaping plan showing all grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
 - (2) **Exterior Lighting.** Only exterior lighting of a type, nature, and intensity approved by the Board shall be permitted on the premises. Permitted exterior lighting shall be provided by the applicant only at locations deemed necessary for public safety, as determined by the Board.
 - (3) **Street Access.** No use shall be approved by the Board unless the lot and/or subdivision has suitable frontage on a street which is adequate to accommodate the potential traffic generation from such use.
 - (4) **Utilities.** No use shall be approved by the Board unless the use is served by an approved public sanitary sewerage system and supplied with water from an approved public water supply.
- 3.18.3 **Accessory Uses.** The following accessory uses shall be allowed:
- 3.18.3.1 Any accessory building or use as otherwise provided for principal uses in Section 3.18.2, above.
- 3.18.3.2 Accessory buildings and uses for principal hotels and motels may include the following:
- (1) A restaurant, subject to the applicable provisions of Section 5.4, herein.
 - (2) An inside concession stand for the sale of refreshments, tobacco products, souvenirs and similar items.
 - (3) A swimming pool or other recreation facilities.
- 3.18.3.3 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processed are used or sold exclusively on the premises; provided that the area used for such purposes shall be within a completely enclosed building.
- 3.18.3.4 Accessory storage of equipment, material and supplies within completely enclosed buildings.

3.18.3.5 Other accessory buildings and uses clearly subordinate and customarily incidental to and located on the same lot with the principal use.

3.18.3.6 Off-Street Parking and Loading in accordance with the applicable provisions of Section 5.1, herein, subject to the following additional conditions and safeguards.

(1) Off-street parking shall be so located that it is within reasonable walking distance of any relationship to the use served; and off-street parking areas shall be setback at least 10 feet from any street or lot line, and the space between said street or lot line and such parking area shall be suitably landscaped.

(2) Under no condition shall a parking lot be designed to contain more than 50 spaces, and if more spaces are required in the general area, a suitably landscaped area, at least 10 feet wide, shall separate the parking areas.

3.18.3.7 Signs in accordance with the applicable provisions of Section 5.2, herein.

3.18.4 Lot and Building Requirements. The allowable uses shall comply with all applicable lot and building requirements governing such use as specified in Section 3.18.2, herein; except where the lot and building requirements, as set forth hereinafter, are more restrictive. The Board shall determine which provisions may be construed to be more or less restrictive.

3.18.4.1 Minimum Lot Requirements

- (1) Lot Area: 10 acres
- (2) Lot Width: Optional
- (3) Lot Depth: 300 feet
- (4) Water Frontage: At least 1/5 of the perimeter of the site must abut navigable tidal water body and/or public lands which abut said water body.

3.18.4.2 Minimum Yard & Open Space Requirements

- (1) Principal & Accessory Uses: Front, side and rear yards for:
 - (a) All residential and accessory residential buildings shall be not less than 30 feet, and not less than the height of the building.
 - (b) All non-residential buildings shall be not less than 20 feet.
- (2) Useable Open Space. Subject to all other applicable provisions and limitations of these Regulations, the Board shall require recreation areas suitable for all facilities.

3.18.4.3 Building Requirements:

- (1) Design: Buildings shall be designed in such a manner as to be compatible with the lot and in harmony with the general character and appearance of the surrounding neighborhood.

- (2) Length: Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- (3) Height: No building or structure shall exceed the applicable height limitation governing such use as specified by reference to Section 3.3.4.3 (3) in Section 3.18.2, herein.
- (4) Spacing: Group buildings on a single lot shall be so arranged that the minimum distance between principal and/or accessory buildings shall be equal to or greater than one-third the sum of the heights of the affected buildings; exclusive of parking structures which are designed to function in conjunction with a principal building.
- (5) Building Area: A maximum of 30 percent; provided that no more than 20 percent of the lot shall be occupied by mid-rise residential buildings.
- (6) Dwelling Units: The maximum permitted number of dwelling units to be contained in any combination of residential buildings shall not exceed a net density of 10 dwelling units per acre, nor 22 bedrooms per acre, where net density refers to the parcel of land exclusive of street rights-of-way. The Board shall determine which rooms may be construed to be bedrooms.

3.18.5 Prohibited Uses. Any building or use which will not comply with the Performance Standards of Section 5.9, shall be prohibited.

SECTION 3.19 SHOREFRONT DESIGN DISTRICTS; SDD

The purpose of this Section is:

- (1) To encourage the private sector to renew and upgrade areas in which deterioration has become apparent;
- (2) To promote the most appropriate use of the land at a population density compatible with the applicable Zoning District;
- (3) To provide flexibility in the design of the development by permitting a variety of multiple-family dwellings;
- (4) To facilitate the adequate design and economical provision of streets, utilities and other improvements; and
- (5) To preserve the natural resources of the City through the maximum protection of waterbodies, watercourses, steep slopes, scenic vistas, conservation areas, recreation areas, and similar natural features, characteristics and open spaces.

3.19.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings and uses in Shorefront Design Districts.

3.19.1.1 Any permitted use as provided and regulated in the existing applicable Zoning District shall be permitted in accordance with the requirements governing such use as specified in said Zoning District.

3.19.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings and uses, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein.

3.19.2.1 Any special use as provided and regulated in the existing applicable Zoning District may be permitted in accordance with the special requirements governing such use as specified in said Zoning District.

3.19.2.2 **Multiple-Family Dwellings** containing one or more buildings each containing three or more dwelling units, subject to the following conditions and safeguards:

- (1) Vacant Lots. No multiple-family dwelling shall be erected on any vacant lot, unless such vacant lot is combined with other lots at least equal in area and occupied by either existing buildings or buildings which have been razed since the effective date of these Regulations, as amended.
- (2) Site Plan Requirements. Any application for new buildings or structural alterations shall be accompanied by:
 - (a) Building plans, floor plans and elevations prepared by a Registered Architect and/or Professional Engineer;
 - (b) A Site Plan prepared by a Registered Architect and/or Professional Engineer in conjunction with a Site Planner and/or Landscape Architect; and

- (c) A detailed landscaping plan showing all proposed grading, drainage, fences, walls, shrub and tree plantings, and other landscaping features.
- (3) Review. The Board may approve a proposed multiple-family development, provided it finds, to its satisfaction, that:
- (a) At least 50 percent of the proposed development site will be comprised of lots occupied by either existing buildings or buildings which have been razed, since the effective date of these Regulations;
 - (b) The proposed development will substantially contribute to the rehabilitation or replacement of deteriorating structures and to the reduction or elimination of blighting conditions within the immediately affected area;
 - (c) The proposed development density (dwelling units per acre) will be compatible with the applicable Zoning District and will not overburden the affected street and utility systems;
 - (d) The open space and natural features of the development site will be advantageously used and beneficially preserved; and
 - (e) The proposed development will be in harmony with the purpose and intent of these Regulations.
- (4) Landscaping. The Board shall require adequate landscaping of the development site with suitable vegetation in order to provide auxiliary screening for the proposed uses, aid in air purification and sound absorption and to generally promote an aesthetic development.
- (5) Screening. The Board may require fencing and/or landscaping of suitable type, density and height in order to effectively screen the proposed uses from adjacent properties and streets, where appropriate.
- (6) Exterior Lighting. Only exterior lighting of a type, nature, and intensity approved by the Board shall be permitted on the premises. Permitted exterior lighting shall be provided by the applicant only at locations deemed necessary for public safety, as determined by the Board.
- (7) Street Access. No multiple-family dwelling shall be approved by the Board unless the development site has suitable access to a street which is adequate to accommodate the potential traffic generation from such development. No Zoning Permit shall be issued by the Zoning Enforcement Officer for any multiple-family dwelling until the required street improvements have been suitably guaranteed.

- (8) Utilities. No multiple-family dwelling shall be approved by the Board unless each dwelling unit in said development is:
- (a) Served by an approved public sanitary sewerage system; and
 - (b) Supplied with water from an adequate public water supply.
- No Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer for any dwelling unit until such unit has been connected to said utilities.
- (9) Improvement Standards. Plans and specifications for the construction and/or improvement of all streets, curbs and gutters, parking areas, sidewalks, storm drainage facilities, sanitary sewerage facilities, electric and telephone facilities, and other improvements shall comply with all applicable State laws, codes and regulations, and shall be submitted to both the Board and the Director of Public Works for approval
- (a) Utility lines within the development site shall be placed underground, where appropriate, in order to promote an aesthetic development.
- (10) Ownership & Maintenance. All private streets, parking areas, sidewalks, utilities, recreation facilities, open space, and other private improvements, facilities or areas shall be owned, maintained and operated by the applicant, owner, association or corporation without expense to the City. Legal documentation, satisfactory to the City Attorney, shall be submitted to the Board assuring the ownership, maintenance, and operation of such private improvements, facilities, and areas. Suitable restrictive covenants, particularly with regards to the minimum open space requirements, shall be included in all legal conveyances. The development shall, at all times, be maintained in a safe, sanitary and presentable condition.
- (11) Surety. Final approval of the proposed multiple-family development shall be contingent upon the applicant posting satisfactory surety with the Board in order to assure satisfactory completion of and full compliance with all proposed improvements, but not including buildings, shown on the approved Site Plan and other approved documents.
- (12) Effect of Approval. An approved multiple-family development shall be deemed to conform to the provisions of the Zoning District in which it is located. Redevelopment or resubdivision of required useable open space areas in an approved multiple-family development shall be expressly prohibited.

3.19.3 Accessory Uses. The following accessory uses shall be allowed:

- 3.19.3.1 Any accessory use as provided and regulated in the existing applicable Zoning District shall be permitted in accordance with the requirements governing such use in said Zoning District.

- 3.19.3.2 Accessory buildings and uses, such as tennis courts, swimming pools, recreation facilities and buildings, meeting halls, maintenance, storage and utility buildings, parking garages, but not necessarily limited to these uses, shall be permitted for multiple-family dwellings when provided as an integral part of the overall development.
- 3.19.3.3 Off-Street Parking and Loading areas in accordance with Section 5.1, herein.
- 3.19.3.4 Signs in accordance with Section 5.2, herein.
- 3.19.4 Lot and Building Requirements. Buildings and uses, exclusive of multiple-family dwellings, shall comply with the requirements of the existing applicable Zoning District as set forth in the Schedule of Lot and Building Regulations, Section 3.1.4, herein. Multiple-family dwellings shall comply with all lot and building requirements as set forth hereinafter.

3.19.4.1 Minimum Lot Requirements

- | | |
|--|---------------|
| (1) Lot Area: * | 10,000 sq.ft. |
| (2) Lot Area per Dwelling Unit: | |
| (a) One-bedroom unit: | 1,800 sq.ft. |
| (b) Two-bedroom unit: | 2,400 sq.ft. |
| (c) Three-bedroom unit: | 3,600 sq.ft. |
| (d) The Board shall determine which rooms may be construed to be bedrooms. | |
| (3) Lot Width: * | 90 feet |
| (4) Lot Depth: | 70 feet |

3.19.4.2 Minimum Yard and Open Space Requirements

- (1) Principal Uses
- | | |
|-----------------|-----------|
| (a) Front Yard: | 20 feet * |
| (b) Side Yards: | 10 feet |
| (c) Rear Yard: | 20 feet * |
- (2) Accessory Uses
- (a) Front, side and rear yards for off-street parking areas shall not be less than 10 feet.
- (b) Side and rear yards for all other accessory uses, exclusive of signs, shall not be less than 5 feet.
- (3) Useable Open Space per Dwelling Unit*
- | | |
|---|------------|
| (a) One-bedroom unit: | 225 sq.ft. |
| (b) Two-bedroom unit: | 300 sq.ft. |
| (c) Three-bedroom unit: | 450 sq.ft. |
| (d) The open space so set aside shall be properly laid out, graded, landscaped and suitably equipped for recreational purposes, as determined by the Board. | |

* - See Section 3.19.4.4, herein.

3.19.4.3 Building Requirements.

- (1) Design and Length:* Buildings shall be designed and dimensioned in such a manner as to be compatible with the development site and to improve the general character and appearance of the surrounding neighborhood.
- (2) Height:* No building or structure shall exceed 2 stories, excluding basements, nor 35 feet. However, the Board may permit the height of principal buildings to be increased to not more than 3 stories, excluding basements, nor 40 feet; provided that at least one required parking space shall be placed on the ground floor of said building for each dwelling unit which is located within such building or 3-story portion thereof.
- (3) Spacing: Group buildings on a single lot shall be so arranged that adequate light and air are provided to each dwelling unit and that the minimum distance between principal and/or accessory buildings shall not be less than 8 feet.
- (4) Lot Coverage: A maximum of 60 percent or less as required by off-street parking and loading regulations.
- (5) Minimum Floor Area Contained Within Each Dwelling Unit:*
 - (a) One-bedroom unit: 575 sq.ft.
 - (b) Two-bedroom unit: 750 sq.ft.
 - (c) Three-bedroom unit: 925 sq.ft.
 - (d) Not more than 50 percent of the total floor area of any dwelling unit shall be contained in a basement.

3.19.4.4 Modified Townhouse Requirements. Any development site in a Medium Density Shorefront Design District may be subdivided for the sale of townhouses and each part thereof may be sold provided that the entire development shall conform to those requirements in Section 3.19.4 which are denoted with an asterisk (*). Each such subdivision shall be subject to the Subdivision Regulations of the City of Milford, as amended, and to the following special requirements:

- (1) Maximum Density. The gross density of the proposed development site shall not exceed 36 bedroom equivalents per acre, as determined by the Board.
- (2) Minimum Lot Size. Individual lots within the development site shall have a minimum lot area of 1,200 square feet, a minimum lot width of 16 feet, and a minimum lot depth of 60 feet. End units shall have a minimum side yard of 15 feet.
- (3) Open Space. All open space and common property shall comply with the applicable requirements for Cluster Developments, Section 5.7.4.6 and 5.7.4.7, herein.

3.19.5 Prohibited Uses. Any building or use prohibited in One and Two-Family Residential Districts, Section 3.1.5, herein.

SECTION 3.20 BEACH EROSION ZONE

The Beach Erosion Zone shall include all land area created by fill operations or other engineering works after January 1, 1955, as part of any beach improvement, beach maintenance, erosion control, or flood control program instituted by a public agency and located to the water side of the mean high watermark of Long Island Sound as it existed or exists on the date such project is begun, and as shall be more specifically determined by the Director of Public Works. Such map of the existing mean high watermark will be part of these Regulations.

3.20.1 Permitted Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following uses, but not including buildings, in Beach Erosion Zones, subject to Site Plan Approval in accordance with ARTICLE VII, herein.

3.20.1.1 Public parks and playgrounds and public beach facilities, and accessory uses to such public facilities.

3.20.1.2 Private beach or recreation facility accessory to a residential use located on the same lot or an adjoining lot, provided such facility shall not be operated as a club.

3.20.1.3 Private beach or recreation facility accessory to a club, association, or similar organization not operated for compensation.

3.20.1.4 Parking area accessory to a use allowed on the lot or an adjoining lot.

3.20.2 Special Uses. Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following structures and uses, subject to Special Permit and Site Plan approval in accordance with ARTICLE VII, herein.

3.20.2.1 Structures, piers, seawalls, bulkheads, docks or fences constructed as part of a public program for beach maintenance or protection.

3.20.2.2 Groins or jetties constructed by non-public persons, clubs or associations, for the purpose of preventing erosion, may not be erected higher than two feet above mean high watermark.

3.20.2.3 Such other structures intended and designed to protect the beach and uplands from erosion, may be constructed after special application and consent of the Planning and Zoning Board.

3.20.3 Accessory Uses. Only accessory structures or uses as provided in Sections 3.20.1 and 3.20.2 above, shall be permitted in Beach Erosion Zones.

3.20.4 Lot and Building Requirements. Structures and uses shall comply with all lot and building requirements, as determined by the Board; except for approved flood and erosion control works and structures.

3.20.5 Prohibited Uses. Any building, structure, or use which will not comply with the Flood Hazard Regulations of Section 5.6, shall be prohibited.

ARTICLE IV - GENERAL REGULATIONS

SECTION 4.1 GENERAL LOT, YARD, HEIGHT AND USE REGULATIONS.

4.1.1 Accessory Buildings in Residential Districts. Accessory buildings shall conform to the following requirements governing their location upon a lot:

4.1.1.1 No accessory building shall be located in any required front yard.

4.1.1.2 Side and rear yard requirements in accordance with the applicable Residential District.

4.1.1.3 No accessory building shall exceed 15 feet in height.

4.1.1.4 No accessory building shall be less than 8 feet from a dwelling unit.

4.1.1.5 In the aggregate, all such accessory buildings on a lot together with the principal building shall not occupy a greater percentage of the lot than is allowable in the zone (see Building Area as % of Lot, Section 3.1.4 and 3.2.4)

4.1.1.6 No accessory building shall be constructed to house animals unless such buildings are located at least 100 feet from any street and 50 feet from any lot line.

4.1.1.7 Any accessory building with all dimensions six feet or less shall be exempt from these Regulations provided that no such building shall be located in any front yard, nor within 4 ft. of any lot line.

4.1.2 Corner Lots. On a corner lot, front yards are required on both street frontages, and one yard other than the front yards shall be deemed to be a rear yard and the others side yards.

4.1.3 Through Lots. On a through lot, front yards are required on all streets.

4.1.4 Projections Into Required Yards. The space in any required yard shall be open and unobstructed except for the ordinary projection of open entries, steps, stoops, or porches, cantilevered roofs, eaves, cornices, chimneys, belt-courses, window sills, balconies, and similar architectural features, provided that such features shall not project more than four feet into any required yard nor more than a distance equal to twenty percent of the required yard.

4.1.5 Paved Areas. Open, uncovered terraces, patios and similar paved areas, exclusive of access drives, shall not project within 15 feet of a street line or four feet of any lot line.

4.1.6 Fire Escapes and Stairways. Open fire escapes and outside stairways may extend not more than six feet into any required rear or side yard; provided that such fire escape or stairway shall not be closer than four feet to any lot line.

4.1.7 Fences and Walls. Fences and walls not exceeding three feet in height in any front yard (see 4.1.2) nor six feet in height in any side or rear yard may be erected without a zoning permit. Fences and walls more than three feet, but less than six feet in height, other than retaining walls, may be erected in a front yard subject to the granting of a Special Exception by the Zoning Board of Appeals in accordance with ARTICLE IX, herein.

4.1.8 Existing Setback Lines. If on one side of a street within a given block and within 150 feet of any lot there is pronounced uniformity of building setback lines greater than the minimum required front yard, a front yard shall be required in connection with any new building which shall conform, as nearly as practicable, with those existing on the adjacent lots; except that no such building shall be required to be setback from the street a distance greater than 50 feet.

4.1.9 Existing Narrow Streets. On streets with less than a 50-foot right-of-way, the minimum required front yard setback shall be measured from the centerline of the existing street right-of-way. In such instances, 25 feet shall be added to the minimum required front yard setback for the applicable Zoning District.

4.1.10 Side Yards for Dwellings. Wherever practicable, new dwellings proposed without garages shall be located on the lot such that all yard requirements may be complied with if an attached garage is later constructed.

4.1.11 Waiver of Yards. In any Non-Residential District, no side or rear yard shall be required where such yard abuts an operating railroad right-of-way.

4.1.12 Courts. The minimum horizontal distance between facing walls of any inner court shall not be less than twice the height of the facing wall having the greatest height, and the depth of any outer court shall not exceed its width.

4.1.13 Exceptions to Height Requirements. No structure shall be erected or altered to exceed the height limit herein established for the Zoning District in which such structure is located; except that penthouses or roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, spires, belfries, towers, steeples, stage lofts and screens, flagstaffs, chimneys, flues, smokestacks, individual domestic radio, television aerials and wireless masts, water tanks, stand-pipes or other similar structures may be erected above the height limits herein prescribed. No such structure shall be erected to exceed by more than fifteen feet the height limits of the Zoning District in which it is located; nor shall such structures have a total area greater than ten percent of the roof area of the building; nor shall such structure be used for any residential purpose or any commercial or industrial purpose other than a use incidental to the principal use of the building.

4.1.14 Trailer Coaches. Trailer coaches which are in fact or construed to be dwellings shall be subject to these Zoning Regulations as they pertain to dwellings. (See ARTICLE XI, Definitions of Dwelling; Trailer Coaches.)

4.1.15 Waterbodies and Watercourses. Unless and until the Planning and Zoning Board has previously approved a Site Plan and authorized the issuance of a Special Permit in accordance with ARTICLE VII, herein:

4.1.15.1 No fill shall be deposited in or without 100 feet of any waterbody, watercourse, wetland or flood hazard area except in accordance with the Earth Fill and Removal Regulations, Section 5.5, herein.

4.1.15.2 No land, building, structure or use shall be developed, constructed, or occupied below the regulatory flood protection elevation, except in accordance with the Flood Hazard Regulations, Section 5.6, herein.

4.1.15.3 No building or structure shall be constructed or located within 25 feet of the seasonal high water level, mean high watermark or legally established boundary of any waterbody, watercourse, wetland or flood hazard area (natural or man-made and named or unnamed); and further provided that:

(1) No revetment, seawall, bulkhead, fence or similar flood and erosion control works shall be erected higher than two feet above the regulatory flood protection elevation.

4.1.15.4 No structure of any type nor the performance of any type of work incidental thereto shall be permitted on the water side of the seasonal high water level, mean high watermark or legally established boundary of any waterbody, watercourse, wetland or flood hazard area (natural or man-made and named or unnamed); and further provided that:

(1) No groin, jetty or similar structure shall be extended into any waterbody, watercourse, wetland or flood hazard area further than the mean low water mark, nor shall such structure be constructed at an elevation higher than two feet above the mean high water mark;

(2) No watercourse or open drainage ditch shall be walled up, filled in, narrowed down, altered, or otherwise obstructed, except for necessary clearing of debris, unless a favorable report from the City Engineer is first received by the Planning and Zoning Board;

(3) No watercourse or open drainage ditch shall be piped or otherwise enclosed unless the size, type, grade and nature of such enclosure is first approved in writing by the City Engineer; and

- (4) Any new drainage ditch shall be so constructed that it shall have a flat bottom of sufficient width to carry the normal flow of water, and shall have sides sloping at a grade of not greater than one foot vertical to one and one-half feet horizontal, and such sides shall be adequately protected by revetment, bulkheads, rip-rap, planting suitable vegetation, or other protective measures.

ARTICLE V- SUPPLEMENTARY REGULATIONS

SECTION 5.1 PARKING AND LOADING REGULATIONS

5.1.1 General Procedure. It is the intention of these Regulations that all buildings and uses be provided with a sufficient amount of off-street parking and loading space to meet the needs of persons employed at or making use of such buildings or uses. No permit for the erection or substantial alteration of a building, or for the development of a use, shall be issued unless off-street parking and loading facilities shall have been laid out in a plot plan in accordance with the appropriate requirements for buildings and uses set forth in this Section and until the drainage plan for such parking and/or loading area, except in conjunction with single-family dwellings not located in flood hazard areas, shall have been approved by the City Engineer.

5.1.2 Zoning Permits. The plot plans for any new building or any replacement or reconstruction of any existing building, when submitted to the Zoning Enforcement Officer for a Zoning Permit in accordance with ARTICLE VIII, herein, shall show specifically the location and size of the off-street parking and/or loading areas required to comply with this Section, and the means of access to such space from the public streets or highways. The drainage plan of such parking and/or loading area shall be approved by the City Engineer with regard to safety to the area and adjoining properties. The Zoning Enforcement Officer shall not issue a Zoning Permit until the drainage plan of such parking and/or loading area has been endorsed with such approval.

5.1.3 Completion of Required Parking & Loading Areas. The use of any property for a principal or accessory off-street parking and/or loading area shall not commence until all work required in connection therewith is either completed or until the Zoning Enforcement Officer approves postponement of the improvements, or portion thereof, and accepts satisfactory surety in order to guarantee the completion of such postponed work.

5.1.4 Off-Street Parking Requirements. Adequate off-street parking spaces, open or enclosed, shall be provided for any building or use in accordance with the minimum requirements of this Section. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations. Reasonable and appropriate off-street parking requirements for buildings and uses which do not fall within the categories listed shall be determined in each case by the Board upon consideration of all factors entering into the parking needs of such use.

MINIMUM OFF-STREET PARKING REQUIREMENTS

<u>Type of Building or Use</u>	<u>Minimum Required Parking Spaces</u>
(1) One-Family dwellings.....	2 spaces
(2) Two-Family dwellings.....	3 spaces
(3) Multiple-Family dwellings:	
(a) Efficiency bedroom units	1.0 space per dwelling unit
(b) One-bedroom units	1.5 spaces per dwelling unit
(c) Two-bedroom units	2.0 spaces per dwelling unit
(d) Three-bedroom units.....	2.0 spaces per dwelling unit
(4) Housing for elderly.....	0.75 space per dwelling unit
(5) Home occupation or accessory	2 spaces in addition to dwelling professional office or home requirement

<u>Type of Building or Use</u>	<u>Minimum Required Parking Spaces</u>
(6) Places of assembly including but not limited to churches, auditoriums, theaters and stadiums	1 space for each 4 fixed seats or equivalent gross floor area
(7) Food and beverage establishments including but not limited to restaurants, taverns, bars, luncheonettes, soda fountains, clubs (public and private), fraternal organizations and lodges	1 space for each 75 sq.ft. of gross floor area including outdoor service areas, if any
(8) Hotels, motels, and boarding, lodging and rooming houses	1 space for each rooming unit, plus required parking for facilities used for eating, drinking, assembly and other such uses
(9) Automotive services including but not limited to gas stations, auto dealers, auto accessories, auto repair, auto body and paint shop, muffler installation, tire shops and engine and transmission overhaul shops.	1 space for each 250 sq.ft. of gross floor area; or 3 spaces per bay, lift or equivalent for customer and employee parking only, whichever is greater
(10) Open or outdoor businesses including but not limited to those which sell new and used: motor vehicles, trailers, mobile homes, building supplies, machinery, equipment, swimming pools, nurseries and garden supplies	1 space for each 1,000 sq.ft. of lot area, for customer and employee parking only.
(11) Boat docks, marinas and boat yards	1.5 spaces for each boat dock or mooring facility
(12) Appliance, carpet, furniture, electrical, heating and plumbing retail sales	1 space for each 500 sq.ft. of gross floor area
(13) Other retail sales and service establishments	1 space for each 250 sq.ft. of gross floor area
(14) General business and professional offices	1 space for each 250 sq.ft. of gross floor area; or 2 spaces for each office or tenant, whichever is greater
(15) General hospital	1 space per patient bed plus 1 space per employee during maximum work shift.
(16) Convalescent, nursing or rest home	1 space per four patient beds plus one space per employee during the maximum work shift
(17) Wholesale and distribution, warehousing and storage, truck terminals and other enclosed storage uses, and manufacturing and industrial establishments	1 space for each 750 sq.ft. of gross floor area or 1 space for each employee on the maximum work shift, whichever is greater.
(18) Schools	
Public, Parochial, Private Non-Profit	1 space for each 6 seats or equivalent.
Commercial	1 space for each 2 seats or equivalent.

5.1.4.1. Drive-In Establishments

- (1) A drive-in bank window shall have at least ten waiting positions between the street line and said window for cars approaching and at least two waiting positions for cars leaving said window. Such approach(es) shall be so arranged so as not to conflict with required off-street parking facilities and access thereto.
- (2) An attendant operated or self-service car wash shall have at least ten waiting positions for each bay between the street line and such bay for cars approaching and at least two waiting positions for cars leaving said bays.

5.1.5 Off-Street Loading Requirements. Adequate off-street loading berths, open or enclosed, shall be provided for any building or use in accordance with the minimum requirements of this Section. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these minimum loading requirements. Reasonable and appropriate off-street loading requirements for buildings and uses which do not fall within the categories listed shall be determined in each case by the Board upon consideration of all factors entering into the loading needs of such use.

5.1.5.1 Every hospital, institution, hotel, retail store, office building, wholesale house, warehouse, or industrial building, or additions thereto, totalling 8,000 sq. ft. or more in floor area hereafter erected or established, shall have on the lot one permanently maintained loading space, and one additional loading space for each additional 16,000 sq. ft. of floor area, or major portion thereof, excluding basements.

5.1.6 Space Computations. When units of measurements determining the number of required parking and/or loading spaces result in the requirement of a fractional space, any fraction up to and including one-half shall be disregarded and fractions over one-half shall require one additional space.

5.1.7 Size of Spaces. An off-street parking space as used herein shall be a space of not less than 10 feet in width and 20 feet in length. A waiting position shall be a 10 ft. by 20 ft. space in a line of approach. An off-street loading space as used herein shall be a space of not less than 12 feet in width, 40 feet in length, and 14 feet in height.

5.1.7.1 Parking Structures. The Board may permit smaller parking spaces for any parking area located within or under a principal building or located within a multi-level parking structure; provided that such parking area shall contain at least three parking spaces. In general, such smaller parking spaces shall not be less than 8 feet in width and 18 feet in length.

5.1.7.2 Attendant Parking. The Board may, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein, permit smaller aisle and spaces for any use which will be served by attendant parking; provided that: (a) such attendant parking is customarily incidental to the principal use; and (b) adequate waiting positions are provided for vehicles approaching and leaving the principal use. In general, such smaller parking spaces shall not be less than 8 feet in width and 18 feet in length.

5.1.8 Multiple Uses and Facilities. When two or more different uses are located on a single lot the total amount of parking and/or loading spaces to be provided shall be the sum of the requirements for each individual use on the lot. The Board may, subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein, approve the joint use of space by two or more establishments on the same or on contiguous lots where the total capacity of such space is less than the sum of the spaces required for each use; provided that the Board finds that the capacity to be provided will substantially meet the intent of the requirements by reason of variation in the probable time of maximum use by patrons or employees among such establishments, and further provided that such approval of such joint use shall be automatically terminated upon the termination of any such establishments.

5.1.9 Location and Ownership. Required parking and/or loading spaces shall be provided upon the same lot as the principal building or use which they serve. If the Board determines that it is impractical to provide all or part of the parking spaces on the same lot with the principal building or use, it may permit all or part of the parking space to be located on any lot which is within 250 feet of the principal building or use, measured along access ways to the lot. In all such cases, such parking spaces shall be in the same ownership as the use to which they are accessory and shall conform to all the regulations of the Zoning District in which they are located; but in no event shall such parking spaces be located in any Residential District unless the use which the spaces serve are allowed in such Residential Districts. Any such approval by the Board shall be subject to Special Permit and Site Plan Approval in accordance with ARTICLE VII, herein, and shall be recorded in the Land Records of the City as an encumbrance on the land designated for off-street parking, and such land shall not be released from parking use unless and until alternative space is provided and approved elsewhere.

5.1.10 General Layout and Design. The general layout and traffic circulation of parking and loading areas shall be designed so as to avoid unsafe conditions and traffic congestion in the streets upon which the area has access and to provide for the safety and adequacy of access for vehicles and pedestrians using the area.

5.1.10.1 Parking spaces and aisles shall be laid out in accordance with the "Design Standards for Off-Street Parking," as set forth hereinafter. All proposed curb cuts, access drives, and parking areas shall comply with all applicable requirements of the State Department of Transportation.

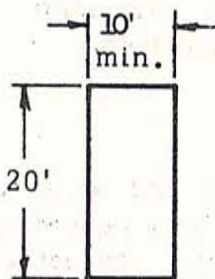
5.1.10.2 Any enclosed loading space shall be located at least 30 feet from any street line and any open loading space shall be so designed that trucks when loading or unloading will not project over any street line.

5.1.10.3 Individual parking and loading spaces, maneuvering areas, entrances and exits shall be suitably identified with lines and arrows, as deemed necessary by the Zoning Enforcement Officer.

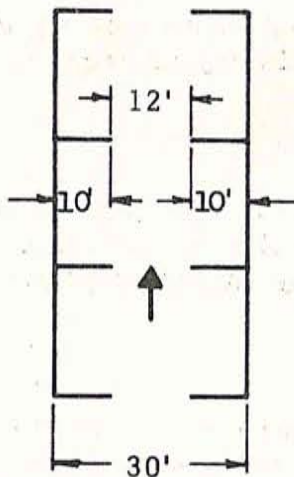
5.1.10.4 No access drive, aisle or maneuvering area shall have a turning radius of less than 20 feet.

CITY OF MILFORD
 DESIGN STANDARDS FOR OFF-STREET PARKING

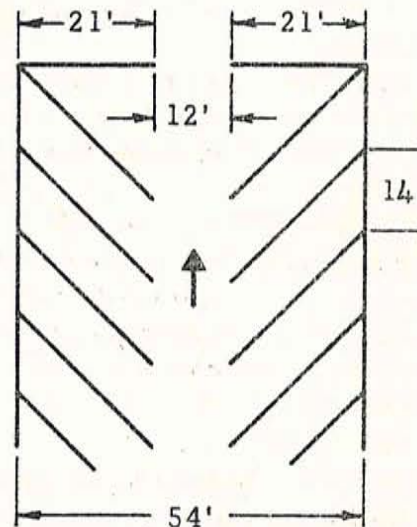
PARKING LAYOUTS



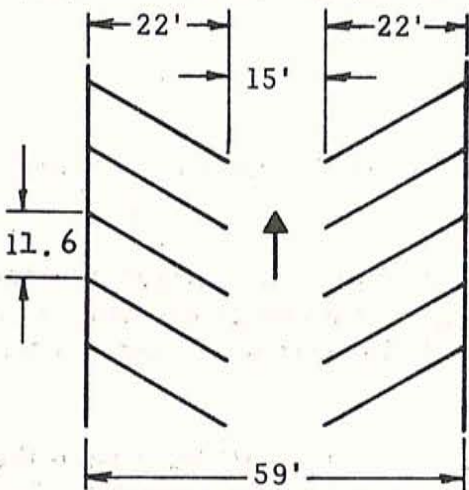
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 PARKING
 SPACE



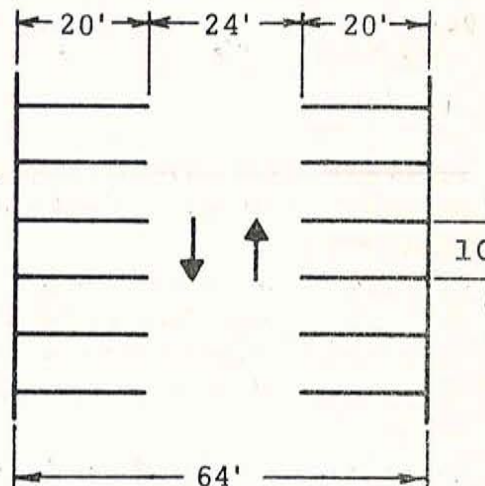
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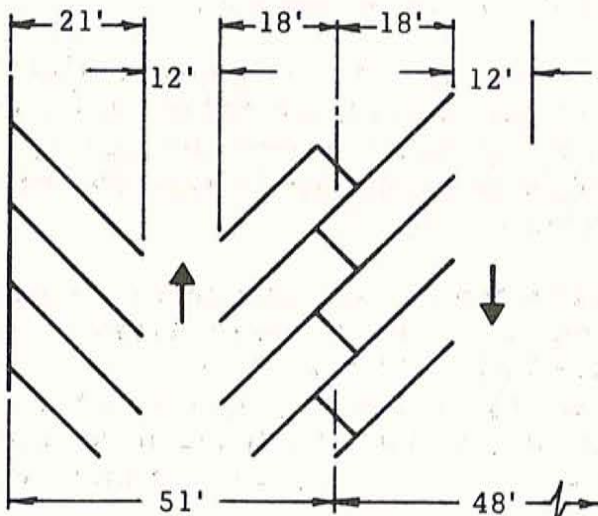
45° ANGLE



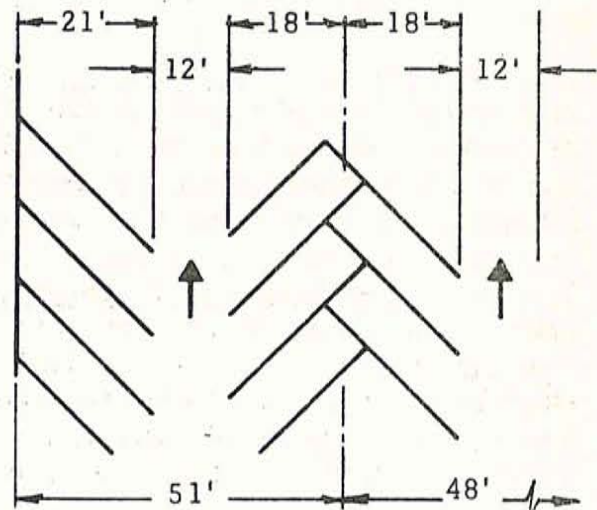
60° ANGLE



90° ANGLE



45° ANGLE OVERLAP



45° ANGLE HERRINGBONE

5.1.10.5 Where vehicles will be located against sidewalks, fences, walls, required buffer strips, trees, landscaping, or similar constructions, a suitable bumper strip shall be provided in such a location that the vehicle cannot overhang or otherwise damage said obstruction.

5.1.10.6 In any parking area containing 20 or more parking spaces, suitable speed bumps at reasonable intervals may be required in order to protect the public safety.

5.1.10.7 In any parking area containing 20 or more parking spaces and two or more parallel aisles, suitable guard rails or explanades may be required in order to protect the public safety and/or to promote a more aesthetic parking area.

5.1.11 Access Drives. No driveway or access road, to or from any property, shall be so located at its juncture with a street as to create a danger or menace to the community or to the convenience or proper use of the adjoining property. No driveway shall provide access through a residential district to a lot located in another Zoning District.

5.1.11.1 No driveway approach shall be less than 10 feet in width nor greater than 30 feet in width at the street line.

5.1.11.2 No driveway shall be located closer than 25 feet to any street intersection measured along the street lines. In any non-residential district, no two driveways on the same lot shall be located closer than 25 feet to each other at their closest limits.

5.1.11.3 No lot having less than 200 feet of street frontage shall have more than two driveway entrances and/or exists on each street abutting the lot. Lots with more than 200 feet of street frontages may have up to one driveway entrance and/or exit for each 100 feet of additional street frontage.

5.1.12 Drainage and Surfacing. All off-street parking and loading areas, whether open or enclosed shall be suitably graded, surfaced, curbed, drained and maintained as deemed necessary by the Zoning Enforcement Officer and approved by the City Engineer to avoid hazards or nuisances of dust, erosion, damage to any buffer strip planting, or storm water flow onto public streets.

5.1.13 Buffer Strips and Screening. All parking areas with more than 5 spaces and/or loading areas shall be bordered on all sides that are contiguous to or across the street from any Residential District, with a suitable buffer strip on which shall be located and maintained appropriate fencing and landscaping of suitable type, density and height to effectively screen the parking area and the lights of motor vehicles adjoining residential areas, as deemed necessary by the Zoning Enforcement Officer.

5.1.14 Landscaping. Where 20 or more surface parking spaces are provided on any lot, the lot containing those spaces shall be suitably landscaped as follows:

5.1.14.1 Trees suitable to the location, at least 1-1/2 inches in diameter, and equal in number to not less than 20% of the number of parking spaces, shall be planted and/or maintained within or around the parking area.

5.1.14.2 Any portion of a parking area not used for parking space or circulation shall be suitably landscaped and maintained.

5.1.15 Lighting. Necessary lighting of parking areas shall be permitted, but there shall be no unshaded light sources, and lights shall be so located that their beams are not directed onto adjacent properties or streets. The Board may limit the hours of lighting and the number and location of lights for any parking and/or loading area that is subject to Site Plan Approval in accordance with ARTICLE VII, herein.

5.1.16 Signs. No more than two traffic, directional, or warning signs, with no advertising thereon and not exceeding 4 sq.ft. in area, may be located at each driveway entrance or exit providing access to any parking and/or loading area.

5.1.16.1 Other signs may be permitted in parking and/or loading areas in accordance with the applicable provisions of the Sign Regulations, Section 5.2, herein.

5.1.17 Operation and Maintenance. Required off-street parking and/or loading facilities shall be maintained with any required markings thereon so long as the building or use which the facilities are designed to serve exists. Required parking areas shall be available to those who make use of buildings and uses for which they are required. Required off-street parking and/or loading areas which after development are later offered to and accepted by the City shall be deemed to continue to serve the buildings or uses to meet the requirements for which they were originally provided.

5.1.17.1 No motor vehicle sales or service and no motor vehicle storage shall be permitted on any required parking and/or loading areas in any Zoning District.

5.1.17.2 In approving any off-street parking and/or loading areas that are subject to Site Plan Approval in accordance with ARTICLE VII, herein, the Board may also require satisfactory evidence that the parking and loading areas will be maintained in full compliance with these requirements.

SECTION 5.2 SIGN REGULATIONS

5.2.1 General Procedure. It is the intention of these sign regulations to promote the public safety, protect property values, create an attractive business climate and enhance the physical appearance of the community. No sign, except as provided in Section 5.2.3, hereof, shall be erected or structurally altered unless an application for a Zoning Permit has been approved by the Zoning Enforcement Officer in accordance with ARTICLE VIII, herein.

5.2.2 General Requirements.

5.2.2.1 Surety. The Zoning Enforcement Officer, in approving a Zoning Permit for any sign structure as described herein, shall require any person, firm, or corporation erecting a sign structure to file a surety bond or evidence of liability insurance in the sum of \$10,000. The condition of such bond or liability insurance shall be for the faithful observance of the provisions of the Zoning Regulations and shall indemnify and save harmless the City of Milford and all its officials or agents from any and all damages, costs, losses or judgments which may be claimed against them by reason of negligent construction, erection or maintenance of any sign.

5.2.2.2 Maintenance. All signs together with their supports, braces, guys, and anchors shall be kept in good repair and in safe condition. The owner of the premises on which a sign is erected shall be directly responsible for keeping such sign and premises around it in a safe, sanitary, neat and clean condition.

Any sign now or hereafter existing which no longer identifies or advertises a bonafide business conducted, product sold, or activity or campaign being conducted shall be taken down and removed by the owner, agent or person having beneficial use of the building, structure, or lot upon which sign is located within 65 days of such cessation.

5.2.2.3 Illumination. Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity and shall be designed, located, erected and maintained only for the purposes of illuminating the subject sign and/or premises.

5.2.2.4 Expressways & Parkways. Where a lot abuts or is within 200 feet of the right-of-way of a limited access highway or parkway, no sign on such lot shall be erected which faces or which is primarily intended to be visible from said expressways, except by Special Permit and Site Plan Approval procedures in accordance with ARTICLE VII, herein.

5.2.3 Signs Exempted from These Regulations. Subject to the conditions applicable in each instance and provided they are maintained in a safe, sanitary, neat and clean condition, the following signs shall not be subject to Sections 5.2.1 and 5.2.2.1, hereof.

5.2.3.1 Temporary Construction Sign. One non-illuminated sign not to exceed 32 sq.ft. in area, identifying an engineer, architect and/or contractor engaged in the development of land or construction or alteration of buildings, provided such sign is set back at least 10 feet from any street line. Any such sign shall be removed with 15 days of completion of such development or construction.

5.2.3.2 Temporary Real Estate Sign. One non-illuminated sign identifying the lease or sale of a building and/or lot, not to exceed 32 sq.ft. in area for land only; 8 sq.ft. in area for a dwelling; and 32 sq.ft. in area for any other building; provided it is set back at least 10 feet from any street line, and further provided it is removed within 15 days after the sale or lease of said building and/or lot.

5.2.3.3 One non-illuminated identification sign not to exceed two sq.ft. in area, nor 8 ft. in height, stating the name, address, and/or profession of the occupant.

5.2.3.4 A sign erected by the City, State or Federal Government.

5.2.3.5 A sign erected by a public carrier for direct information concerning its service at the location.

5.2.3.6 A sign erected by any fraternal, civic, religious or service organization or club, merely announcing its presence in the City of Milford and the time and place of its regular meeting, provided such sign shall not exceed 3 feet in diameter nor 9 sq.ft. in area; and temporary signs erected by such organizations announcing an upcoming event provided they shall be removed within 48 hours after the event.

5.2.3.7 Any flag, badge, insignia or device of any governmental agency or civic, charitable, religious, patriotic, political, fraternal or similar non-profit organization when displayed along a line of march of any parade, or in sockets along any street during a fund raising drive.

5.2.3.8 Political signs displayed during election campaigns, provided they shall be removed with 5 days after such election.

5.2.4 Accessory Signs Allowable in Residential, Residential-Multiple Family, Residential-Office and Shorefront Design Districts. Subject to all other applicable provisions and limitations contained in these Regulations, the following signs shall be allowable in One and Two-Family Residential, Medium and High Density Multiple-Family Residential, Residential-Office and Shorefront Design Districts:

5.2.4.1 One non-illuminated or indirectly illuminated identification sign for each separate street line of an approved Special Use not to exceed 9 sq.ft. in area nor 8 ft. in height; and further limited as follows: said sign shall be subject to the applicable side and rear yard requirements for principal buildings and a minimum of 50% of the applicable front yard requirement for principal buildings; the height of such sign shall not be greater than the distance it is located from any lot line; the area of such sign shall not be a greater number in square footage than one-half the distance in linear footage it is located from any lot line.

5.2.4.2 Other signs shall be limited to directional signs necessary for public safety or convenience and shall be designed and approved only as an integral part of the site plan for an allowable Special Use.

5.2.5 Accessory Signs Allowable in DO, LO, GO, LB, BB, MB, & LI Zoning Districts. Subject to all other applicable provisions and limitations contained in these Regulations, the following signs shall be allowable in Limited Office, Design Office, General Office, Limited Business, Limited Industrial, Boating and Motel Business Districts and Housatonic Design District subject to Site Plan Approval, in accordance with ARTICLE VII, herein.

5.2.5.1 Illuminated, or non-illuminated identification signs shall be permitted alone each separate street frontage.

- (1) Ground Signs. There shall be only one sign along any front property line. The total sign area along each front property line shall not exceed an area to setback ratio of (1:1) one sq.ft. of sign area for each linear foot of setback as measured from a front property line, provided that the minimum required setback from any front lot line shall be 10 feet. The sign height shall not exceed a maximum of 18 feet nor a height to setback ratio of (1.25:1) one and one quarter feet of height for each linear foot of setback as measured from a front property line, provided that the minimum required setback from any lot line shall be 10 feet, and the maximum allowable height shall be 18 feet.
- (2) Wall Signs. There shall be only one sign on any building facing wall for each separate use of the building. The total sign area on each building facing wall shall not exceed 10 percent of the gross area of said wall. The Board may, as deemed necessary, appropriate or desirable in its judgment, permit additional wall signs, in the same manner as above, on a building wall which faces and adjoins a significant and substantial accessory off-street parking structure, lot or area.
- (3) Projecting Signs. One projecting sign on any building facing wall may be permitted for each separate use of the building, provided that the sign area is included as part of the total sign area for wall signs, and provided it shall be located under a roof and over a walkway and it shall not exceed 4 feet in any dimension.

- (4) No identification signs shall be allowed within required side or rear yards adjoining a Residential District; nor within the portion of any front yard within 35 ft. of a Residential District.
- 5.2.5.2 Other signs shall be limited to those necessary for directional or safety purposes and shall be approved only as an integral part of a site plan.
- 5.2.5.3 The aggregate area of all signs on the premises shall not exceed one percent of the gross floor area of all principal buildings on the lot.
- 5.2.6 Accessory Signs Allowable in CBD, SC.D& WDD Zoning Districts.
Subject to all other applicable provisions and limitations contained in these Regulations, the following signs shall be allowed in Central Business, Shopping Center and Waterfront Design Districts, subject to Site Plan Approval, or Special Permit and Site Plan Approval, as applicable, in accordance with ARTICLE VII, herein.
- 5.2.6.1 Illuminated, or non illuminated identification signs shall be permitted along each separate street frontage.
- (1) Ground Signs. There shall be only one sign along any front property line for each separate use on the premises. The total sign area along each front property line shall not exceed an area to setback ratio of (1.5:1) one and one-half sq.ft. of sign area for each linear foot of setback as measured from a front property line, provided that the minimum required setback from any front property line shall be 10 feet. The sign height shall not exceed a maximum of 24 feet nor a height to setback ratio of (1.5:1) one and one-half feet of height for each linear foot of setback as measured from a front property line, provided that the minimum required setback from any street or lot line shall be 10 feet.
 - (2) Wall Signs. There shall be only one sign on any building facing wall for each separate use of the building. The total sign area on each building facing wall shall not exceed 15 percent of the gross area of said wall. The Board may, as deemed necessary, appropriate or desirable in its judgment, permit additional wall signs, in the same manner as above, on a building wall which faces and adjoins a significant and substantial accessory off-street parking structure, lot or area.
 - (3) Projecting Signs. One projecting sign on a building wall may be permitted for each separate use of the building, provided that the sign area is included as part of the total sign area for wall signs, and provided it shall be located under a roof and over a walkway and it shall not exceed 4 feet in any dimension.
 - (4) No identification signs shall be allowed in any required side or rear yards adjoining a Residential District; nor in the portion of any front yard within 35 ft. of a residential district.

5.2.6.2 Other signs shall be limited to those necessary for directional or safety purposes, and shall be approved only as an integral part of a site plan.

5.2.6.3 The aggregate area of all signs on the premises shall not exceed three percent of the gross floor area of all principal buildings on the lot.

5.2.7 Accessory Signs Allowable in GB, GI, & HI Zoning Districts.

Subject to all other applicable provisions and limitations contained in these Regulations, the following signs shall be allowed in General Business, General Industrial, & Heavy Industrial Districts subject to site plan approval in accordance with ARTICLE VII, herein.

5.2.7.1 Illuminated, or non illuminated identification signs shall be permitted for each separate street frontage.

- (1) Ground Signs. There shall be only one sign along any front property. The total sign area along each front property line shall not exceed an area to setback ratio of (2:1) two square feet of sign area for each linear foot of setback as measured from a front property line, provided that the minimum required setback from any lot line shall be 10 feet. The sign height shall not exceed a maximum of 4.0 feet setback ratio of (1.75:1) one and three quarters of sign height for each linear foot of yard setback as measured from a front property line, provided that the minimum required setback from any lot line shall be 10 feet.
- (2) Wall Signs. There shall be only one sign on any building facing wall for each separate use of the building. The total sign area on each building facing wall shall not exceed 15 percent of the gross area of said wall. The Board may, as deemed necessary, appropriate or desireable in its judgment, permit additional wall signs, in the same manner as above, on a building wall which faces and adjoins a significant and substantial accessory off-street parking structure, lot or area.
- (3) Projecting Signs. One projecting sign on any building facing wall may be permitted for each separate use of the building, provided that the sign area is included as part of the total sign area for wall signs, and provided it shall be located under a roof and over a walkway and it shall not exceed 4 feet in any dimension.
- (4) No identification signs shall be permitted in any required side or rear yards adjoining a Residential District; nor in the portion of any front yard within 35 feet of a residential district.

- 5.2.7.2 Other signs necessary for and exclusively limited to directional or safety purposes shall be allowed, and shall be approved only as an integral part of a site plan.
- 5.2.7.3 The aggregate area of all signs on the premises shall not exceed five percent of the gross floor area of all principal buildings on the lot.
- 5.2.8 Commercial Advertising Signs shall be prohibited. Any existing commercial advertising sign shall be subject to Sec. 5.2.2. herein provided however any such sign shall be removed not later than 15 years from the effective date of these regulations.
- 5.2.9 General Prohibitions. The prohibitions contained in this section shall apply to all signs in all Zoning Districts, regardless of designation, within the City of Milford:
- 5.2.9.1 No allowable sign, including projecting signs, shall be located in or project over any street right-of-way.
- 5.2.9.2 No sign or advertising device shall be erected, used or maintained which in any way simulates official directional or warning signs erected or maintained by the Federal, State or City Governments for the protection of the public health and safety.
- 5.2.9.3 No sign or advertising device shall be erected or maintained in such a manner as to obstruct or interfere with the free and clear vision on any street, sidewalk, driveway or navigable channel.
- 5.2.9.4 No sign or advertising device shall be erected or maintained with any lighting or control mechanism which may cause radio or television interference.
- 5.2.9.5 No illuminated sign or lighting device shall be placed or directed on any property in a manner that would permit the light beams and illumination therefrom to be directed or beamed onto a public street or walkway, or onto adjoining properties so as to cause glare or reflection that might constitute a traffic hazard or public nuisance.
- 5.2.9.6 No animated sign or advertising device shall be allowed.
- 5.2.9.7 No flashing sign or advertising device which creates intermittent or varying light intensity shall be allowed.

- 5.2.9.8 No projecting sign shall extend more than 15 inches beyond the building walls or parts thereof, except as otherwise provided in these sign regulations.
- 5.2.9.9 No roof sign shall be erected.
- 5.2.9.10 No sign shall be painted on any fence or retaining wall.
- 5.2.9.11 No building or part thereof, such as a gable, roof, or wall, shall be outlined by direct illumination for the purpose of commercial advertising.
- 5.2.9.12 No sign shall be attached to or be erected or maintained in such a manner as to obstruct any fire escape, window, door, or other building opening used for egress and ingress, ventilation or other fire fighting purpose.
- 5.2.9.13 No signs shall be painted on or attached or otherwise displayed on motor vehicles parked, stored or placed in such a manner as to circumvent the purposes and intent of these sign regulations.
- 5.2.9.14 No commercial advertising sign shall be allowed, except as otherwise provided in Section 5.2.8, hereof.

SECTION 5.3 COMMERCIAL GARAGE AND SERVICE STATION REGULATIONS.

5.3.1 General Procedure. Gasoline stations, vehicle dealerships and vehicle repair and/or service garages as defined by State Statutes, shall be subject to both Special Permit approval in accordance with ARTICLE VII, herein, and Approval of Location by the Zoning Board of Appeals in accordance with the location requirements of this Section as well as the provisions of ARTICLE IX, herein.

5.3.1.1 Except as provided herein no application for Approval of Location for any gasoline station, vehicle dealership or vehicle repair and/or service garage, as defined by State Statutes, shall be accepted by the Zoning Board of Appeals unless and until the Planning and Zoning Board has previously approved the Site Plan and authorized the issuance of a Special Permit.

5.3.1.2 The provisions of Section 5.3.1.1 shall not apply to applications to the Zoning Board of Appeals for approval of location of existing vehicle dealerships or repair and/or service garages where no expansion of the use, and no change in type of license is proposed.

5.3.2 General Conditions.

5.3.2.1 There shall be a minimum lot area of 22,000 square feet and a minimum lot width of 100 feet for all uses regulated by this section except where zone district regulations may require a larger minimum lot size and/or width.

5.3.2.2 The storage of petroleum products in underground tanks not to exceed 40,000 gallons and the storage of fuel oils in above ground tanks not to exceed 275 gallons shall be the total allowable per lot.

5.3.2.3 Provisions shall be made for entering and leaving the lot in such a manner that traffic hazards are minimized. Driveway aprons shall be a minimum distance of 25 feet from any street intersection and 10 feet from any adjacent lot line.

5.3.2.4 Fuel pumps and above ground fuel storage tanks shall be located at least 25 feet from any street line or adjacent lot line.

5.3.2.5 Servicing, other than retail sale of gasoline and oil and minor services customarily incidental thereto, shall be conducted within a building. No repair work, except of an emergency nature, will be performed out-of-doors. No servicing or storage of any vehicle shall take place on any adjacent public street or sidewalk. Outside storage and display of vehicles shall be restricted to areas no closer than 10 feet from any street line or adjacent lot line.

5.3.2.6 Adequate area for parking, storage and servicing shall be provided on private property.

5.3.2.7 Appropriate and necessary lights shall be installed and maintained. All free-standing lights shall be designed so that lights are difused and shielded so that glare onto adjacent properties is minimized. No free-standing light shall be permitted in any required rear or side yard adjacent to a Residential District.

5.3.2.8 Appropriate landscaping and screening of suitable type, density and height shall be installed and suitably maintained.

5.3.3 Location Requirements. Subject to Special Permit and Site Plan Approval, no commercial garage, gasoline station, vehicle dealerships, vehicle repair and/or service garages, or other similar commercial garages, shall be located on any lot within a distance of 300 feet, measured in a straight line between the nearest lot lines, from any other premises used for a public park or playground, a public, private or parochial school, a church or any other place of worship, a public library, a theatre or any other place of public assembly, and a hospital, or any other duly authorized health institution; except that no existing commercial garage, gasoline station, vehicle dealership, vehicle repair and/or service garage or other similar commercial garage shall be deemed to become a non-conforming use through the subsequent erection of said uses.

5.3.3.1 No gasoline station shall be located on any lot within 200 feet, measured in a straight line between the nearest lot and/or boundary lines, from any Residential District boundary; except that no existing gasoline station shall be deemed to become a non-conforming use through the subsequent change of such Residential District boundary.

5.3.4 Modified Requirements for Special Fuel Retailers. Filling or service stations selling special fuels, as defined by State Statutes, shall comply with the foregoing regulations, except that locations where more than four fuel filling devices are used for special fuels and/or where the use is designed, intended or arranged for service primarily to truck traffic, the following standards shall apply in lieu of Sections 5.3.2.1 through 5.3.2.3:

5.3.4.1 There shall be a minimum lot area of six (6) acres and a minimum frontage of 400 ft. on a State highway.

5.3.4.2 The storage of special fuels in underground tanks not to exceed 100,000 gallons and the storage of fuel oils in above-ground tanks not to exceed 275 gallons shall be the total allowable per lot.

5.3.4.3 Provisions shall be made for entering and leaving the lot in such a manner that traffic hazards are minimized. Driveway aprons shall be a minimum distance of 100 ft. from any street intersection and 25 ft. from any adjacent lot line.

5.3.5 Prohibited Uses.

5.3.5.1 No alcoholic liquor shall be sold from the premises of or site area allocated to any use regulated in this Section.

SECTION 5.4 ALCOHOLIC LIQUOR REGULATIONS.

5.4.1 General Procedure. The Planning & Zoning Board may permit the sale of alcoholic liquors, beer, ale or wine in accordance with the procedures, requirements, conditions and safeguards hereinafter specified.

5.4.1.1 Endorsement of State Applications. The Zoning Enforcement Officer shall have authority to certify compliance with these Regulations on all applications for alcoholic liquor permits, when required under the provisions of the State Liquor Control Act or the regulations of the State Liquor Control Commission. Where endorsement is required on applications to the State Liquor Control Commission which applications concern existing permit locations where no expansion or change in type of permit is being asked, the procedures of Section 5.4.2 & 5.4.4 shall not apply.

5.4.2 Warehouses and wholesale uses selling alcoholic liquors at wholesale, as defined by State Statutes, shall be allowable in applicable Zoning Districts, subject to the same conditions as any other warehouse or wholesale use in the respective zone.

5.4.3 Temporary Permits. The Planning & Zoning Board may approve applications for one-day permits for the sale of beer or ale, subject to appropriate conditions and safeguards deemed necessary by the Board.

5.4.4 The Planning & Zoning Board may, subject to Special Permit in accordance with ARTICLE VII, herein, allow the following uses in an applicable Zoning District, except no tavern, cafe, hotel, club, lodge, fraternal organization, package store, drug store, or grocery store serving or selling alcoholic liquor, as defined by State Statutes, but not including restaurants allowable under Section 5.4.4.2 & 5.4.4.3 shall hereafter be located on any lot within a distance of 300 feet measured in a straight line between the nearest lot lines, from the premises of a public park or playground; public, parochial or private non-profit school; place of worship; public library, auditorium, theatre or other place of public assembly; and hospital or duly authorized health institute. No existing premises serving or selling alcoholic liquor shall be deemed to become non-conforming by the subsequent erection of said uses. No lot, building, structure or use shall be allowed to be used for the sale of alcoholic liquors, including beer, ale, or wine except in accordance with ARTICLE VII and the following:

5.4.4.1 Restaurants, taverns, cafes, or hotels serving alcoholic liquor, as defined by State Statutes may be allowed subject to the following conditions and safeguards:

- (1) The use shall be located at least 1500 ft. as measured within street rights-of-way from any other restaurant, tavern, cafe, or hotel, except as provided in Sections 5.4.4.2, 5.4.4.3, and 5.4.4.7.

5.4.4.2 Restaurants serving alcoholic liquor may be allowed subject to the following conditions and safeguards notwithstanding Section 5.4.4.1 above.

- (1) Such restaurant shall contain a minimum floor area of 2,000 sq.ft.
- (2) Service and consumption of alcoholic liquor on-premises shall be clearly incidental to the service of food.

- (3) The hours during which service of alcoholic liquor is conducted shall not exceed the hours during which service of food for on-premises consumption is conducted.

5.4.4.3 Restaurants serving beer and wine only may be allowed subject to the following conditions and safeguards notwithstanding Section 5.4.4.1 above.

- (1) Service and consumption of alcoholic liquor on-premises shall be clearly incidental to the service of food.
- (2) The hours during which service of alcoholic liquor is conducted shall not exceed the hours during which service of food for on-premises consumption is conducted.

5.4.4.4 Clubs, lodges, and fraternal organizations serving alcoholic liquor, as defined by State Statutes, may be allowed subject to the following conditions and safeguards:

- (1) All principal buildings shall be set back at least 50 feet from any Residential District;
- (2) All off-street parking areas shall be set back at least 25 feet from any Residential District boundary;
- (3) No such use shall create any noticeable traffic hazard or nuisance to residential areas; and
- (4) Appropriate landscaping and screening shall be installed and suitably maintained.

5.4.4.5 Grocery stores selling canned or bottled beer or ale at retail, as defined by State Statutes, may be permitted subject to the following conditions and safeguards:

- (1) No such use shall create any nuisance to residential areas.

5.4.4.6 Package stores and drug stores selling alcoholic liquor at retail as defined by State Statutes may be allowed, subject to the following conditions and safeguards:

- (1) No package store shall be located within 2000 feet as measured within street rights-of-way from any other location at which alcoholic liquor is sold for off-premises consumption.

5.4.4.7 Shopping centers containing two or more retail establishments where the lot, buildings, structures and uses are under one sponsorship or ownership shall be allowed to have one alcoholic liquor permit for each 40,000 sq.ft. of floor area or fraction thereof, in said retail shopping center, except not more than one package store or drug store selling alcoholic liquor shall be allowed in such center.

5.4.4.8 Any permittee using any premises for serving or selling alcoholic liquor under a permit issued by the State Liquor Control Commission may move said place of business to other premises, subject to the following conditions and safeguards:

- (1) Such other premises shall be located in a Zoning District which permits such use;
- (2) Such other premises shall be subject to Special Permit and Site Plan Approval by the Board in the same manner as a new location;
- (3) Such removal shall be in accordance with the rules and regulations of the State Liquor Control Commission.

5.4.5 Change of Use. The change of an existing use of a building or structure, whether or not a liquor permit exists at the location, to a proposed use either serving or selling alcoholic liquor shall be subject to this Section in the same manner as a new use either serving or selling alcoholic liquor.

SECTION 5.5 EARTH FILLING AND REMOVAL REGULATIONS.

5.5.1 General Procedure. The Planning and Zoning Board may permit the filling with and/or removal of any earth, loam, topsoil, sand, gravel, clay, stone or other material (hereafter referred to as earth products) in accordance with the procedures and requirements hereinafter specified.

5.5.2 Removal Permits. No removal of any earth products shall be permitted from any lot or property in any Zoning District until the Planning and Zoning Board approves a Special Permit in accordance with ARTICLE VII, herein.

5.5.3 Filling Permits. No filling with any earth products or any other material shall be permitted on any land located in or within a distance of 25 feet of any flood hazard area, waterbody, watercourse, or wetland until the Planning and Zoning Board approves a Special Permit in accordance with ARTICLE VII, herein.

5.5.3.1 Said distance of 25 feet shall be measured in a straight line from:
(1) The regulatory flood protection elevation;
(2) The mean high watermark of tidal waterbodies and tidal watercourses;
(3) The seasonal high water level of all other waterbodies, watercourses; or
(4) The legally established wetland boundaries, as applicable.

5.5.3.2 The City Engineer shall approve said elevations, marks, levels, and boundaries when same are not otherwise established by an agency of the State and/or Federal government.

5.5.4 Exemptions. The provisions of this Section and the requirement to obtain a Special Permit shall not apply to filling or removal in the following cases, provided that such will not otherwise be subject to Flood Hazard Regulations, Section 5.6, herein.

5.5.4.1 Necessary filling with or removal of earth products in direct connection with the building construction, structural alteration or site improvements on a lot for which a building permit has been issued or in direct connection with required site improvements in accordance with an approved subdivision plan; provided that the filling or removal shall be deemed the minimum quantity necessary to make such site suitable for the proposed use.

5.5.4.2 Necessary filling with or removal of earth products in direct connection with street or utility improvements within a public right-of-way.

5.5.5 Site Plan Requirements. Applications for a Special Permit shall include a Site Plan, in accordance with ARTICLE VII, herein, showing the following additional information, where appropriate:

5.5.5.1 The amount, area, and type of proposed fill, other structure elevating techniques, retaining walls, levees, channel modifications, seawalls, rip-rapping and other methods designed to overcome flood and/or erosion related hazards.

5.5.5.2 The amount, area and nature of proposed grading, dredging, excavating, or removing of earth products.

5.5.5.3 Grading plans, based on actual surveys and referenced to U.S.G.S. datum, indicating the elevations and extent and the slopes of all proposed grading, filling, dredging, excavation or removal as shown by existing and proposed contour lines at intervals of two feet or less or by other appropriate means.

- 5.5.5.4 Storm drainage plans showing the drainage area and estimated runoff of the area to be served by any existing drainage facilities, together with detailed plans and specifications of all proposed drainage facilities or other protective devices to be constructed in connection with the proposed use.
- 5.5.5.5 Landscaping plans showing the type, location and extent of all proposed planting or vegetation to be retained on or restored to the site for erosion prevention.
- 5.5.5.6 Proposed vehicular access to the site and proposed work roadways within the site.
- 5.5.5.7 The estimated number of types of trucks and other machinery proposed to be used on the site.
- 5.5.5.8 The estimated starting and completion dates and the estimated hours and days of the week proposed for the operation on the site.
- 5.5.5.9 Approval by the Fire Marshal of plans for any proposed blasting and/or storing of explosives on the site.
- 5.5.5.10 Approval by the appropriate State Department for any regulated activity within a legally established wetland shall be submitted with the application.
- 5.5.5.11 The Board may, when deemed necessary to protect the public health, safety, and general welfare, environment, require a soils investigation, based on the most recent grading plan. Such reports shall include data regarding the nature, distribution, and strength of existing soils, conclusions and recommendations for grading procedures, design criteria for corrective measures, and the effect of soil conditions on the proposed development.

5.5.6 Standards and Conditions.

- 5.5.6.1 The filling or removal shall be carried out in accordance with the maps and plans as approved by the Board and within the limits shown thereon;
- 5.5.6.2 The filling or removal shall not result in steep slopes, pits or depressions, or soil erosion, drainage or sewage problems or conditions which would impair the reasonable reuse and development of the site;
- 5.5.6.3 At all stages of the work or operation, proper drainage shall be provided to avoid stagnant water, soil erosion problems, excessive runoff, silting of streams and damage to public property, streets or drainage facilities;
- 5.5.6.4 At all stages of the work or operation where any excavation or fill will have a depth of ten feet or more and/or will create a slope of more than 1 foot vertical to 1-1/2 feet horizontal, the Board may require a substantial fence enclosing the fill or excavation. Such fence shall be at least six feet in height with suitable gates and shall be located at least 25 feet from the edge or toe of the excavation or fill;
- 5.5.6.5 Truck access to the lot and the work area shall be so arranged as to minimize traffic hazards on streets and to avoid nuisance to residents of the neighborhood;
- 5.5.6.6 No grading, excavation or removal shall be carried to a depth below the regulatory flood protection elevation, nor to a depth below the mean high water level of any waterbody, watercourse, or seasonal high water table on the lot; UNLESS:

- (1) The Board specifically authorized as an integral part of the Special Permit a proposed man-made water area, or provisions to refill and compact the area with suitable material, or similar provision to otherwise protect the area from flood and erosion related hazards; AND
- (2) Such grading, excavation or removal is in strict accordance with all applicable provisions of the Flood Hazard Regulations, Section 5.6, herein.

5.5.6.7 No grading, excavation or removal shall extend below the elevation of any abutting street or lot line; UNLESS:

- (1) Either grading, excavation or removal is set back at least 100 feet from said street or lot line; OR
- (2) The Board finds, after a study of the proposed Site Plan, that the public health, safety and general welfare would be best served by a lesser setback distance.

5.5.6.8 No filling shall extend above and street, lot or portion thereof, which is located below the regulatory flood protection level; UNLESS:

- (1) Both such filling is authorized as an integral part of the Special Permit; AND
- (2) Such filling is in strict accordance with all applicable provisions of the Flood Hazard Regulations, Section 5.6, herein.

5.5.6.9 The Board may require the applicant to reserve adequate slope and/or drainage easements on the lot in order to allow the necessary coordination of any grading, filling, excavating, or removal operations that might be permitted on any abutting lot or street.

5.5.6.10 No rock crushers, separators or processing machinery shall be permitted unless located in an industrial zone, including the Housatonic Design District, and unless the number, type, size, and nature of such machinery is specifically authorized by the Board as an integral part of (the) Special Permit approval. ^{add} Any such machinery shall be set back from any street or lot line a minimum prescribed distance as deemed necessary by the Board to protect the health, safety and general welfare, but in no case shall such setback be less than (100 feet from a street, 200 feet from a Residential Zone, and 50 feet from lot lines.) Any such machinery shall be used only for materials originating on the site covered by the Special Permit for removal operations, and shall be removed from the lot upon termination of the Special Permit. Further, allowance of such machinery shall be limited to a maximum of (five) years, subject to (annual review for continuation up to said five years by the Planning & Zoning Board.)

5.5.6.11 No materials shall be stockpiled and no equipment or structures authorized by the Special Permit shall be operated or located beyond the limits of the specific area approved for filling or removal.

5.5.6.12 All work in connection with filling or removal operations shall be limited to the hours and days of the week that may be specified by the Board.

5.5.6.13 In order to minimize any flooding hazard, the applicant shall comply with all applicable provisions of Section 5.6, Flood Hazard Regulations, herein.

5.5.6.14. In order to minimize any dust and/or noise pollution, the applicant shall comply with all applicable provisions of Section 5.9, Performance Standard Regulations, herein.

5.5.6.15 Upon completion of the work or operation authorized, the area graded, filled, removed or otherwise disturbed ground shall be prepared or restored as follows:

- (1) Materials used for filling shall have been approved by the Planning & Zoning Board & the City Engineer. All fills shall be adequately compacted to an acceptable density, as determined by the Board or its authorized agent, in order to safely support any buildings, structures or uses and to aid in preventing the saturation, slipping or erosion of fill. Where wind or water erosion is a factor, fill shall be adequately protected by bulkheads, rip-rap, planting suitable grass or other vegetation, or other protective measures.
- (2) Such area shall be evenly graded to slopes not exceeding one foot vertical to 1-1/2 feet horizontal distance or to such lesser slope necessary for soil stability, safety and reasonable reuse and development of the lot; in addition, the area shall be evenly graded with sufficient slopes to assure adequate drainage of the area, so that stagnant pools of water will be avoided.
- (3) Suitable drainways of gradual slope shall be provided to assure adequate drainage.
- (4) All loose debris shall be incorporated into the improvement of the lot or shall be removed from the lot.
- (5) Sufficient topsoil or loam shall be retained on, or otherwise provided for, the lot and shall be spread over the entire area to a depth of at least 6 inches; and the area shall then be suitably seeded, planted, landscaped and maintained until the ground shall be completely stabilized with a dense cover of vegetation and there exists no danger of erosion; except that this provision shall not apply to areas of water nor to exposed areas of ledge either existing prior to the work or specifically authorized as part of the Special Permit.

5.5.6.16 The Board may require the applicant to submit periodic reports, prepared and certified by a professional engineer licensed in the State of Connecticut, showing the status and progress of the work or operation.

5.5.7 Existing Operations. Legally established filling and removal projects in actual operation and not under a valid Special Permit on the effective date of these Regulations, may continue operations; provided that once each year, within 65 days after notice by the Board, the owner of such existing project shall present plans showing the present condition of the property, the extend of excavations contemplated and proposed ultimate development of the property, and further provided that the Board approves said plans subject to such conditions as may be in the best interests of the City and in harmony with these Regulations.

SECTION 5.6 FLOOD HAZARD REGULATIONS.

5.6.1 Purpose. The purpose of this Section is to promote the public health, safety and general welfare and to minimize flood losses resulting from periodic inundation by provisions designed to:

- (1) Require that land, buildings, structures, and uses thereof which are vulnerable to floods, including facilities which serve such uses, be provided with a safe building site and access and be adequately protected against flood and erosion damage at the time of initial construction.
- (2) Require that land areas which are unsuited for intended purposes because of flood or erosion hazard be delineated on any Site or Subdivision Plan, and that such areas which are not suitable for development be subject to easements or other legal restrictions, necessary for the protection thereof.
- (3) Control grading, filling, dredging, excavating, and removal which may increase erosion or flood damage.
- (4) Control the alteration of dunes and other natural protective barriers.
- (5) Regulate the construction of seawalls, bulkheads, groins, jetties, and other works which may increase flood and erosion damage to other lands.

5.6.2 Zoning Districts. Flood Hazard Regulations shall apply to all lands, buildings, structures, structural alterations, and uses in any Zoning District, where such lands, buildings, structures, structural alterations, and uses are or are proposed to be located below the regulatory flood protection elevation, as defined herein.

5.6.3 Procedure. No land, building, structure or use shall be developed or constructed below the regulatory flood protection elevation in any Zoning District, unless and until and Planning & Zoning Board has previously approved a Site Plan and authorized the issuance of a Special Permit in accordance with ARTICLE VII, herein, and the procedures, requirements, conditions, and standards set forth hereinafter.

5.6.4 Compliance. No land, building, structure, or use shall hereafter be developed or constructed without full compliance with the provisions of this Section, the Earth Fill and Removal Regulations, Section 5.5, where applicable, and all other applicable provisions of these Regulations, the City Subdivision Regulations, State and City Health and/or Sanitary Codes, and other laws and regulations which apply to lands, buildings, structures and uses within the jurisdiction of these Regulations.

5.6.5 Site Plan Requirements. Applications for a Special Permit shall include a Site Plan, in accordance with ARTICLE VII, herein, showing all applicable information required under Earth Fill and Removal Regulations, Section 5.5, where applicable, and the following additional information:

5.6.5.1 Any application for new buildings shall be accompanied by building plans, floor plans and elevations prepared by a Professional Engineer and/or Architect registered in the State of Connecticut.

5.6.6 Use Requirements. No building, structure, or use shall be allowed which, alone or in combination with existing or proposed uses, will adversely affect the capacity of channels, watercourses, drainage ditches or other drainage facilities and/or will increase flood damages to other lands or accelerate erosion. When the Planning and Zoning Board determines that only a portion of a lot can be safely developed or used, it shall limit such development or use to that portion and shall require that the method of development or usage be consistent with its determination.

5.6.6.1 All Buildings and Structures.

- (1) Buildings and structures shall be designed with low flood damage potential.
- (2) Buildings and structures shall be constructed and placed on the lot so as to offer the minimum resistance to the flow of flood waters.
- (3) Structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
- (4) Service facilities such as electrical and heating equipment shall either be constructed at or above the regulatory flood protection elevation or be otherwise structurally flood proofed.

5.6.6.2 Residential Buildings. Dwellings and other similar buildings designed for human habitation shall be constructed on fill, pilings, interrupted walls or elevated by other acceptable means so that the lowest habitable floor level is not less than two feet above the regulatory flood protection elevation. When said buildings are erected on fill, the elevation of such fill shall not be lower than one foot above the mean high watermark. Moreover, said filled area shall extend at its elevation (exclusive of necessary slope areas) at least 15 feet or a distance equal to the minimum required yards, whichever distance is less, beyond the limits of any building or structure erected thereon. Elevating members of the structure should be properly footed to withstand saturated conditions and located so as to reduce scour effects. Other flood protecting methods shall not ordinarily be allowed for dwellings and other similar buildings designed for human habitation.

5.6.6.3 Non-Residential Buildings and Structures. Buildings and structures, other than dwellings and similar buildings designed for human habitation, shall ordinarily be elevated as provided in Section 5.6.6.2, above. However, the Board may permit non-residential buildings and structures, with the lowest floor level below the regulatory flood protection elevation, where adjacent streets or utilities already exist below said elevation or other special circumstances make strict compliance with Section 5.6.6.2, above, impractical. Such non-residential buildings and structures may, in special circumstances, be otherwise structurally flood-proofed as provided in Section 5.6.8, herein.

(1) Structurally, flood-proofed buildings shall be designed to withstand:

- (a) Crushing from weight of water on outside walls;
- (b) Uplift pressures on the basement or slab foundations;
- (c) Wind action from hurricanes.

5.6.6.4 Open Space Uses. Other structures and uses which have a predominantly open space character, which will not be subject to substantial flood damage, and which will not cause flood damage to other lands, as determined by the Board, may be allowed at an elevation below the regulatory flood protection elevation.

5.6.6.5 Storage of Material and Equipment. The storage or processing of materials that are (in time of flooding) flammable, explosive or injurious to human, animal or plant life is prohibited. Open or outdoor storage of any material or equipment is prohibited.

5.6.6.6 Grading, Filling, Dredging, Excavating and Removing. The Board may permit grading, filling, dredging, excavating or removing of any earth products subject to the Earth Fill and Removal Regulations, Section 5.5, herein. The Board may permit the proposed activity only if it will not increase flood hazards, cause or accelerate erosion or otherwise interfere with natural drainage.

5.6.6.7 Alteration of Natural Protective Barriers. Sand dunes, barrier beaches and other natural protective barriers shall remain intact to provide protection against wind, waves and erosion damage. The Board may, subject to the Earth Fill and Removal Regulations, Section 5.5, herein, permit the removal of sand blown or washed upon improved properties by action of high winds and tides, provided that the sand removal will not create a hazardous condition upon the improved property or other properties.

5.6.6.8 Flood and Erosion Control Works. Necessary and appropriate flood and erosion control works may be permitted by the Board provided that:

- (1) Detailed plans, specifications and costs for the proposed work shall be prepared by a registered professional engineer licensed in the State of Connecticut.
- (2) No such works shall damage the subject or adjoining properties.
- (3) All such works shall be designed to provide a degree of protection consistent with the intended use of the subject property.
- (4) Any fill and other materials for protective works shall be adequately protected against erosion by bulkheads, rip-rap, planting suitable vegetation or other protective measures.
- (5) The applicant shall first obtain all necessary State and Federal approvals for the proposed works.

5.6.7 Improvement Requirements. No land, building, structure, or use shall be allowed without necessary and appropriate improvements to minimize any flood and erosion related hazards and to protect the public health, safety and welfare.

- 5.6.7.1 Streets and Driveways. All proposed streets and at least one proposed access driveway shall be adequate to allow emergency evacuation from the lot and from each principal building or use thereon. The finished elevation of such proposed streets and driveways shall be no more than 1 foot below the regulatory flood protection elevation and shall extend at such elevation a width of not less than 24 feet for streets and 14 feet for driveways, exclusive of necessary slope areas; notwithstanding any other City ordinances or regulations. Necessary drainage openings, such as culverts or bridges, shall be sufficient to discharge flood flows without unduly increasing flood heights. All proposed street and driveway intersections with existing public streets shall be subject to approval by the City Engineer and shall be designed with adequate control distances, grades, vertical curves, and similar design criteria as deemed necessary by the City Engineer.
- 5.6.7.2 Drainage Facilities. Storm drainage facilities shall be designed to convey the flow of surface waters without damage to persons or property and to prevent the discharge of excess runoff onto adjacent properties, and shall be subject to approval by the City Engineer. The system shall insure adequate drainage at all points along street and lot lines, and shall provide positive drainage away from buildings. The Board may require a primary underground system to accommodate frequent floods and a secondary surface system to accommodate larger, less frequent floods.
- 5.6.7.3 Sewer Facilities. No land, building, structure, or use thereof shall be approved by the Board unless said use is served by an approved public sanitary sewage disposal system. The Board shall require the applicant to provide adequate sewage facilities to connect to said system, and shall prescribe the procedures to be followed by the applicant in connecting thereto. All proposed sewage facilities shall be structurally flood proofed or otherwise protected to a height above the regulatory flood protection elevation, and shall be subject to approval by the City Engineer and Health Administrator.
- 5.6.7.4 Water Supply Facilities. If there is an existing public water supply system on or near the lot, the Board may require the applicant to connect to such system, and shall prescribe the procedures to be followed by the applicant in connecting thereto. All proposed water supply facilities shall be structurally flood proofed or otherwise protected to a height above the regulatory flood protection elevation, and shall be subject to approval by the City Engineer and Health Administrator.
- 5.6.8 Conditions and Safeguards. The Planning and Zoning Board may attach necessary conditions and appropriate safeguards to a Special Permit Approval for areas subject to flood, erosion and similar development hazards. Such conditions and safeguards may include, but shall not be limited to, the following:

- 5.6.8.1 Construction and modification of drainage, waste disposal and water supply facilities to meet the provisions of these Regulations.
- 5.6.8.2 Construction and modification of channel improvements, groins, jetties, bulkheads, levies and other flood protective or erosion control measures.
- 5.6.8.3 Imposition of operational controls, sureties, and legal restrictions.
- 5.6.8.4 Flood Proofing Measures. Flood proofing measures such as the following, shall be designed consistent with the flood protection elevation, flood velocities, durations, rate of rise, hydrostatic and hydrodynamic forces, and other factors associated with the regulatory flood. The Board shall require that the applicant submit all necessary plans, specifications and other documents certified by a registered professional engineer, that the flood proofing measures are consistent with the regulatory flood protection elevation and associated flood factors for the particular area. The following flood proofing measures may be required:
- (1) Anchorage to resist flotation and lateral movement.
 - (2) Installation of watertight doors, bulkheads, and shutters or similar methods of construction.
 - (3) Reinforcement of walls to resist water pressures.
 - (4) Use of paints, membranes, or mortars to reduce seepage of water through walls.
 - (5) Addition of mass or weight to structures to resist flotation.
 - (6) Installation of pumps to lower water levels in structures.
 - (7) Construction of water supply and waste treatment systems so as to prevent the entrance of flood waters.
 - (8) Pumping facilities or comparable practices for subsurface drainage systems for buildings to relieve external foundation wall and basement flood pressures.
 - (9) Construction to resist rupture or collapse caused by floating debris.
 - (10) Installation of valves or controls on sanitary and storm drains which will permit the drains to be closed to prevent back-up of sewage and storm waters into the buildings or structures. Gravity draining of basements may be replaced by mechanical devices.
 - (11) Location of all electrical equipment, circuits and installed electrical appliances in a manner which will assure they are not subject to flooding and to provide protection from inundation by the regulatory flood.
 - (12) Location of any structural storage facilities for chemicals, explosives, buoyant materials, flammable liquids or other toxic materials, which could be hazardous to public health, safety, and welfare in a manner which will assure that the facilities are situated at elevations above the height associated with the regulatory protection elevation or are adequately flood proofed to prevent flotation of storage containers, or damage to storage containers which could result in the escape of toxic materials into flood waters.

5.6.9 Warning and Disclaimer of Liability. The degree of flood protection required by this Section is considered reasonable for regulatory purposes. This Section shall not create liability on the part of the City of Milford or any officer or employee thereof for any flood damages that result from reliance on this Section or any administrative decision lawfully made thereunder. In no case shall responsibility or liability arise from the design or operation of any street, utility or similar improvements dedicated to the City, if the City has not officially accepted in writing the dedication and agreed to maintain and operate such improvements.

SECTION 5.7 CLUSTER DEVELOPMENTS.

5.7.1 Purpose. The purpose of this Section is: (1) to promote the most appropriate use of the land at the population density permitted in the applicable Zoning District; (2) to provide flexibility in the design of the development by permitting a variation in lot requirements; (3) to facilitate the adequate design and economical provision of streets, utilities and other site improvements; and (4) to preserve the natural resources of the City through the maximum protection of woodlands, waterbodies, watercourses, steep slopes, scenic vistas, conservation areas, recreation areas, and similar natural features, characteristics and open spaces.

5.7.2 Definition. A Cluster Development shall constitute a development site under one ownership or control containing one or more building lots for residential dwellings each containing one or two (R2F-A, R2F-30 & R2F-20 Districts only) dwelling units, which shall be owned and operated under a cooperative or condominium arrangement or developed as a legal subdivision or a combination of the above arrangements.

5.7.2.1 Where an applicant proposes a subdivision, or any portion thereof, which is subject to Final Subdivision Plan Approval under the Subdivision Regulations, the Board may approve and permit said subdivision, or portion thereof, subject to all applicable procedures and requirements of both these Regulations and the Subdivision Regulations. The Board may allow the simultaneous submission of an application for a Special Permit and for a Final Subdivision Plan.

5.7.3 General Procedures. Cluster developments, comprising one-family dwellings, may be permitted by the Planning & Zoning Board in R-2A, R-A, R-30, R-18, and R-12.5 Districts, and one and/or two-family dwellings in R2F-A, R2F-30, and R2F-20 Districts subject to Special Permit in accordance with ARTICLE VII, herein, and the procedures, requirements, and limitations set forth hereinafter.

5.7.3.1 Application. The applicant shall submit an application accompanied by the following additional information:

- (1) A written statement of the intended ownership arrangement for the proposed Cluster Development, including means of open space reservation, whether streets are to be public or private, and ownership of common facilities;
- (2) Legal documentation, satisfactory to the City Attorney, assuring ownership, maintenance and operation of all private streets, parking areas, sidewalks, utilities, recreation facilities, open space areas and other private improvements, facilities and areas proposed for the Cluster Development.

5.7.3.2 Review. The Board may approve a Cluster Development, provided it finds that:

- (1) The development site shall contain not less than the minimum gross site area required under this Section for the Residential District in which said development is located;
- (2) The maximum number of lots to be created under the provisions of this Section shall not exceed the number which could be reasonably created in accordance with the provisions of the Residential District in which said development is located;
- (3) The maximum number of dwelling units to be erected under the provisions of this Section shall not exceed the number which could be reasonably created in accordance with the provisions of the Residential District in which said development is located;

- (4) The land and buildings shall be used only for one and two-family dwellings and accessory uses permitted in the applicable Residential District;
- (5) The open space and natural features of the site will be advantageously used and beneficially preserved; and
- (6) The proposed development shall be in harmony with the purpose and intent of these Regulations.

5.7.3.3 Surety. Final approval of the proposed Cluster Development shall be contingent upon the applicant posting surety with the Board in order to assure satisfactory completion of all proposed improvements, not including dwellings, shown on the approved Site Plan and other approved documents.

5.7.4 General Requirements. A Cluster Development shall comply with all requirements of the District in which it is located, except as said requirements may be modified in this Section.

5.7.4.1 Minimum Gross Site Area. The gross acreage of a Cluster Development site shall not be less than three times the minimum lot area requirement from Sections 3.1.4 or 3.2.4 of the District in which said development is located. Any land which is encumbered with existing utility easements or other legal restrictions that will prevent the full use of the site for development shall be computed at the rate of 50% of the encumbered portion of the land in determining the gross acreage.

5.7.4.2 Maximum Number of Lots. The maximum number of lots that may be approved by the Board shall be computed by subtracting from the total gross site area available for use under this Section, a fixed percentage of said total for street right-of-way purposes and dividing the remaining site area by the minimum lot area requirement from Section 3.1.4 or 3.2.4 of the District in which said development is located. This method shall apply regardless of the amount of land actually required for street rights-of-way.

The fixed percentages for street rights-of-way purposes to be subtracted from the total gross area to be developed shall be as follows:

Permitted Residential Districts	Fixed Street Rights-of-Way Reduction Factor (%)
R-2A	9
R-A, R2F-A	10
R-30, R2F-30	11
R2F-20	13
R-18	14
R-12.5	17

5.7.4.3 Minimum Floor Area. As required in applicable District, Section 3.1.1.1, for one-family dwellings; Section 3.2.1.2 (1) through (4) for two-family dwellings.

5.7.4.4 Minimum Lot and Building Requirements. Under this Section, no lot or development site in a permitted Residential District shall be reduced below the applicable minimum lot and building requirements as set forth hereinafter.

5.7.4.4 (cont'd) Modified Requirements for Cluster Developments.

Sections 3.1.4 & 3.2.4 Required Minimum	Lot Area of Residential District	Modified Lot Area Requirements for Cluster Subd.	Modified Lot Area Requirements for Co-op or Condominium Cluster Developments	Modified Yard & Coverage Requirements for Cluster Developments in Accordance w/Sections 3.1.4 and 3.2.4, herein.
Allowable Residential District				
R-2A	87,120	30,000	30,000 per one-family dwelling	R-30
R-A	43,560	18,000	18,000 per one-family dwelling	R-18
R-30	30,000	12,500	12,500 per one-family dwelling	R-12.5
R-18	18,000	10,000	10,000 per one-family dwelling	R-10
R-12.5	12,500	7,500	7,500 per one-family dwelling	R-7.5
R2F-A	43,560	20,000	20,000 per one or two-family dwell.	R2F-20
R2F-30	30,000	12,500	12,500 per one or two-family dwell.	R-12.5
R2F-20	20,000	10,000	10,000 per one or two-family dwell.	R2F-10

5.7.4.5 Additional Cooperative or Condominium Requirements.

- (a) Buildings shall be so arranged that adequate light and air are provided to each dwelling and shall be so grouped that the minimum distance between buildings shall not be less than one half the sum of their heights.
- (b) Each dwelling shall have suitable access to an adequate street with a minimum pavement width of not less than 14 feet.
- (c) Off-street parking areas shall be located so as not to encroach in any required yard as measured from the development site boundary and shall have a suitable location in relation to dwelling units or facilities served.

5.7.4.6 Open Space Reservations. The land area not allocated to building lots, buildings and/or streets shall be permanently reserved as open space for purposes approved by the Board. The areas to be reserved for open space shall be land with suitable access, shape, dimensions, character, location, topography and/or improvements for said development as deemed necessary by and acceptable to the Board. All open space areas shall be shown on the Site Plan and/or Final Subdivision Plan and shall be appropriately identified to indicate that they are not intended for use as building sites.

5.7.4.7 Means of Open Space Reservations. Such open space reservations shall be permanently reserved as open space by one or more of the following means; provided that the proposed means are acceptable to and approved by the Board:

- (1) Deeded to the City of Milford or deeded to the Milford Land Conservation Trust, Inc. or similar non-profit organization acceptable to the Planning and Zoning Board. Where open space areas are intended to be conveyed to the City or said non-profit organization, the applicant shall convey them at the stage and in the condition agreed upon in connection with processing and approval of the development. Title to the land shall be unencumbered. The City or said non-profit organization shall take title to such land at a time approved by the Board.

Acceptance

of an open space area, when conveyed by the applicant, shall be endorsed upon the deed by the Chairman of the Planning and Zoning Board or the President of said non-profit organization and shall be duly recorded with the deed stating that such land is reserved for use as open space in perpetuity.

(2) Held in corporate ownership by owners of the lots, dwelling units or lots within the development. Where open space areas are intended to be held in corporate ownership, the applicant shall file with the Board the intended means by which title will be transferred. Membership in said corporation shall be mandatory for all lot owners in said development. Each deed conveyance to unit or lot owners in said development shall include the membership stipulation, the beneficial right in use of the open land, and all other restrictions pertaining thereto. The applicant shall record such deeds with all necessary legal documents in the City land records.

(3) A combination of the above means.

5.7.4.8 Landscaping. The Board shall require adequate landscaping of the development site or lot with suitable vegetation in order to provide auxiliary screening for the proposed uses, aid in air purification and sound absorption and to generally promote an aesthetic development.

5.7.4.9 Screening. The Board may require appropriate fencing and/or landscaping of suitable type, density and height in order to effectively screen the proposed uses from adjacent properties and streets.

5.7.4.10 Street Access. No Cluster Development shall be approved by the Board unless the subdivision or development site has suitable access to a street which is adequate to accommodate the potential traffic generation from such development.

5.7.4.11 Utilities. No Cluster Development shall be approved by the Board unless each dwelling unit or lot in said development is: (a) served by an adequate public sanitary sewerage system, a community subsurface sewage disposal system or private, individual sewage disposal facilities and approved by the Health Administrator; and (b) supplied with water from an adequate public water supply, community subsurface water supply or private, individual wells and approved by the Health Administrator.

(1) Where a utility is lacking, the Board may increase the required lot size. However, public water and sanitary sewer systems shall be required for any cluster development with building lot sizes of less than 12,500 square feet or equivalent area per dwelling in the case of co-op or condominium developments.

5.7.4.12 Improvement Standards. Plans and specifications for the construction and/or improvements of all streets, parking areas, curbs and gutters, sidewalks, storm drainage facilities, sanitary sewage facilities, water supply facilities, electric and telephone facilities, and other improvements shall comply with all applicable City and State laws, codes, ordinances, and regulations and shall be submitted to the Board for approval.

(1) Utility lines within the development site shall be placed underground in order to promote an aesthetic development.

(2) Notwithstanding any other City ordinances or regulations, the Board may permit private streets with a pavement width of not less than 24 feet for two-way traffic and 14 feet for one-way traffic.

5.7.4.13 Ownership and Maintenance. All private streets, parking areas, sidewalks, utilities, recreation facilities, open space areas and other private improvements, facilities and areas shall be owned, maintained and operated by the applicant, owner, association or corporation without expense to the City. The development site shall, at all times, be maintained in a safe, sanitary and presentable condition.

5.7.5 Effect of Approval. An approved Cluster Development shall be deemed to conform to the provisions of the Zoning District in which it is located so long as all applicable regulations and conditions of approval are met.

SECTION 5.8 PLANNED RESIDENTIAL DEVELOPMENT.

5.8.1 Purpose. The purpose of this Section is: (1) to promote the most appropriate use of the land at a population density compatible with the applicable Zoning District; (2) to provide flexibility in the design of the development by permitting a variety of multi-family dwellings; (3) to facilitate the adequate design and economical provision of streets, utilities and other site improvements; and (4) to preserve the natural resources of the City through the maximum protection of woodlands, waterbodies, watercourses, steep slopes, scenic vistas, conservation areas, recreation areas, and similar natural features, characteristics and open spaces.

5.8.2 Definition. A Planned Residential Development, hereafter referred to as PRD, shall constitute a development site under one ownership or control containing one or more buildings, each containing (three) or more dwelling units, which shall be owned and operated under a cooperative or condominium arrangement.

5.8.3 General Procedures. Planned Residential Developments, comprising multiple-family dwellings, may be permitted by the Planning and Zoning Board in R-2A Residential Districts; subject to Special Permit and Site Plan Approval, in accordance with ARTICLE VII, herein, and the procedures, requirements, and limitations set forth hereinafter.

5.8.3.1 Application. The applicant shall submit an application accompanied by legal documentation, satisfactory to the City Attorney, assuring ownership, maintenance and operation of streets, parking areas, sidewalks, utilities, recreation facilities, open space areas and other improvements, facilities and areas proposed for the PRD.

5.8.3.2 Site Plan. The applicant shall submit a Site Plan prepared by a Landscape Architect and/or Site Planner and by a Professional Engineer and/or Architect registered in the State of Connecticut. Such Plan shall take into account and illustrate the natural features and characteristics of the site, vistas between the site and adjacent properties and streets, and the buildings on and/or the uses of adjacent properties.

5.8.3.3 Review. The Board may approve a PRD, provided it finds, to its satisfaction, that the open space and natural features of the site will be advantageously used and beneficially preserved and that such development will be in harmony with the purpose and intent of these Regulations.

5.8.3.4 Surety. Final approval of the proposed PRD shall be contingent upon the applicant posting satisfactory surety with the Board in order to assure satisfactory completion of and full compliance with all proposed improvements, not including buildings, shown on the approved Site Plan and other approved documents.

5.8.4 General Requirements. The Board may permit an applicant to develop a PRD located in a R-2A Residential District, subject to Special Permit and Site Plan Approval and the following limitations, conditions, and safeguards:

- 5.8.4.1 Minimum Development Site Area. The development site for any proposed PRD shall contain at least 25 acres of contiguous land with a minimum of 400 feet of frontage on a municipally accepted or acceptable street; except where the applicant's property is divided by a street or other right-of-way, it may be considered as one application provided that at least one of the parcels contains a minimum of 25 acres of contiguous land under one ownership or control and all other parcels submitted as part of the application are under the same ownership or control and contain at least 10 acres each.
- 5.8.4.2 Permitted Accessory Uses. Accessory facilities and uses including golf courses, tennis courts, swimming pools, recreation facilities and buildings, meeting halls, maintenance, storage and utility buildings and parking garages of a non-commercial nature shall be permitted when provided as an integral part of the overall development.
- 5.8.4.3 Maximum Number of Dwelling Units. The maximum number of dwelling units shall not exceed either 5 dwelling units per acre for one-bedroom units, or 2.5 dwelling units per acre for two-bedroom units, or any combination thereof.
- (1) No dwelling unit shall contain more than two bedrooms. The Board shall determine which rooms may be construed to be bedrooms.
- 5.8.4.4 Minimum Floor Area. The minimum required floor area contained within each dwelling unit shall not be less than 675 sq.ft. for one-bedroom units and 800 sq.ft. for two-bedroom units, provided that not more than 50% of the total floor area of any dwelling unit shall be contained in a basement.
- 5.8.4.5 Building Design and Length. Buildings shall be designed in such a manner as to be compatible with the development site and in harmony with the general character and appearance of the surrounding neighborhood. Buildings shall not be of such unreasonable length as to adversely affect the general character and appearance of the surrounding neighborhood.
- 5.8.4.6 Building Heights and Setbacks. Notwithstanding any other applicable provisions of these Regulations, building heights and setbacks shall be regulated as follows:
- (1) One- and two-story, excluding basements, buildings shall be permitted; provided that:
- (a) The height of such buildings shall not exceed 30 feet;
- (b) Such buildings shall be setback at least 50 feet from all street and lot lines; and
- (c) Such buildings shall be so arranged that adequate light and air are provided to each dwelling unit and that the minimum distance between principal and/or accessory buildings shall not be less than 8 feet.
- (2) Three and four-story buildings shall be prohibited;
- (3) Five-story buildings shall be permitted; provided that:

- (a) The height of such buildings shall not exceed 50 feet, except that mechanical equipment, accessory uses and penthouses may be permitted to project 15 feet higher to a combined height not exceeding 65 feet;
- (b) Such buildings shall be setback at least 200 feet from all street and lot lines;
- (c) Such buildings shall be so arranged that the minimum distance between said building and any other building containing dwelling units shall be equal to or greater than the sum of the heights of the affected buildings.

5.8.4.7 Lot Coverage and Open Space Areas.

- (1) The total lot coverage by all buildings, structures, parking areas, and driveways shall not exceed 25 percent of the total acreage of the development site.
- (2) No less than two-thirds of the total acreage of the development site shall remain as open space, which shall be defined as areas of not less than two acres with minimum average dimensions of not less than 200 feet. Open space may be used for recreational purposes other than recreational buildings.
- (3) Suitable restrictive covenants guaranteeing compliance with the minimum open space requirements as set forth herein shall be included in all legal conveyances.

5.8.4.8 Off-Street Parking.

- (1) Ratio. Notwithstanding any other provisions of these Regulations, off-street parking spaces shall be provided at a ratio of not less than 1.5 spaces per one-bedroom dwelling unit and 2.0 spaces per two-bedroom dwelling unit. In addition, a suitable number of parking spaces shall be provided for any accessory use located on the development site. At least 30 percent of the required parking spaces shall be placed under cover, such as in garages or carports.
- (2) Location. Open, uncovered parking areas shall be located at least 100 feet from any street or lot line. Covered parking areas, at ground level or below grade within buildings, shall be located at least 50 feet from any street or lot line. All parking areas shall have a suitable location within a reasonable walking distance of and relation to dwelling units or facilities served.

5.8.4.9 Landscaping. The Board shall require adequate landscaping of the development site with suitable vegetation in order to provide auxiliary screening for the proposed uses, aid in air purification and sound absorption and to generally promote an aesthetic development.

- 5.8.4.10 Screening. The Board may require appropriate fencing and/or landscaping of suitable type, density and height in order to effectively screen the proposed uses from adjacent properties and streets.
- 5.8.4.11 Street Access. No PRD shall be approved by the Board unless the development site has suitable access to a street which is adequate to accommodate the potential traffic generation from such development.
- 5.8.4.12 Utilities. No PRD shall be approved by the Board unless each dwelling unit in said development is: (1) served by an adequate public sanitary sewerage system, a community subsurface sewage disposal system or private, individual sewage disposal facilities and approved by both the City and State Departments of Health; and (2) supplied with water from an adequate public water supply.
- 5.8.4.13 Improvement Standards. Plans and specifications for the construction and/or improvement of all streets, parking areas, curbs and gutters, sidewalks, storm drainage facilities, sanitary sewage facilities, water supply facilities, electric and telephone facilities, and other improvements shall comply with all applicable City and State laws, codes, ordinances, and regulations and shall be submitted to the Board for approval.
- (1) Utility lines within the development site shall be placed underground in order to promote an aesthetic development.
 - (2) Notwithstanding any other City ordinances or regulations, the Board may permit private, interior streets with a pavement width of not less than 24 feet for two-way traffic and 14 feet for one-way traffic.
- 5.8.4.14 Ownership and Maintenance. All private streets, parking areas, sidewalks, utilities, recreation facilities, open space areas and other private improvements, facilities and areas shall be owned, maintained and operated by the applicant, owner, association or corporation without expense to the City. The development site shall, at all times, be maintained in a safe, sanitary and presentable condition.
- 5.8.5 Effect of Approval. An approved Planned Residential Development shall be deemed to conform to the provisions of the Zoning District in which it is located, so long as all applicable regulations and conditions of approval are met.

SECTION 5.9 PERFORMANCE STANDARD REGULATIONS.

5.9.1 No building or use shall create any dangerous, injurious, noxious, or otherwise detrimental condition so as to adversely affect the public health, safety or welfare of the neighborhood or community.

5.9.2 Zoning Districts. Performance Standards shall apply to all lands, buildings, structures, and uses in any Zoning District, whether a permitted use, a special use, an accessory use, a use allowed by variance, or a non-conforming use.

5.9.3 Procedure. The Planning and Zoning Board or Zoning Enforcement Officer may require, as a part of any application for a Special Permit or Zoning Permit that the applicant submit a written description of any proposed machinery, operations and products, and specifications for the mechanisms and techniques to be used in restricting the emission of any dangerous and objectionable elements.

5.9.4 Compliance. Initial and continued compliance with these Performance Standards shall be required of every building, structure and use.

5.9.5 Enforcement. Measurements to determine present compliance and estimates to determine future compliance may be made by and at the discretion of the Zoning Enforcement Officer, Fire Marshal, Air Pollution Control Officer, Health Administrator, or any other public or private agency, firm, or person competent to make such measurements or estimates. The Zoning Enforcement Officer may, at his discretion, require the owner or user of property to furnish current measurements or estimates within a reasonable time in appropriate cases.

5.9.6 Standards for Dangerous or Objectionable Elements. In addition to the performance standards set forth hereinafter, all relevant provisions of any other Federal, State and City laws, and regulations shall also apply.

5.9.6.1 Smoke, Fly Ash and Other Dusts, Gases, Fumes, Odors, and Dust-Producing Substances. No person shall cause or allow any smoke, fly ash and other dusts, gases, fumes, odors, and dust-producing substances to be discharged or emitted into the open air, except in accordance with the "Air Pollution Control Ordinance" of the City of Milford, Connecticut, as amended.

5.9.6.2 Fire and Explosion Hazards. All activities involving, and all storage of, inflammable and explosive materials shall be protected at any point, with adequate safety devices protecting against the hazard of fire and explosion and with adequate fire-fighting and fire suppression equipment and devices as prescribed by the Fire Marshal.

5.9.6.3 Noise. The maximum sound pressure level radiated at the lot or street line by any use or facility subject to these regulations shall not exceed the values tolerable in a specifically affected neighborhood, unless such levels are specifically authorized as an integral part of a Special Permit and Site Plan Approval.

5.9.6.4 Direct and Indirect Glare. Any source of illumination shall employ only sources emitting a light of constant intensity and shall be designed, located, erected, and maintained in such manner that objectionable glare is not emitted to nearby properties or streets.

ARTICLE VI - NON-CONFORMING USES, STRUCTURES AND LOTS

SECTION 6.1 DECLARATION.

6.1.1 Definition. A non-conforming use, structure or lot is one which existed lawfully on the effective date of these Regulations or any amendment thereto, and which fails to conform to one or more of the applicable provisions or requirements of these Regulations or such amendment thereto.

6.1.2 Continuance. Notwithstanding any other provision of these Regulations, a non-conforming use, structure or lot, as defined herein, may be continued, except as otherwise specified in this ARTICLE.

6.1.3 Ownership. Nothing in these Regulations shall be deemed to require discontinuance of a non-conformity because of mere change of title or possession or right of possession of property, except as otherwise provided in Section 6.4.1, herein.

6.1.4 Certificate of Zoning Compliance. No non-conforming use, structure or lot shall be constructed, reconstructed, enlarged, extended, altered, moved, changed, maintained, restored or replaced unless a Certificate of Zoning Compliance has been issued by the Zoning Enforcement Officer stating that such use, structure or lot is an existing legal non-conforming use, structure or lot and/or that such construction reconstruction, enlargement, extension, alteration, movement, change, maintenance, restoration or replacement is in compliance with the applicable provisions of these Regulations.

SECTION 6.2 NON-CONFORMING USES.

6.2.1 Enlargement, Extension or Alteration. No non-conforming use of land shall be enlarged, extended, or altered, and no structure or part thereof devoted to a non-conforming use shall be enlarged, extended, constructed, reconstructed, or structurally altered, except in changing the use to one which is allowable in the Zoning District in which such use is located. No non-conforming use of a structure shall be extended to occupy land outside such structure or space in another structure.

6.2.2 Movement. No non-conforming use of land shall be moved to another part of a lot or outside the lot, and no non-conforming use of a structure shall be moved to any part of the structure not manifestly arranged and designed for such use at the time the use became non-conforming. No structure containing a non-conforming use shall be moved, unless the result of any such moving is to end the non-conforming use.

6.2.3 Change. No non-conforming use of land or of a structure shall be changed to any use which is substantially different in nature and purpose from the former non-conforming use, except such uses as are allowable in the Zoning District in which they are located; unless a Special Exception is granted by the Zoning Board of Appeals under Art. IX, herein, after a public hearing and upon written finding, among other things, that the new use will have a lesser impact upon the surrounding area than the old one.

6.2.4 Maintenance. Nothing in these Regulations shall be deemed to prohibit:

- (1) Work in any period of 12 consecutive months on ordinary repairs and replacement of existing materials with similar materials placed in similar manner, to an extent not exceeding 50 percent of the physical structure, excluding the foundation, as determined by the Zoning Enforcement Officer and/or the Building Inspector of the City of Milford; or,
- (2) Any work required by the codes and ordinances of the City or ordered by any City official charged with protecting the public health, safety or welfare, if such work does not enlarge or extend a non-conforming use or otherwise increase any non-conformity.

in order to assure that structures will be maintained in a safe and sanitary condition.

6.2.5 Restoration. If any structure shall be destroyed by any means to an extent of more than 50 percent of the physical structure, excluding the foundation, as determined by the Zoning Enforcement Officer and/or the Building Inspector of the City of Milford, no repairs or reconstruction shall be made unless every portion of such structure and the use thereof is made to conform to all the regulations of the District, except as stated in Section 6.3.3. Nothing in these Regulations shall be deemed to prohibit the restoration of any structure and its use where such structure has been destroyed by any means out of the control of the owner to an extent of 50 percent or less of the physical structure; provided that the restoration of such structure and its use shall in no way increase any former non-conformity, and further provided that the restoration of such structure is started within one year of such destruction and is diligently prosecuted to completion within two years following such destruction.

6.2.6 Abandonment. Any non-conforming use which has been abandoned shall not thereafter be re-established. Any structure or land, or structure and land in combination which was formerly devoted to a non-conforming use which has been abandoned, shall not again be devoted to any use other than those uses which are allowable in the Zoning District in which it is located.

6.2.6.1 The term abandonment, as used herein, shall mean the voluntary discontinuance of a use, when accompanied by an intent not to re-establish such use. Any one of the following shall constitute prima facie evidence of intent to abandon:

- (1) Any failure to take all necessary steps to resume the non-conforming use with reasonable dispatch in the circumstances, including advertising of the property for sale or for lease; OR
- (2) In the case of a non-conforming use of a structure or of a structure and land in combination, discontinuance of the non-conforming use for 6 consecutive months, or for a total of 18 months during any three year period; OR
- (3) In the case of land only, discontinuance of the non-conforming use for 30 consecutive days, or for a total of 3 months during a one-year period.

6.2.6.2 The provisions of Sections 6.2.6.1-(2) and (3), above, shall apply to customary seasonal uses in the same proportional time frame, or fraction thereof.

6.2.7 Special Permits and Special Exceptions. Any use allowed by Special Permit or Special Exception within an applicable Zoning District and approved by the Planning and Zoning Board as a Special Permit Use or approved by the Zoning Board of Appeals as a Special Exception, shall be deemed to be a conforming use in the applicable Zoning District. The expansion or substantial alteration of such Special Permit Uses or Special Exceptions shall be governed by ARTICLES VII and IX, respectively, of these Regulations.

SECTION 6.3 NON-CONFORMING STRUCTURES.

6.3.1 Use. A non-conforming structure may be used for any use allowed in the Zoning District in which such structure is located; provided that any requirements for the new use of such structure, such as off-street parking and loading spaces, shall not increase the existing non-conformity of such structure.

6.3.2 Enlargement, Extension or Alteration. Structures failing to meet any requirement of these Regulations other than use, including lack of required parking or loading spaces, shall not be enlarged, extended, or altered, if the result would be an increase in non-conformity.

6.3.2.1 Required parking and loading spaces for any enlargement or extension of such structure shall be provided as a condition for the issuance of any Certificate of Zoning Compliance for such enlarged or extended portion of such structure.

6.3.3 Replacement.

Any existing structure which does not have sufficient off-street parking or loading spaces to comply with these Regulations may be replaced by a new structure; provided that the replacement structure shall contain no more floor area than the existing structure, and further provided that the amount of existing off-street parking and loading space and lot area available for off-street parking or loading is not reduced, nor the requirements therefor increased by a new use.

6.3.4 Signs. Signs of a size or type not allowed in the Zoning District in which they are located or which are improperly located or illuminated, or non-conforming in any other way, shall be considered non-conforming structures under this Section; and any increase in size or intensity of illumination of such signs shall be deemed to be an enlargement or extension producing an increase in non-conformity.

6.3.5 Movement. No non-conforming structure shall be moved or relocated unless the result of such moving or relocation is to reduce or eliminate its non-conformity.

SECTION 6.4 NON-CONFORMING LOTS.

6.4.1 Use of Non-Conforming Lots. A permit may be issued for an allowable use on a lot which does not meet the standards for lot area and/or width of the particular zone in which said lot is located if:

- (1) The lot was of legal size on the date it was created as a lot; and
- (2) The owner of such lot owns no adjacent land available for combination with said lot to decrease or eliminate the non-conformity; and
- (3) The present owner or any prior owner did not illegally create this non-conforming lot; and
- (4) All yard, setback, coverage, and other zone requirements can be met; and

further, provided the owner or his agent presents satisfactory evidence of compliance with this Section.

ARTICLE VII - PLANNING & ZONING BOARD

SECTION 7.1 SITE PLAN APPROVAL. In all cases where these Regulations require Site Plan Approval, no permit shall be issued by the Zoning Enforcement Officer except in conformity with the Site Plan approved by the Planning & Zoning Board.

7.1.1 Site Plan Procedure.

- 7.1.1.1 Application. Each application for Site Plan Approval shall be submitted to the Zoning Enforcement Officer on a form prescribed by the Board, and shall be accompanied by 4 copies of a Site Plan, a report from or approval of the City Engineer, and the applicable fee. The Zoning Enforcement Officer shall, within a reasonable time, certify on each application, or amendment, whether or not the proposed buildings, structures or uses are in conformance with all applicable provisions of these Regulations, other than those requirements in this Section regarding Site Plan Review. The Zoning Enforcement Officer shall forthwith return one copy of the certified application to the applicant and transmit two copies of the certified application to the Board for review. Incomplete applications will not be certified by the Zoning Enforcement Officer nor forwarded to the Board for review.
- 7.1.1.2 Acceptance by Board. The Board shall accept certified applications at the next regular meeting after certification provided the information provided by the applicant under section 7.1.2 is complete to its satisfaction. In the event any application is not accepted the applicant shall be notified in writing within 10 days and informed of what additional information is necessary for acceptance by the Board.
- 7.1.1.3 Board Action. In reviewing the application, the Board shall consider the objectives and standards as set forth in Section 7.1.3, herein. The Board shall approve, modify and approve or disapprove the Site Plan within 65 days of the date of acceptance of said application, unless an extension of time is granted by the applicant. Failure to act within such time period shall be deemed approval. Any disapproval shall include written findings on any Site Plan element found contrary to either the provisions or intent of these Regulations.
- 7.1.1.4 Surety. The Board may require the applicant, as a condition of Site Plan Approval, to post satisfactory surety in order to assure completion of proposed improvements not including buildings, and compliance with the approved Site Plan and other approved documents.
- 7.1.1.5 Issuance of Zoning Permit. Upon certification of an approved Site Plan by the Board, the applicant shall comply with all applicable provisions of ARTICLE VIII, herein, for the issuance of a Zoning Permit by the Zoning Enforcement Officer.
- 7.1.1.6 Expiration. Any approved Site Plan for which construction has not commenced or which is not otherwise put into effect within a period of one year of the effective date of approval shall become null and void, unless an extension of time is applied for by the applicant and granted by the Board.
- 7.1.1.7 Amendments. Application for Site Plan amendments of a material nature shall be made to the Zoning Enforcement Officer in the same manner as the original application.

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 Site Plan, based on a certified plot plan prepared by a Registered Land Surveyor, drawn to a scale of not less than one inch equals 100 feet, and showing the proposal and all buildings on adjacent lots within 100 feet of the lot lines of the subject lot. Site Plans shall also include floor and elevation plans for alterations of all existing structures and for proposed structures; 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:

- 7.1.2.1 The name and address of the owner or owners of land to be developed, the name and address of the applicant if other than the owner, and the name and seal of the land surveyor and/or professional engineer and land surveyor registered in the State of Connecticut.
 - 7.1.2.2 The date, true north point, and graphic written scales.
 - 7.1.2.3 A key map of approximately one inch to 400 or 800 feet, showing the existing Zoning Districts and street pattern within 500 feet of the site.
 - 7.1.2.4 The locations and names of owners of record of all abutting property and developments.
 - 7.1.2.5 The purpose, locations, dimensions and areas of all existing and proposed rights-of-way, easements, reservations and open space areas dedicated to or offered for public use or otherwise set aside, both within and adjoining the site.
 - 7.1.2.6 A complete outline of existing and proposed deed restrictions or covenants applying to the premises.
 - 7.1.2.7 Existing and proposed elevations based on actual surveys and referenced to U.S.G.S. datum shall be shown:
 - (1) At each lot corner;
 - (2) Along each lot line at intervening intervals, if such line is 100 feet or more in length, at each five foot change in elevation; and
 - (3) At the approximate location of each foundation corner of all proposed or anticipated principal building or structure.
- Additional elevations and/or elevations at lesser intervals may be required, as deemed necessary or appropriate by the Board.
- 7.1.2.8 The location of existing and proposed waterbodies, watercourses, swamps, marshes and wetlands, with the direction of flow and water surface levels, as well as other significant physical features such as wooded areas and rock outcrops.
 - 7.1.2.9 The location of the regulatory flood protection elevation, established wetland boundaries and boundaries of other flood-prone areas, including the seasonal high water level, apparent high water mark and mean high water mark, as appropriate.

- 7.1.2.10 Location and design of all existing and proposed flood protection and erosion control works.
- 7.1.2.11 Location, design, height and setback lines of all existing and proposed buildings and structures, including but not limited to signs, fences, and walls.
- 7.1.2.12 Location, design and setback lines of all existing and proposed uses not within a building or structure.
- 7.1.2.13 Location and design of all existing and proposed paved areas, sidewalks, streets, curbs, driveways and parking and loading areas (showing the number of stalls provided therewith), with grades, elevations and cross-sections, as appropriate.
- 7.1.2.14 Location and design of all existing and proposed storm drainage, sanitary sewage, and water supply facilities and easements, as well as other underground and above ground utilities, with grades, pipe sizes, elevations, points of discharge and hydrants, as appropriate.
- 7.1.2.15 Location and design of all required buffer strips, landscaping and screening. Final site landscaping and/or grading plans.
- 7.1.2.16 Location, design and height of external lights and lighted areas, as appropriate.
- 7.1.2.17 In the case of uses or facilities requiring approval by any other agency of the State or City, the approval or status of approval of said Agency shall be submitted with the application.
- 7.1.2.18 Where the applicant wishes to develop in stages, an overall site and staging plan indicating ultimate development shall be presented for approval.
- 7.1.2.19 The Board may, when deemed necessary, require the applicant to submit appropriate environmental impact studies.
- 7.1.2.20 Any other information deemed necessary by the Board to determine conformity of the Site Plan with the intent and purpose of these Regulations.

7.1.3 Site Plan Review. In approving any Site Plan, the Planning & Zoning Board shall take into consideration the public health, safety and general welfare, the comfort and convenience of the public in general and of the immediate neighborhood in particular, and may attach reasonable conditions and safeguards as a precondition to its approval. The Board shall also consider the following general objectives and design criteria:

- 7.1.3.1 Zoning Districts. That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the Zoning District in which it is proposed to be situated and will not be detrimental to the orderly development of adjacent properties in accordance with the zoning classification of such properties.
- 7.1.3.2 Traffic Access. That proposed traffic access ways are: adequate but not excessive in number; adequate in width, grade, alignment and visibility; not located too near street corners and similar safety considerations.
- 7.1.3.3 Public Safety. That proposed buildings, structures, uses, equipment or material shall be readily accessible for fire and police protection.
- 7.1.3.4 Circulation and Parking. That adequate off-street parking and loading spaces are provided to prevent parking in public streets of vehicles of any persons connected with or visiting the use, and that the interior circulation system is adequate to provide safe accessibility to all required off-street parking.
- 7.1.3.5 Landscaping and Screening. That proposed buildings, structures, uses, recreation areas, and parking, loading and vehicular access areas are reasonably landscaped and/or screened with appropriate vegetation and/or fencing of suitable type, density and height adjacent to residential lots and streets, where appropriate; notwithstanding the procedural provisions of Section 4.1.7, herein.
- 7.1.3.6 Illumination. That lighting from the installation of outdoor lighting and illuminated signs will be properly shielded so that such lighting will not adversely affect any abutting property, street or navigable waterway.
- 7.1.3.7 Public Health. That utility systems will be suitably located, adequately designed, and properly installed to serve the proposed uses, to protect the property from adverse air, water or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood and that of the City.
- 7.1.3.8 Character and Appearance. That the character and appearance of the proposed buildings, structures, uses and/or outdoor signs will not be detrimental to the character and appearance of the surrounding neighborhood and will not adversely affect the general welfare of the inhabitants of the City.

SECTION 7.2 SPECIAL PERMIT APPROVAL. In all cases where these Regulations require Special Permit Approval, no permit shall be issued by the Zoning Enforcement Officer except upon approval of a Special Permit by the Planning & Zoning Board.

7.2.1 Application. Each application for a Special Permit shall be submitted in accordance with Section 7.1.1.1 and 7.1.2 and the following:

- (1) Plans shall be approved or conditionally approved by the City Engineer, with regard to parking layout, ingress and egress; drainage facilities; grading or regrading; sanitary sewer connections; all conditions of approval & any other engineering consideration at the discretion of the City Engineer. Such approval or conditional approval shall be stamped on the site plans and accompanied by a report of his findings.
- (2) Plans shall be reviewed by the Police Department with regard to public safety and traffic conditions. Such review shall be set forth in a report detailing existing or anticipated traffic conditions and/or hazards on streets leading to the site, ingress and egress to the site; and any other public safety consideration.
- (3) Plans shall be approved or conditionally approved by the Health Administrator or Sewer Commission, whichever is applicable. Such approval shall be set forth in a report and conditions, if any, shall be detailed therein.
- (4) Plans shall be approved or conditionally approved by the Air Pollution Control Officer where applicable. Such approval shall be set forth in a report, and conditions, if any, shall be detailed therein.
- (5) Plans shall be approved or conditionally approved by the Fire Marshal, and such approval shall be set forth in a report. Such report shall detail any conditions recommended by the Fire Marshal to the Planning & Zoning Board.

7.2.2 Public Hearing. The Board shall hold a public hearing on all applications for Special Permits within 65 days of the date of acceptance of application or within 130 days if consented to by the applicant, in accordance with State Statutes; and give notice of such hearing as required by law.

- (1) In addition, the applicant shall, at least seven days prior to said hearing, prominently post and maintain a placard prescribed by the Board on the site for which the Special Permit is requested.

7.2.3 Board Action. The Board shall approve, modify and approve, or disapprove such application for a Special Permit within 65 days of the date of public hearing, unless an extension of time is consented to by the applicant in accordance with State Statutes. Failure of the Board to act within such time period shall be deemed approval. The decision of the Board shall be published in accordance with State Statutes. In approving the application, the Board may place conditions on such approval and shall consider, in addition to the criteria of Section 7.1.3, the following:

- (1) City Development Plan. That the proposed Site Plan shall be in general conformance with the intent and purpose of the City Development Plan of the City of Milford.
- (2) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous, inconvenient or detrimental to or conflict with the flow of traffic in the neighborhood; and
- (3) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, the location and height of buildings, structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.

- 7.2.4 Renewal of Special Permit. The Board may require as a condition of approval of a Special Permit that it be periodically resubmitted and considered for renewal, as deemed necessary for enforcement purposes by the Board.
- 7.2.5 Surety. The Board may require surety in accordance with Section 7.1.1.4 herein.
- 7.2.6 Zoning Permit. Upon approval of a Special Permit by the Board, the applicant shall comply with all applicable provisions of ARTICLE VIII, herein, for the issuance of a Zoning Permit by the Zoning Enforcement Officer.
- 7.2.7 Effect of Special Permit. Any use for which a Special Permit has been approved shall be deemed to be a conforming use in the Zoning District in which such use is located, so long as all applicable regulations and conditions of approval are met.
- 7.2.8 Expiration. Any authorized Special Permit for which construction has not commenced or which is not otherwise put into effect within a period of one year shall become null and void, unless an extension of time is applied for by the applicant and granted by the Board.
- 7.2.9 Revocation. An authorized Special Permit shall be subject to revocation by the Board, if any conditions or safeguards imposed by the Board upon land, buildings, structures or uses for said permit are not strictly adhered to by the applicant and/or owner. However, before the Board may revoke any Special Permit, the Board shall hold a public hearing thereon in accordance with Section 7.2.2, herein.
- 7.2.10 Amendments. Applications for Special Permit amendments shall be made to the Zoning Enforcement Officer in the same manner as the original application; except that amendments which are found to be of a minor nature or which do not materially alter either the Special Permit or Site Plan, as determined by the Board, may be authorized after Board review only, in lieu of Section 7.2.2, hereof.

ARTICLE VIII - INTERPRETATION, ADMINISTRATION AND ENFORCEMENT

SECTION 8.1 INTERPRETATION. In interpreting and applying these Regulations, the requirements contained herein are declared to be the minimum requirements for the protection of the public health, safety, and general welfare. These Regulations shall not be deemed to interfere with, or abrogate, or annul, or otherwise affect, in any manner whatsoever, any easements, covenants, or other agreements running with the land, provided, however, that where these Regulations, or portion thereof, impose a greater restriction upon structures, buildings, or land than is imposed by other laws, ordinances, easements, covenants, agreements, or provisions herein, the more stringent provisions of these Regulations shall prevail.

SECTION 8.2 ZONING ENFORCEMENT OFFICER. The Zoning Enforcement Officer of the City of Milford shall be charged with the responsibility and authority to enforce the provisions of these Regulations. The City Planning and Zoning Board may appoint Deputy Zoning Enforcement Officers as deemed necessary to assist and act for the Zoning Enforcement Officer in the performance of his various duties and functions.

8.2.1 No application for a Zoning Permit shall be approved and no Certificate of Zoning Compliance, order, or other zoning enforcement document shall be issued unless they are in full compliance with the provisions of these Regulations and until they are signed by the Zoning Enforcement Officer or duly appointed Deputy Zoning Enforcement Officers. Any Zoning Permit approved or Certificate of Zoning Compliance issued to the contrary shall be null and void, and any work undertaken or use established pursuant to such approval or issuance shall be unlawful.

SECTION 8.3 APPLICATION FOR ZONING PERMIT. Application for a Zoning Permit shall be submitted to the Zoning Enforcement Officer prior to construction, reconstruction, extension, enlargement, moving or alteration of any building or other structure and prior to the use or occupancy of any land, building or other structure. The application shall be submitted in duplicate and shall be accompanied by two or more copies, as required by the Zoning Enforcement Officer, of a layout or plot plan drawn to scale. The application and plot plan shall also show the following information:

8.3.1 The actual shape and dimensions and area of the lot with all easements, whether existing or proposed;

8.3.2 The actual height, dimensions, use, floor area, ground coverage, location of all buildings and other structures, whether existing or proposed;

8.3.3 The actual number of bedrooms where appropriate and other type of units that each building is intended to accommodate, whether existing or proposed;

8.3.4 The location, area and dimensions of all curbs and sidewalks, off-street parking and loading spaces, any buffers or screening required in connection therewith, and the means of access to such spaces; and,

8.3.5 Such additional information including other plans, drawings, data, statements, certifications and documents as may be necessary to determine compliance with these Regulations.

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 and to the location of buildings and structures on the lot shall be based on an actual property survey prepared by a Land Surveyor and/or Professional Engineer registered 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.

SECTION 8.4 FEES. Each application for a Zoning Permit shall be accompanied by the applicable fee, as determined from time to time by the Planning and Zoning Board.

SECTION 8.5 APPROVAL OF APPLICATION FOR ZONING PERMIT. The Zoning Enforcement Officer shall approve an application for a Zoning Permit to allow the construction, reconstruction, extension, enlargement, moving or alteration of any building or other structure and/or to allow the use or occupancy of any land, building, or other structure after he determines that all requirements of these Regulations have been met. The Zoning Enforcement Officer shall approve or disapprove all applications within a reasonable time, and shall forthwith return one copy of the approved application to the applicant for submission to the Building Inspector. In the event the Zoning Enforcement Officer shall disapprove an application for a Zoning Permit, he shall, at the request of the applicant, set forth in writing the reasons for such disapproval.

8.5.1 Expiration of Approval. Any approved application for a Zoning Permit for which construction has not commenced or which is not otherwise put into effect within a period of one year shall become null and void, unless an extension of time is applied for by the applicant and granted by the Zoning Enforcement Officer.

SECTION 8.6 BUILDING PERMIT. No building permit for any building, structure or use subject to these Regulations shall be issued by the Building Inspector unless and until the applicant shall have previously received an approved application for a Zoning Permit from the Zoning Enforcement Officer.

8.6.1 Expiration of Permit. Any building permit issued by the Building Inspector under the provisions of these Regulations, but under which no work is commenced within one year from the date of the approved application for a Zoning Permit, shall expire by limitation.

SECTION 8.7 INSPECTIONS. The Zoning Enforcement Officer is hereby authorized to inspect or cause to be inspected any land, building, structure or use to determine compliance with these Regulations.

SECTION 8.8 ISSUANCE OF CERTIFICATE OF ZONING COMPLIANCE. A Certificate of Zoning Compliance shall be applied for from the Zoning Enforcement Officer at the same time as application is made for a Certificate of Occupancy from the Building Inspector. Within ten days after notification from the applicant that the land, building or structure is ready for occupancy or use, the Zoning Enforcement Officer shall determine if they are in full compliance with these Regulations. Within ten days of receipt of both a Certificate of Building Compliance from the Building Inspector and other information necessary to make a determination and an "as built" certified plot plan from the applicant, as required by the Zoning Enforcement Officer, said Zoning Enforcement Officer shall

issue a Certificate of Zoning Compliance. Said Certificate of Zoning Compliance shall state that such land, building or structure, or part thereof, and the proposed use thereof, are in full compliance with the provisions of these Regulations, or in the case of variances or pre-existing structures or uses, that such are lawfully existing.

8.8.1 Temporary Certificate of Zoning Compliance. The Zoning Enforcement Officer is hereby authorized to issue a Temporary Certificate of Zoning Compliance, having a duration of not more than six months, for the temporary use of land, buildings, and other structures in the process of completion which are in conformity with these Regulations.

8.8.2 Change of Use. The change of an existing use of land, buildings or structures, or part thereof, to another proposed use which is allowable in the applicable Zoning District shall be subject to the provisions of this Section for the issuance of a Certificate of Zoning Compliance in the same manner as a new building, structure or use.

SECTION 8.9 CERTIFICATES OF OCCUPANCY. No land shall be used except for farming or gardening purposes, and no building or structure or part thereof hereafter constructed, reconstructed, extended, enlarged, altered, moved, changed or converted, wholly or partly in its use or structure, shall be occupied or used unless a Certificate of Zoning Compliance shall have been issued by the Zoning Enforcement Officer and until a Certificate of Occupancy shall have been issued by the Building Inspector.

SECTION 8.10 ADMINISTRATIVE PROCEDURES. The City Planning & Zoning Board may adopt administrative rules and procedures necessary to enforce these Regulations.

8.10.1 Code Enforcement Committee. The Zoning Enforcement Officer may, at his discretion or upon the request of any applicant, call the Code Enforcement Committee to expedite, correlate, and act upon the approval of applications for any required certificates or permits.

8.10.1.1 In addition to Section 8.3, herein, the applicant shall submit building plans and plot plans, as deemed necessary by the Zoning Enforcement Officer, at least one week prior to the Committee's scheduled meeting date.

8.10.1.2 The Committee may approve, approve with modifications, or disapprove the plot plans and/or building plans, in whole or in part.

8.10.1.3 Upon review and approval of all plans, the Committee may authorize the issuance of applicable certificates or permits, or the applicant may obtain the necessary certificates or permits by applying to each applicable department individually.

SECTION 8.11 SPECIAL CONDITIONS. Any maps, plans, documents, statements and stipulations submitted to and approved by the Planning & Zoning Board and/or Zoning Board of Appeals in connection with a Special Permit, Special Exception, Variance or other action of said Boards as required by these Regulations, and any conditions of such approval(s) attached by said Board(s) shall be conditions for the approval of an application for and the issuance of a Zoning Permit by the Zoning Enforcement Officer.

SECTION 8.12 RECORDS. The Zoning Enforcement Officer shall keep records of all approved applications for Zoning Permits and Certificates of Zoning Compliance; and shall keep records of all identifiable violations and action taken under these

Regulations and of all notices of violation served by him and the action taken thereon. Such records may be disposed of after five years or in accordance with State law.

SECTION 8.13 VIOLATIONS AND PENALTIES. Any building or structure constructed, reconstructed, extended, enlarged, altered, converted, moved, changed or used contrary to any of the provisions of these Regulations, and any use of any land, building or structure which is conducted, operated, or maintained contrary to any of the provisions of these Regulations, shall be, and the same is hereby declared to be, unlawful.

8.13.1 Action. The Zoning Enforcement Officer may initiate an injunction, mandamus, abatement, summons, or any other appropriate action to prevent, enjoin, abate, or remove such construction, reconstruction, extension, enlargement, alteration, conversion, or use in violation of any of the provisions of these Regulations. Such action may also be instituted by any property owner who may be particularly damaged by any violation of these Regulations.

8.13.2 Notice. The Zoning Enforcement Officer shall serve notice to the person or corporation committing or permitting the violations and if such violation does not cease within such time as the Zoning Enforcement Officer may specify, he may institute such of the foregoing actions as may be necessary to terminate the violation. Such notice may be served by mailing to said person or posting the lot or building.

8.13.3 Effect of Notice. On the serving of notice of any violation of any provisions or requirements of these Regulations in respect to any building or structure, the Certificate of Zoning Compliance for such use shall thereupon become null and void and a new Certificate of Zoning Compliance shall be required for any further use of such building or structure.

8.13.4 Penalties. The owner or agent of any lot, building or structure where a violation of any provision of these Regulations shall have been committed, or shall exist, or the lessee or tenant of an entire lot, building or structure where such violation shall have been committed or shall exist, or the owner, agent, lessee or tenant of any part of the lot, building or structure in which such violation shall have been committed or shall exist, or the agent, architect, builder, contractor or any other person who shall commit, take part, or assist in any such violation, or who shall maintain any lot, building or structure in which any such violation shall exist, shall be subject to fines of \$10.00 or more up to \$100.00 for each day that such violation shall continue; but, if the offense be willful, the person convicted thereof shall be subject to fines of \$100.00 or more up to \$250.00 for each day that such violation shall continue, or imprisoned not more than 10 days for each day such violation shall continue, or both; and the proper Court shall have jurisdiction of such offenses, subject to appeal as in other cases. Any person who having been served with an order to discontinue any such violation, fails to comply with such order within 10 days after such service or continue to violate any provision of these Regulations, shall be subject to a civil penalty of \$250.00 payable to the Treasurer of the City.

8.13.5 Remedies. The remedies provided for herein are cumulative and not exclusive and shall be in addition to any other remedies provided by Law.

ARTICLE IX - ZONING BOARD OF APPEALS

SECTION 9.1 ADMINISTRATION. The Zoning Board of Appeals as provided by State Statute, shall have the power to adopt from time to time such rules and procedures consistent with law, as may be necessary to carry out the provisions of these Regulations and to exercise the authority vested in it by State Statute.

SECTION 9.2 POWERS AND DUTIES. The Zoning Board of Appeals shall have the following powers and duties all of which shall be exercised, subject to appropriate conditions and safeguards, in harmony with the purpose and intent of these Regulations and in harmony with the public health, safety and welfare.

9.2.1 Appeals. To hear and decide appeals where it is alleged that there is an error in any order, requirement, or decision made by the Zoning Enforcement Officer of the City of Milford.

9.2.2 Variances. To vary the strict application of any of the requirements of these Regulations in the case of an exceptionally irregular, narrow, shallow, or steep lot or other physical conditions for which strict application would result in exceptional difficulty or unusual hardship that would deprive the owner of the reasonable use of the land or building involved. No variance in the strict application of any provision of these Regulations shall be granted by the Zoning Board of Appeals unless it finds:

- 9.2.2.1 That there are special circumstances or conditions fully described in the written findings of the Zoning Board of Appeals, applying to the land or buildings for which the variance is sought, which circumstances or conditions are peculiar to such land or building, and do not apply generally to land or buildings in the district, and have not resulted from any act subsequent to the adoption of these Regulations, whether in violation of the provisions hereof or not; and
- 9.2.2.2 That, for reasons fully set forth in the written findings of the Zoning Board of Appeals, the aforesaid circumstances or conditions are such that the strict application of the provisions of these Regulations would deprive the applicant of the reasonable use of such land or building and the granting of the variance is necessary for the reasonable use of the land or building, and that the variance as granted by the Zoning Board of Appeals is the minimum variance that will accomplish this purpose; and
- 9.2.2.3 That the granting of the variance will be in harmony with the purposes and intent of these Regulations, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- 9.2.2.4 That any variance hereafter granted for a non-conforming use, structure, or lot shall become null and void twelve months after such granting, if such

non-conforming use, structure or lot shall not have commenced.

9.2.3 Special Exceptions. To hear and decide requests for special exceptions where required by the specific terms of these Regulations. Each specific special exception for which a permit is sought shall be considered as an individual case and shall, in addition to other standards prescribed in these Regulations, conform to the detailed application of the following standards in a manner appropriate to the particular circumstances of such use:

9.2.3.1 The nature, location, size, intensity and site layout of the use shall be such that it will be in harmony with the appropriate and orderly development of the area in which it is situated and that its operations will comply with the Performance Standard Regulations, Section 5.9, herein.

9.2.3.2 The nature and size of the use, the nature and intensity of the operations involved in or conducted in connection with it, its site layout, and its relations to streets giving access to it shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection with it will not be hazardous or inconvenient to the predominant character of the neighborhood, or conflict with the normal traffic of the neighborhood, taking into consideration, among other things, convenient routes of pedestrian traffic, particularly street intersections, vehicular turning movements in relation to routes and volumes of traffic flow, sight distances, and adequacy of parking facilities.

9.2.3.3 The location and height of buildings, the location, nature and height of walls and fences and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.

9.2.3.4 The Zoning Board of Appeals may require that permits for special exceptions be periodically renewed within a time period prescribed by the Zoning Board of Appeals. Any approval shall commence within one year, unless the Board grants an extension of time.

9.2.4 Approval of Location. To approve the location of gasoline stations, motor vehicle dealerships, and motor vehicle repair garages as defined by State Statutes; and in the case of new locations including site expansion subject to prior Special Permit & Site Plan Approval by the Planning & Zoning Board and to the Location Requirements of Section 5.3, herein.

SECTION 9.3 PROCEDURE.

9.3.1 Applications. All appeals and applications made to the Zoning Board of Appeals shall be in writing, on forms prescribed by the Board, and each appeal or application shall fully set forth the circumstances of the case. Every appeal or application shall refer to the specific provision of the regulations involved, and shall exactly set forth as the case may be, the interpretation that is claimed, use for which the special exception is sought, or the details of the variance that is

applied for and the grounds on which it is claimed that the same should be granted.

9.3.1.1 All applications for appeals, variances and special exceptions to the Zoning Board of Appeals shall contain, in addition to five plot plans submitted on standard letter or legal size sheets of paper, location of the buildings on adjacent property on either side, drawn to the same scale as the plot plan and the specific location of all proposed buildings, if applicable. This does not in any way authorize trespassing for any purpose.

- (1) Plot plans prepared on larger sheets of paper may be submitted to and accepted by the Zoning Board of Appeals, provided that such plot plans are duly certified, by a Registered Land Surveyor.
- (2) No division of a lot, reduction in lot area, reduction in lot width or relocation of common lot lines shall be considered by the Zoning Board of Appeals unless a certified plot plan is submitted with the application.
- (3) No division of a lot, which would reduce the area of the resulting lots below the minimum required lot area of the applicable Zoning District, shall be considered by the Zoning Board of Appeals unless the lot owner obtains a satisfactory sanitation report from the Health Administrator and submits same with the application.

9.3.1.2 All applications for approval of location shall be accompanied by an approved Site Plan and/or an authorized Special Permit, as applicable, in accordance with ARTICLE VII, herein.

9.3.2 Fees. All applications and appeals shall be accompanied by a fee, as determined from time to time by the Zoning Board of Appeals, to cover the cost of advertising and processing. Said fee shall be paid to the Secretary of the Zoning Board of Appeals at the time of filing the application.

9.3.3 Public Hearing. The Zoning Board of Appeals shall hold a public hearing on all applications and appeals within 65 days after receipt of the application or notice of appeal and notice of said hearing shall be published in accordance with the provisions of the State Statutes.

9.3.3.1 At the time of a public hearing on any application for a variance, the applicant shall present Certificates of Mailing showing that notice has been sent at least seven days in advance of the hearing to each of the owners of land within 200 feet of the property on which a variance is requested, as their names appear upon the last completed assessment roll of the City.

9.3.3.2 A sign as prescribed by the Zoning Board of Appeals shall be posted and maintained on the lot where a variance or special exception is requested for at least seven days prior to the public hearing.

9.3.4 Board Action. The Zoning Board of Appeals shall decide each case within 65 days after the date of the public hearing. Notice of the decision of the Zoning Board of Appeals shall be published in accordance with State Statutes.

9.3.5 Surety. The Zoning Board of Appeals, in authorizing any use, may require as a precondition to its approval, the filing of satisfactory surety in a form satisfactory to the City Attorney and in an amount established by the Zoning Board of Appeals as sufficient to guarantee completion of those items specified by the Zoning Board of Appeals and in conformity with the provisions of these Regulations or any amendments thereto in force at the time of filing. Such surety shall not be released by the Zoning Board of Appeals until it is satisfied that all of the requirements of these Regulations and all stipulations established as part of the approval have been fully satisfied by the applicant.

9.3.6 Records. The Zoning Enforcement Officer shall act as the Executive Secretary to the Zoning Board of Appeals, shall review all applications, shall keep all records of the Zoning Board of Appeals, and shall furnish copies of records, upon request, to any person having a proprietary or tenancy interest in the use, structure or lot affected.

9.3.6.1 Any variance which is granted by the Zoning Board of Appeals shall be placed upon the land records of the City by filing a record of such variance with the City Clerk.

SECTION 9.4 REVOCATION AND REHEARING.

9.4.1 Revocation. Any variance or special exception granted by the Zoning Board of Appeals, pursuant to any prescribed conditions or safeguards, shall be subject to revocation by the Zoning Board of Appeals if the said conditions or limitations are not adhered to strictly. Before the Zoning Board of Appeals may revoke its action in granting such variance or special exception, it shall hold a public hearing thereon, of which the applicant and property owner in each case shall be given notice and afforded an opportunity to be heard.

9.4.2 Rehearing. No application for a rehearing shall be presented to the Zoning Board of Appeals within a period of 12 months from the date of a decision of the Zoning Board of Appeals, which decision denied the application; unless, in the opinion of the Zoning Board of Appeals, there has been an unusual change in conditions, or an error in the decision, or new evidence warrants a rehearing. Approval of justification for rehearing must be granted by the Zoning Board of Appeals before acceptance of such application.

ARTICLE X - AMENDMENTS

SECTION 10.1 AUTHORITY. The Planning & Zoning Board, on its motion or on petition, may amend, change or repeal these Regulations or the Zoning Map, after public notice and hearing, in accordance with the General Statutes of the State of Connecticut.

10.1.1 Notice of Proposed Change of District. Before a public hearing on any petition concerning an amendment to the Official Zoning Map of the City of Milford, the petitioner shall present Certificates of Mailing showing that notice has been sent at least seven days in advance of the hearing to each of the owners of land within 200 feet of the property on which a zone change is requested, as their names appear upon the last completed assessment roll of the City. A sign as prescribed by the Planning & Zoning Board shall be posted and maintained on the lot where a zone change is requested for at least seven days prior to the public hearing.

10.1.2 Affidavit of Compliance. The petitioner requesting a proposed change of district shall, on or before the date of the public hearing, file with the Planning and Zoning Board, a signed and notarized affidavit setting forth the manner of compliance with Section 10.1.1, herein.

10.1.3 Exemptions. The provisions of Sections 10.1.1 and 10.1.2, above, shall not apply in the case of an amendment, change or repeal proposed by the Board on its own motion.

SECTION 10.2 PETITION AND FEES. Each petition for a zoning amendment shall be submitted in writing and in a form prescribed by the Planning and Zoning Board and shall be accompanied by a fee in accordance with the Schedule of Zoning Fees as established by the Planning and Zoning Board.

SECTION 10.3 REFERRALS. The Planning and Zoning Board shall give written notice to the regional planning agency of proposed zoning amendments in accordance with General Statutes of the State of Connecticut, as applicable.

SECTION 10.4 PENDING DISTRICT CHANGES. Whenever there may be pending before the Planning and Zoning Board any proposal for an amendment to the Zoning Map or Regulations, which amendment has been initiated or promulgated upon a motion by said Board, the Zoning Enforcement Officer, for a period of not more than 145 days from the date of first public notice of the public hearing, shall have the authority to withhold the approval of any Zoning Permit for the construction or substantial alteration of any building upon any lot likely to be affected by the final determination of such motion, pending the public hearing and final decision by the Planning and Zoning Board.

SECTION 10.5 PROTEST OF ZONE CHANGE. Where a protest is filed with the Planning and Zoning Board at a public hearing on a proposed amendment signed by the owners of 20 percent or more of the area of the lots included in such proposed change, or of the lots within 500 feet in all directions of the lots included in the proposed change, such change shall not be adopted except by a vote of two-thirds of the entire membership of said Board.

SECTION 10.6 EFFECTIVE DATE OF AMENDMENTS. Zoning regulations, boundaries or zoning districts, and any amendments or changes thereto shall become effective at such time as may be fixed by the Planning and Zoning Board, provided notice shall have been published in a newspaper having a substantial circulation in the City of Milford before such effective date.

ARTICLE XI - DEFINITIONS

SECTION 11.1 GENERAL TERMS. In the interpretation and use of these Regulations, words and phrases shall be construed according to the commonly approved usage of the language; and technical words and phrases, and such as have acquired a peculiar and appropriate meaning in law, shall be construed and understood accordingly. All words used in the present tense include the future tense; all words in the plural number include the singular number, and all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The words "shall" and "will" are mandatory and not directory. The word "used" shall be deemed also to include "designed, intended, or arranged to be used." Unless otherwise specified, all distances shall be measured horizontally.

SECTION 11.2 OTHER TERMS. Except as otherwise stated, or as the context may otherwise require, the following words, for the purpose of these Regulations, shall be defined as follows:

THESE REGULATIONS -- The words "These Regulations" and "these regulations" shall be deemed to refer to the "Zoning Regulations of the City of Milford", as amended.

ALCOHOLIC LIQUOR -- The term "alcoholic liquor" as used in these Regulations shall have the same meaning as that defined in the General Statutes, as amended.

APPARENT HIGH WATER MARK -- The average height of the tide measured and recorded during any given day or cycle period.

BASEMENT -- A story in a building located partly underground, but having less than one-half of its clear floor-to-ceiling height below the average level of finished grade adjoining the exterior walls of the building.

BOARD -- The Planning and Zoning Board of the City of Milford.

BOARDING, LODGING OR ROOMING HOUSE -- A dwelling in which two or more rooming units are rented for compensation, with or without provisions for meals.

BUFFER STRIP -- A strip of land along a property line or zone line abutting properties zoned residential, which shall be free of any building or use other than existing natural woody growth and appropriate landscaping and screening of suitable type, density and height and which may be a part of the minimum yard requirements and at the discretion of the Board may be within a Residence District.

BUILDING -- A structure having a roof supported by columns or walls along whose outside face can be traced an unbroken line for the completion circumference of the building, which is permanently affixed to a lot or lots for the housing or enclosure of persons, animals or chattels, and shall include each of the independent units into which it is divided by party walls. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure with or without a roof shall not be deemed to make them one building, except in the case of a

private garage so attached to a dwelling. Except as otherwise indicated, "buildings" as used in these Regulations shall be deemed to include "structures."

BUILDING ACCESSORY -- A building which is clearly incidental or subordinate to, customarily in connection and located on the same lot with the principal building or use; and the cubic footage and floor area of such accessory building do not exceed 50% of same of the principal building.

BUILDING AREA -- The aggregate of the maximum horizontal cross-section area enclosed by the walls of all buildings on a lot, together with the area enclosed by the columns of all covered porches and similar roofed structures.

BUILDING FACING WALL -- The exterior wall surface of a building which is visible from and generally parallel to a street line.

BUILDING, GROUP -- Two or more principal buildings located on a single lot.

BUILDING HEIGHT -- The vertical distance measured from the average level of the finished grade adjacent to the exterior walls of the building to the mean height between eaves and ridge for gable, hip, and gambrel roofs, or to the highest point of any other type of structure; except that the height for a building which is located within a flood hazard area shall be measured from the regulatory flood protection elevation.

BUILDING, PRINCIPAL -- A building in which is conducted the main or principal use of the lot on which said building is located.

BUILDING SETBACK LINE -- The line within a lot defining the minimum required horizontal distance between the principal building or use to be erected and an adjacent street or lot line.

CELLAR -- A portion of a building located partly or wholly underground and having half or more of its clear floor-to-ceiling height below the average level of finished grade adjoining the exterior walls of the building.

CLUB -- An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs the chief activity of which is a service customarily carried on primarily for business or gain.

CONDOMINIUM -- As defined by State Statute. (Refer to the Housing Laws of the State of Connecticut, Chapter 825 entitled "Unit Ownership Act," as amended.)

CAMP TRAILER -- A trailer designed, manufactured and used solely for camping or pleasure purposes or for the purpose of transporting personal property of the owner and bearing a current "Camp Trailer" registration.

CONVALESCENT HOME, NURSING HOME OR REST HOME -- An institution licensed by the State Department of Health having facilities and all necessary personnel to provide services of a personal nature, nursing care under medical supervision and direction to carry out non-surgical treatment and dietary procedures for chronic diseases or convalescent stages of acute diseases or injuries.

COOPERATIVE -- A form of ownership in which more than one stockholder of a corporation has control over a certain property jointly with one or more other stockholders.

COURT -- An unoccupied open space, other than a yard, on the same lot with a building and which is bounded on three or more sides by the walls of such building. An OUTER court extends to a street line or opens upon a front, side or rear yard. An INNER court is enclosed on all sides by the walls of the building.

CURB LEVEL -- The permanently established grade of the street at the edge of pavement or at the base of the curb in front of the lot.

DAY CARE CENTER OR NURSERY SCHOOL -- A building or portion thereof, licensed by the State Department of Health, having facilities and all necessary personnel for the care, guidance and/or supervision of five or more children not of common parentage.

DORMITORY -- A building or group of buildings designed or altered for the purpose of accommodating students or members of religious orders with sleeping quarters with or without communal kitchen facilities and administered by a bona fide educational or religious institution. Dormitory includes fraternity and sorority houses, convents, priories and monasteries, but does not include clubs.

DRIVE-IN ESTABLISHMENT -- A business establishment so developed that its principal retail or service character is dependent on providing a drive-way approach or parking spaces for motor vehicles so as to either serve patrons while in the motor vehicle or else intended to permit consumption in the motor vehicle of food or beverage obtained by a patron from said business establishment. (e.g., restaurants, service stations, cleaners, banks, theaters, etc.)

DWELLING -- A building, or portion thereof, used exclusively for residential occupancy, including one-family, two-family and multiple-family dwellings. Any trailer coach not located in a Trailer Park as defined herein, which remains on any lot within the limits of this City for more than 48 hours within any six-month period, shall be construed to be a dwelling, except for those that are only displayed for sale in a zoning district permitting such.

DWELLING, ATTACHED -- A dwelling having any portion of one or more walls in common with another dwelling.

DWELLING, MULTIPLE-FAMILY -- A dwelling containing three or more dwelling units.

DWELLING, ONE-FAMILY -- A detached dwelling containing one dwelling unit.

DWELLING, TWO-FAMILY OR DUPLEX -- A dwelling containing two dwelling units.

DWELLING UNIT -- A dwelling, or portion thereof, providing a single housekeeping unit with living, sleeping, cooking, eating, and bathroom facilities.

FAMILY -- One or more persons occupying a dwelling unit and living as a single housekeeping unit with kitchen and other rooms used in common.

FARM -- A lot of 3 acres or more used for the raising of crops or pasture or both. Stock-raising, dairying, poultry raising and kindred activities are to be considered as a part of and included within farming.

FIRST FLOOR -- The lowest floor above grade; or partly below grade and not qualifying as a basement or cellar.

FLOOD -- A temporary rise in water level that results in inundation of areas not ordinarily covered by water.

FLOOD FREQUENCY -- The average frequency statistically determined, for which it is expected that a specific flood level or discharge may be equalled or exceeded.

FLOOR AREA -- The floor area of a building is the sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of exterior walls or from the center line of walls separating two buildings. Floor area shall include the area of basements when used for residential, commercial or industrial purposes but need not include a cellar or portion of a basement used for incidental storage or housing of mechanical or central heating equipment.

FLOOR AREA RATIO (F.A.R.) -- The floor area of buildings on a lot divided by the area of such lot.

GARAGE, COMMERCIAL -- Any lot, building or part thereof, used for the storage, service or repair of motors, or motor vehicles for remuneration, including any rental, lease or sale of motor vehicle.

GARAGE, PRIVATE -- An accessory building or portion of a principal building used for the storage of vehicles as an accessory use.

GARAGE, VEHICLE REPAIR AND/OR SERVICE -- A commercial garage or gasoline station used for repairing, overhauling, removing, adjusting, replacing, assembling or disassembling any parts of any motor, engine or vehicle.

GASOLINE STATION -- Any lot, building or part thereof, used for the sale of gasoline or motor vehicle fuel which may include facilities for lubrication, washing, or otherwise servicing vehicles, but not including painting of vehicles.

HOME BUSINESS USE -- A use customarily conducted for compensation entirely within a dwelling and carried on only by the residents thereof, which use is clearly incidental and secondary to the use of the building for dwelling purposes and does not change the residential character thereof. The conducting of a clinic, hospital, barber shop, beauty parlor, tea room, tourist home, animal hospital, or any other similar use shall not be deemed to be a home occupation.

HOSPITAL -- A building licensed by the State Department of Health having facilities, medical staff and all necessary personnel to provide diagnosis, care and treatment of a wide range of acute conditions or chronic diseases, including injuries.

HOTEL -- A building or portion thereof which has a common entrance and common heating system and which contains one or more rooming units designed to be occupied by individuals or groups of individuals for compensation and including such business as may be incidental thereto for the sole convenience of the occupants. For the purpose of these Regulations hotel shall include "tourist home."

JUNK YARD -- See Motor Junk Business.

LOT -- A parcel of land occupied or to be occupied by a building or group of buildings and accessory buildings, together with such open spaces as are required under the provisions of these Regulations.

LOT AREA -- The gross horizontal area contained within the property lines of the lot.

LOT, CORNER -- A lot situated at the intersection of two or more streets.

LOT COVERAGE -- The portion or percentage of a lot occupied or intended to be occupied by all buildings, structures and paved areas other than walkways.

LOT, DEPTH -- The mean distance from the front line of the lot to the rear lot line measured in the general direction of the side lines of the lot.

LOT, INTERIOR -- A lot other than a corner lot.

LOT LINE -- Any property line bounding a lot.

LOT LINE, REAR -- The lot line generally opposite the street line; if the rear lot line is less than ten feet in length, or if the lot comes to a point in the rear, the rear lot line shall be deemed to be a line parallel to the street line, not less than ten feet in length, lying farthest from the street line.

LOT THROUGH -- A lot other than a corner lot which has frontage on two or more streets.

LOT WIDTH -- The horizontal distance between side lot lines measured parallel to the street line and along the building setback line for the front yard.

MEAN HIGH WATER MARK -- The average height of all apparent high water marks recorded over a 19-year period or a computed equivalent period.

MEAN SEA LEVEL -- The average height of the surface of the sea for all stages of the tide, usually determined from hourly readings during any given period. For the purpose of these Regulations, mean sea level shall be deemed to be an elevation of 0.0 feet (U.S.C. & G. datum, MSL)

MOTEL -- A building or group of buildings which contains ten or more rooming units, each generally having a separate outside entrance; and designed to be occupied by individuals or groups of individuals for compensation and including such business as may be incidental thereto for the sole convenience of the occupants. For the purpose of these Regulations motel shall include buildings designated as motor inns and tourist courts.

MOTOR JUNK BUSINESS OR JUNK YARD -- The term "junk yard" shall be construed to include any "junk yard", "motor vehicle junk business" and "motor vehicle junk yard" as defined in State Statutes. Any place of business or of outside storage or deposit, whether in connection with any business or not, which has stored or deposited two or more unregistered vehicles which are no longer intended or in condition for legal use on the public highways, or used parts of vehicles or old iron, metal, glass, paper, cordage, or other waste material or discarded second-hand material which has been a part, or intended to be a part, of any vehicle, the sum of which parts or material shall be equal in bulk to two or more vehicles. Said term shall also include any place of business or of outside storage or deposit of vehicles for parts or for use of the metal for scrap and where it is intended to burn material which are parts of a vehicle or cut up the parts thereof.

NON-CONFORMING LOT -- A lot legally existing on the effective date of these Regulations or any amendment thereto which does not conform to the zoning district regulations for any prescribed lot requirement, such as lot area, width or depth.

NON-CONFORMING STRUCTURE -- A structure or building legally existing on the effective date of these Regulations or any amendment thereto which does not conform to the zoning district regulations for any prescribed structure or building requirement, such as front, side or rear yards; building height; building area or lot coverage; lot area per dwelling unit; dwelling units per building; parking and loading spaces; etc.

NON-CONFORMING USE — A use, whether of a building, structure or lot, or both, legally existing on the effective date of these Regulations or any amendments thereto which does not conform to the use regulations of the zoning district in which it is located.

PARKING LOT — An area other than a street used for the parking of registered vehicles.

PREMISES — A lot, plot or parcel of land including the buildings or structures thereon.

REGULATORY FLOOD — A flood which is representative of large floods known to have occurred generally in the area and is reasonably characteristic of what can be expected to occur. The regulatory flood generally has a flood frequency of approximately 100 years as determined from analyses of floods of other waterbodies and watercourses in the same general region.

REGULATORY FLOOD PROTECTION ELEVATION — The level to which buildings, structures and uses controlled by these Regulations are required to be flood proofed. In the absence of specifically established regulatory flood protection elevation, such level shall be deemed to be 10 feet above mean sea level.

ROOMING UNIT — A building or portion thereof providing a single housekeeping unit with living and sleeping facilities, including bathroom facilities, but excluding cooking and eating facilities.

SCHOOL, COMMERCIAL — Any business or school operated for the compensation or gain of its owner or operator where students or enrollees are assembled for the purpose of instruction and generally confined to one area of interest, such as bartending, beauty culture, dancing, judo, sewing, or welding schools.

SEASONAL HIGH WATER LEVEL — The extreme height of water measured and recorded during any given season of the year, usually occurring during the Spring.

SETBACK — The horizontal distance from any street or lot line to any building, structure or use, measured in a straight line from and perpendicular to such street or lot line.

SIGN, ANIMATED — Any sign or source of light or part thereof which flashes, rotates, moves or in any way simulates motion.

SIGN, AREA — The number of square feet contained within a single continuous perimeter enclosing the extreme limits of the actual sign surface. Structural members and supports required by Building Codes and not bearing advertising matter and not forming an integral part of the display shall be excluded from the sign area. The allowable area of a double-face sign shall be computed on one side, only.

SIGN, COMMERCIAL ADVERTISING OR OFF-PREMISES -- Any sign owned or operated by any person, firm or corporation engaged in the business of outdoor advertising for compensation for the use of such signs, or any sign advertising a commodity or activity not sold, produced or conducted on the premises.

SIGN, DIRECTIONAL -- A sign intended to direct the way to a place or activity or to point toward a place or activity.

SIGN, DOUBLE-FACE -- A sign containing the same advertisement on both sides of the supporting structure.

SIGN, FLASHING -- Any sign, the illumination of which is not kept constant in intensity at all times, and/or which exhibits sudden or marked changes in such light intensity or color effects.

SIGN, GROUND OR FREE-STANDING -- A sign supported by one or more uprights or braces in or above the ground.

SIGN, HEIGHT OF -- The verticle distance between the curb level and the top of a sign.

SIGN, ILLUMINATED -- A sign which is illuminated by either internal or external lighting devices or sources.

SIGN, INDIRECTLY ILLUMINATED -- A sign which is illuminated by external lighting devices or sources, only.

SIGN, IDENTIFICATION or ON-PREMISES -- A sign advertising a use conducted on the premises where the sign is located.

SIGNS, NUMBER OF -- For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship of elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

SIGN, PROJECTING -- A sign which is affixed to an exterior wall of any building and extending more than 15 inches beyond the building walls or parts thereof.

SIGN, ROOF -- A sign attached to a building and erected upon the roof or extending above the roof line, eaves, or parapet of such building.

SIGN, WALL -- A sign which is affixed to the exterior walls of any building and projecting not more than 15 inches from the building wall or parts thereof. Wall signs shall also include illuminated signs erected inside window display area of a building.

STORY -- That part of a building, including basements, but excluding cellars, between any floor and floor above or in its absence the ceiling or roof above.

STREET -- Any right-of-way used for streets, roads, highways, avenues, boulevards, lanes or other vehicular access ways.

STREET, PRIVATE -- Any street other than a public street.

STREET, PUBLIC -- Any street existing or dedicated and officially accepted, or offered for acceptance where a bond has been posted.

STREET LINE -- The dividing property line between the street and lot.

STRUCTURE -- Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground. Except as otherwise indicated, "structures" as used in these Regulations shall be deemed to include buildings, swimming pools, open entries, signs, and fences or walls more than three feet in height other than retaining walls.

STRUCTURAL ALTERATION -- Any change in or addition to the structural or supporting members of a building, such as bearing walls, columns, beams or girders.

SWIMMING POOL -- Any "swimming pool" as defined and regulated in "The Public Health Code of the State of Connecticut," and/or Building Code.

TERRACE -- A structure not more than 18 inches in height above average grade on any side and located on the ground with no structural supports other than a subsurface base material.

TRAILER PARK -- A lot on which there is located or intended to be located two or more trailer coaches occupied for living purposes.

TRAILER COACHES -- A vehicle with or without motive power designed to be self-propelled or to be drawn by a motor vehicle and to be used for human habitation or for the carrying of persons. Includes Mobile Homes.

USE -- The specific purpose for which a lot or a building is designed, arranged, intended to be used, or for which it is or may be occupied or maintained. The terms permitted use, special use, or its equivalent shall not be deemed to include a non-conforming use, as defined herein.

USE, ACCESSORY -- A use of land, buildings or structures which is clearly incidental to, and customarily in connection with, and located on the same lot with the principal building or use.

USABLE OPEN SPACE -- That portion of the ground space on the same lot and contiguous to the principal building which is either landscaped, or developed and maintained for recreation or conservation purposes. Usable Open Space shall not include those portions of a lot that are utilized for off-street parking or loading, driveway or building purposes.

VEHICLE -- Any motor vehicle as defined by the General Statutes of the State of Connecticut, as amended.

VEHICLE DEALERSHIP -- A commercial garage or lot primarily used for merchandising vehicles.

WETLANDS -- Any wetland as defined by State Statutes.

YARD, FRONT -- An open, unoccupied space extending across the full width of the lot between the front wall of the principal building and the street line. The depth of the required front yard shall be measured horizontally from and perpendicular to the nearest point of the front lot line toward the nearest part of the building on the lot.

YARD, SIDE -- An open, unoccupied space between a principal building and the side lot line extending from the front yard, to the rear yard. The width of the required side yard shall be measured horizontally from and perpendicular to the nearest point of the side lot line toward the nearest part of the principal building on the lot.

YARD, REAR -- An open, unoccupied space extending across the full width of the lot between the most rear principal building and the rear lot line. The depth of the required rear yard shall be measured horizontally from and perpendicular to the nearest part of the rear lot line toward the nearest part of the principal building on the lot. (See also Lot Line, Rear).

ARTICLE XII - VALIDITY, REPEALER AND EFFECTIVE DATE

SECTION 12.1 VALIDITY. If any Article, Section, or provision of these Regulations shall be adjudged invalid, such adjudication shall apply only to the provision so adjudged invalid, and the rest and remainder of these Regulations, as they shall now or hereafter exist, shall be deemed to be valid and effective.

SECTION 12.2 REPEALER. All zoning regulations previously adopted for the City of Milford, are hereby repealed.

SECTION 12.3 EFFECTIVE DATE. These Regulations shall become effective, as provided by law, upon enactment by the Planning and Zoning Board of the City of Milford, Connecticut.

Date of Public Hearing

10-2-73

Date of Adoption

10-6-73

Effective Date

