#### ADOPTED REVISIONS TO SECTION 8

ADOPTED: 9/19/06 EFFECTIVE: 9/27/06

#### 8.2.2 Non-Marine Uses.

The following uses are permitted only as part of a mixed use project.

- 8.2.2.1. Restaurants excluding drive-in facilities

New 8.2.2.3 RESIDENTIAL

## New 8.2.2.3 Residential

- 8.2.2.3.1 Purpose This section recognizes that residential use in a waterfront area is a proper and compatible use with other waterfront activities so long as the residential use is designed in harmony with the unique nature of the waterfront. IT MUST BE FURTHER DEMONSTRATED THAT THE RESIDENTIAL USE WILL BE DESIGNED SO AS TO COMPAND ENHANCE THE PURPOSE OF A WAY RESIDENTIAL. PROVISION OF PUBLIC ACCESS, AND MUST MEET THE FOLLOWING: .
  - 1) Such residential use will be of a sufficient quality and design to warrant its
  - 2) Residential use shall be permitted only if there is a concurrent marine and non-non marine use, as defined in §§ 8.2.1 and 8.2.2, on the property.
  - 3) A residential use shall only be permitted when there is a concurrent marine use as set forth in §8.2.1.1. of this section.
  - 4) A residential use shall be permitted so long as a minimum of 10% of any retail use shall be dedicated to marine activities
  - 5) The maximum number of residential units shall not exceed 12.5 residential units per buildable acre of land.

## 8.3 Standards

STANDARD	MARINE USE	MIXED USE
Min Lot area	10,0000 sq ft	10,000 sq ft
Min Lot Width	50 ft	50 ft
Min Lot Depth	None	None
Min Front Yard (b)	25 ft	25 ft ·
Min Side Yard (a)	20 ft	20 ft
Max Bldg Height	30 ft	30 ft
Max Bldg Coverage	35% of lot area	25% of lot area
Max Impervious Area (c)	70% of lot area	60% of lot area
Min Open Space (c)	20% of lot area	30% of lot area
Min Water Frontage	100 ft	100 ft
Mean High Water Setback	Refer to §3.14	Refer to §3.14

- (a) Add 5 feet to the minimum requirements when adjacent to residential property
- (b) The first half of the minimum required front yard shall consist of non-impervious surfaces and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.
- (c) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of the impervious area, floor area and building area square frontage.
- New (d) A RESIDENTIAL DEVELOPMENT SHALL COMPLY WITH THE STANDARDS OF A MIXED USE EXCEPT THAT THE POLICY OF CRITERIA SHALL APPLY:
  - 1) MINIMUM LOT AREA OF 125,000 SQUARE FEET
  - 2) MINIMUM LOT DEPTH AND LOT WIDTH OF 250 FEET
  - 3) ANY PROPERTY THAT HAS A GRADE ELEVATION DIFFERENCE OF 11 FEET OR MORE FROM THE HIGHEST POINT ON THE PROPERTY TO THE LOWEST POINT ON THE PROPERTY, AND THE PROPERTY IS, AT ANY POINT, WITHIN 400 FEET OF THE WATER BORDER BETWEEN STRATFORD AND AN ABUTTING MUNICIPALITY:
    - a) MAXIMUM BUILDING HEIGHT SHALL BE 48 FEET
    - b) MAXIMUM BUILDING COVERAGE OF 30%
    - c) MAXIMUM IMPERVIOUS AREA OF 70%
  - 4) THE PROVISIONS OF SUBSECTIONS (a), (b) and (c) OF THIS SECTION SHALL NOT APPLY TO A RESIDENTIAL DEVELOPMENT.
- New \* A MIXED USE PROJECT IS ONE IN WHICH THE DEVELOPMENT CONTAINS AT LEAST ONE MARINE USE AND AT LEAST ONE NON-MARINE USE SO LONG AS THE MARINE USE, IN PARTICULAR ANY IN-WATER ACTIVITIES AND PUBIC ACCESS ARE DEVELOPED TO THE MAXIMUM EXTENT FEASIBLE.

# New 8.3.1. Additional Standards for Residential

Because of the waterfront's unique importance to Stratford, approval of a residential use in a Waterfront Business District shall, in addition to satisfying the purposes set forth in § 8.2.3.1 and the standards of Section 20, Special Case Approval, shall also meet the following design criteria:

- 1) The residential use must be designed in such a way that will result in a welldesigned, upscale residential community, primarily owner-occupied.
- 2) The residential use must be designed so as to allow for public access and 5 enjoyment of the waterfront.
- 3) The design and construction shall be of a high quality. To enhance and promote the waterfront the design shall take into the waterfront, the design shall take into account and incorporate a waterfront theme.
- 4) Each residential unit shall have a direct view of the waterfront.
- 4) Each residential unit shall have a direct view of the waterfront.

  5) The design of the entire parcel shall promote the use of the waterfront by both residents and the general public.
- 6) Each unit shall have no more than two (2) bedrooms.