

## **Article V – Supplementary Regulations**

### **Section 5.8.13.3                      Manufactured Mobile Homes (VE Zones)**

- (3)     Manufactured (mobile) homes placed or substantially improved in VE Zones in an existing manufactured (mobile) home park or subdivision shall be elevated so that the bottom of the lowest horizontal structural member is at or above the design flood elevation. The manufactured home must also meet all the construction standards for VE Zones as per Section 5.8.14
  
- (4)     Recreational vehicles placed on sites within VE Zones shall either be on the site for fewer than 180 consecutive days, and be fully licensed and ready for highway use, or meet all the general standards of section 5.8.12, the V Zone construction requirements of Section 5.8.14.2, and the elevation and anchoring requirements of Sections 5.3.3.1, 5.3.3.3, and 5.3.3.4. A recreational vehicle is ready for highway use if it is on wheels or a jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

Effective Date: April 26, 2019

**Article X – Amendments**

**Section 10.4        Pending District Changes**

Removed; (reserved for future use)

Effective Date: April 26, 2019

## **Article V – Supplementary Regulations**

### **Section 5.13           Activities Requiring a Certified Erosion and Sediment Control Plan**

A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre. The Plan shall comply with Connecticut DEEP and U.S. EPA requirements for Phase II Storm Water Management.

Effective Date: July 26, 2019

## **Article V – Supplementary Regulations**

### **Section 5.13.2 Erosion and Sediment Control Plan:**

- (1) To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods, and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control 2002 as amended.

Effective Date: July 26, 2019

## Article V – Supplementary Regulations

### Section 5.13.3 Minimum Acceptable Standards:

- (1) Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control 2002, as amended. Soil erosion and sediment control plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off site erosion and/or sedimentation.
- (2) The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control 2002, as amended. The Board (or Southwest Conservation District) may grant exceptions when requested by the applicant if technically sound reasons are presented.
- (3) The appropriate method from the Connecticut Guidelines for Soil Erosion and Sediment Control 2002, as amended, shall be used.

Effective Date: July 26, 2019

## **Article V – Supplementary Regulations**

### **Section 5.13.4 Issuance or Denial of Certification:**

- (1) The Planning and Zoning Board (or the Southwest Conservation District) shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.
  
- (3) Prior to certification, any plan submitted to the municipality may be reviewed by the Southwest Conservation District which may make recommendations concerning such plan, provided such review shall be completed within thirty days of the receipt of such plan.

Effective Date: July 26, 2019

## **Self Storage Uses and Facilities in Various Zones**

### **ARTICLE III – District Use Regulations**

#### **Office District (OD)**

**3.5.5.3** Self Storage uses and facilities are prohibited.

#### **Design Office District 10 and 25 (DO-10 & DO-25)**

##### **3.6.5 Prohibited Uses**

Unless otherwise permitting in section 3.6, the following uses are prohibited:

...

(4) Self Storage uses and facilities.

#### **Boating Business District (BB)**

**3.7.5.5** Self Storage uses and facilities are prohibited.

#### **Business District (BD)**

**3.8.5.12** Self Storage uses and facilities are prohibited.

#### **Business District (BD-1)**

**3.8.5.11-1** Self Storage uses and facilities are prohibited.

#### **Shopping Center Design District (SCD)**

**3.9.5.10** Self Storage uses and facilities are prohibited.

#### **Limited Industrial District (LI)**

**3.10.5.10** Self Storage uses and facilities are prohibited.

#### **Industrial District (ID)**

**3.11.5.8** Self Storage uses and facilities are prohibited.

#### **Housatonic Design District (HDD)**

**3.12.2.5** Self Storage uses and facilities with the following condition:

Off-street parking and loading shall be provided at a ratio of one (1) parking space for each 10,000 square feet of gross floor area and one (1) loading space for each 100,000 square feet of gross floor area

**3.12.2.6** Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited may be permitted by the Board by Special Exception in accordance with Section 7.3.

**3.12.5 Prohibited Uses:** The Following uses shall be expressly prohibited.

**3.12.5.1** Any building or use prohibited in Industrial Districts, section 3.11.5, herein except as provided for in 3.11.5.1 and 3.12.2.5.

**Waterfront Design District (WDD)**

**3.13.6** Self Storage uses and facilities are prohibited.

**Corridor Design Development District 1 (CDD-1)**

**3.16.5.5** Self Storage uses and facilities are prohibited.

**Corridor Design Development District 2 (CDD-2)**

**3.17.5.7** Self Storage uses and facilities are prohibited.

**Corridor Design Development District 3 (CDD-3)**

**3.18.5.4** Self Storage uses and facilities are prohibited.

**Corridor Design Development District 4 (CDD-4)**

**3.19.5.5** Self Storage uses and facilities are prohibited.

**Corridor Design Development District 5 (CDD-5)**

**3.20.5.5** Self Storage uses and facilities are prohibited.

**Milford Center Design Development District (MCDD)**

**3.21.5.9** Self Storage uses and facilities are prohibited.

**Interchange Commercial District (ICD)**

**3.22.5.6** Self Storage uses and facilities are prohibited.

***Effective Date: August 30, 2019***

**ARTICLE XI            Definitions**

**SELF STORAGE USES AND FACILITIES** – A building or group of buildings consisting of individual, self contained units, stalls, lockers, rented or leased to individuals, organizations or businesses for the storage of personal property, goods or wares.

***Effective Date: August 30, 2019***

# City of Milford, Connecticut

## MEMORANDUM

**TO:** Karen Fortunati, City Clerk  
**FROM:** David B. Sulkis, City Planner  
**DATE:** September 4, 2020  
**Re:** **Text Changes to the City of Milford Zoning Regulations**

At its meeting held September 1, 2020, the Planning and Zoning Board approved the following regulation change to the Milford Zoning Regulations.

### **Article 2, Section 2.6 Effect of Zoning Changes on Subdivisions**

#### **Existing text as follows:**

#### **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.

#### **Revised as follows: (revision in bold italic)**

#### **SECTION 2.6 *(Reserved for future use) 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.~~***

**This regulation change becomes effective September 18, 2020**

**Distribution**

Mayor Benjamin Blake  
Mayor's Chief of Staff  
Zoning Board of Appeals  
Zoning Enforcement Officer  
Director of Public Works  
City Attorney (3)  
City Clerk (2)  
Joseph Griffith, DPLU

Library (2)  
Community Development  
Sewer Commission  
Assessor  
Conservation Commission  
Inland Wetlands Office  
Harbor Management Commission  
Engineering Department

# City of Milford, Connecticut

## MEMORANDUM

**TO:** Karen Fortunati, City Clerk  
**FROM:** David B. Sulkis, City Planner  
**DATE:** September 4, 2020  
**Re:** **Text Changes to the City of Milford Zoning Regulations**

At its meeting held September 1, 2020, the Planning and Zoning Board approved the following regulation change to the Milford Zoning Regulations.

### **Article 5, Section 5.8 – Flood Hazard and Flood Damage Prevention Regulations: 5.8.3 Procedure**

#### **Existing text as follows:**

*5.8.3 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 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, and the procedures, requirements conditions and standards set forth hereinafter. Single family homes and buildings, or structures accessory to a residential use, shall be subject to Site Plan Review only and may be exempted from full compliance with Section 5.8.5.1 by the Planning & Zoning Board.*

#### **Revised as follows: (revision in bold italic)**

*5.8.3 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 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, and the procedures, requirements conditions and standards set forth hereinafter. Single family homes and buildings, or structures accessory to a residential use, shall be subject to Site Plan Review only and may be exempted from full compliance with Section ~~5.8.5.1~~ **5.8.5** by the Planning & Zoning Board.*

**This regulation change becomes effective September 18, 2020**

**Distribution**

Mayor Benjamin Blake  
Mayor's Chief of Staff  
Zoning Board of Appeals  
Zoning Enforcement Officer  
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# ***City of Milford, Connecticut***

## **MEMORANDUM**

**TO:** Karen Fortunati, City Clerk  
**FROM:** David B. Sulkis, City Planner  
**DATE:** September 4, 2020  
**Re:** **Text Changes to the City of Milford Zoning Regulations**

At its meeting held September 1, 2020, the Planning and Zoning Board approved the following regulation change to the Milford Zoning Regulations.

### **Article 5, Section 5.8.12.1 – Anchoring: (2) (a) & (2) (b) Manufactured Homes (A and AE Zones):**

#### **Existing text as follows:**

#### (2) Manufactured Homes (A and AE Zones):

- (a) All manufactured homes placed or substantially improved in A and AE Zones, including "mobile" homes and recreational vehicles placed on a site for 180 consecutive days or longer, shall be elevated so that the lowest floor is above the base flood elevation. This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood;
- (b) Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the manufactured (mobile) home will be at or above the base flood elevation. For elevation on pilings, piling foundation must be placed in stable soil no more than 10 feet apart and reinforcement must be provided for pilings more than six feet above the ground level. Lots must be large enough to permit steps.

#### **Revised as follows: (revision in bold italic)**

#### (2) Manufactured Homes (A and AE Zones):

- (a) All manufactured homes placed or substantially improved in A and AE Zones, including "mobile" homes and recreational vehicles placed on a site for 180 consecutive days or longer, shall be elevated so that the lowest floor is above

the **base flood design flood** elevation (**DFE**). This includes manufactured homes located outside a manufactured home park or subdivision, in a new manufactured home park or subdivision, in an existing manufactured home park or subdivision, in an expansion to an existing manufactured home park or subdivision, or on a site in an existing manufactured home park in which a manufactured home has incurred substantial damage as a result of a flood;

- (b) Stands or lots are elevated on compacted fill or on pilings so that the lowest floor of the manufactured (mobile) home will be at or above the **base flood design flood** elevation (**DFE**). For elevation on pilings, piling foundation must be placed in stable soil no more than 10 feet apart and reinforcement must be provided for pilings more than six feet above the ground level. Lots must be large enough to permit steps.

**This regulation change becomes effective September 18, 2020**

**Distribution**

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# **City of Milford, Connecticut**

## **MEMORANDUM**

**TO:** Karen Fortunati, City Clerk  
**FROM:** David B. Sulkis, City Planner  
**DATE:** September 4, 2020  
**Re:** **Text Changes to the City of Milford Zoning Regulations**

At its meeting held September 1, 2020, the Planning and Zoning Board approved the following regulation change to the Milford Zoning Regulations.

### **Article 7, Section 7.2 – Special Permit Approval: 7.2.4 Renewal of Special Permit**

#### **Existing text as follows:**

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.

#### **Revised as follows: (revision in bold italic)**

***7.2.4 (Reserved) ~~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.~~***

**This regulation change becomes effective September 18, 2020**

#### **Distribution**

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