

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

8.2.2.2. Retail and services establishments.

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 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 COMPLIMENT AND ENHANCE THE PURPOSE OF A WATERFRONT USE AS SET FORTH IN SECTION 8.1 AND ANY ADVERSE IMPACTS OF SUCH RESIDENTIAL USE MUST BE MITIGATED THROUGH THE PROVISION OF PUBLIC ACCESS, AND MUST MEET THE FOLLOWING:

- 1) Such residential use will be of a sufficient quality and design to warrant its approval.
- 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	10,000 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	

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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 well-designed, upscale residential community, primarily owner-occupied.
- 2) The residential use must be designed so as to allow for public access and 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 account and incorporate waterfront theme.
- 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.

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