



City of Milford, Connecticut

Founded 1639
70 West River Street ♦ Milford, Connecticut ♦ 06460-3317
www.ci.milford.ct.us

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

Amendment #23-15

TO: South Central Regional Council of Governments
 Greater Bridgeport Regional Planning Council
 City Attorney, City of Milford
 State of CT DEEP
 City of West Haven, City Clerk
 Town of Stratford, City Clerk
 Town of Orange, City Clerk

FROM: David B. Sulkis, City Planner

DATE: November 13, 2023

RE: **Proposed Changes to the City of Milford Zoning Regulations**
Article V, Section 5.1.4, Figure 4

In accordance with Milford Zoning Regulations 10.3 and CT General Statutes 8-3b and 22a-104, the distribution of the following proposed regulation change is submitted for your agency's review and comment. Please provide this office with acknowledgement of your receipt of this memorandum and provide your comments or approval within 35 days of the above date.

EXISTING TEXT:

ARTICLE V SUPPLEMENTARY REGULATIONS

SECTION 5.1 PARKING AND LOADING REGULATIONS

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 up on consideration of all factors entering into the parking needs of such use.

Figure 4: 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	4 spaces
(3) Multiple Family Dwellings	
(a) Efficiency bedroom units	2 space minimum per dwelling unit (1-1.5 in MCDD, CDD-1, CDD-2 & CDD-3)
(b) One bedroom unit	2 space minimum per dwelling unit (1.5-2 in MCDD, CDD-1, CDD-2 & CDD-3)
(c) Two bedroom units	3 space minimum per dwelling unit (2-2.5 in MCDD, CDD-1, CDD-2 & CDD-3)
(d) Three bedroom units	3 space minimum per dwelling unit 2-2.5 in MCDD & CDD-2)

PROPOSED TEXT: *(Additions in bold italicized text, deletions as strikethrough)*

ARTICLE V SUPPLEMENTARY REGULATIONS

SECTION 5.1 PARKING AND LOADING REGULATIONS

Figure 4: 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	4 spaces
(3) Multiple Family Dwellings	
(a) Efficiency bedroom units	2 space minimum per dwelling unit (1-1.5 in MCDD, CDD-1, CDD-2 & CDD-3) 1 Space
(b) One-bedroom unit	2 space minimum per dwelling unit (1.5-2 in MCDD, CDD-1, CDD-2 & CDD-3) 1 Space
(c) Two-bedroom units	3 space minimum per dwelling unit (2-2.5 in MCDD, CDD-1, CDD-2 & CDD-3) 2 Spaces
(d) Three-bedroom units	3 space minimum per dwelling unit 2-2.5 in MCDD & CDD-2) 2 Spaces

FINAL TEXT:

ARTICLE V SUPPLEMENTARY REGULATIONS

SECTION 5.1 PARKING AND LOADING REGULATIONS

Figure 4: Minimum Off-Street Parking Requirements

Type of Building or Use	Minimum Required Parking Spaces
(1) One Family Dwellings	2 spaces
(2) Two Family Dwellings	4 spaces
(3) Multiple Family Dwellings	
(a) Efficiency bedroom units	1 Space
(b) One-bedroom unit	1 Space
(c) Two-bedroom units	2 Spaces
(d) Three-bedroom units	2 Spaces

REASON FOR CHANGE: To comply with PA-21-29 (City Attorney says it is Public Act 23-142...which is it?) which limits required parking for multi-family dwellings.

A petition for substantially the same change in regulations has previously been filed:

Yes: _____ No: X If yes, date of hearing:

This regulation change is proposed by: David B. Sulkis, City Planner

Cc: J. Quish, Chairman P&Z
J. Griffith, DPLU