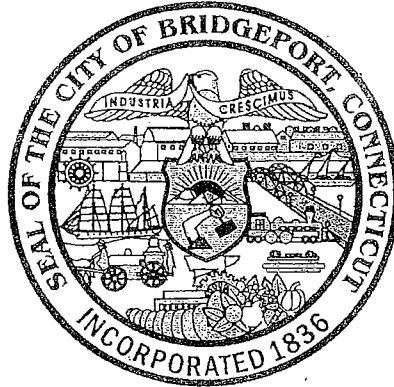


City of Bridgeport, Connecticut



ZONING REGULATIONS

Adopted
August 6, 1996

Amended to 1/10/05

Effective
January 17, 2005

CITY OF BRIDGEPORT, CONNECTICUT

ZONING REGULATIONS

**ADOPTED 8/6/96
EFFECTIVE 8/12/96
AMENDED TO 1/10/05
EFFECTIVE 1/17/05**

INDEX

ARTICLE 1.	GENERAL PROVISIONS.....	4
	Section 1-1 Authorization	4
	Section 1-2 Purpose	4
	Section 1-3 Validity and Severability	5
	Section 1-4 Relationship to Other Laws; Interpretation.....	5
ARTICLE 2.	DEFINITIONS	6
	Section 2-1 General Rules of Construction.....	6
	Section 2-2 Definitions	6
ARTICLE 3.	GENERAL ZONING PROVISIONS.....	15
	Section 3-1 Establishment of Zones.....	15
	Section 3-2 Zoning Map	15
	Section 3-3 Zone Boundaries	15
	Section 3-4 Lots in More than One Zone.....	16
	Section 3-5 Zoning Status of Parks.....	16
	Section 3-6 General Zoning Regulations	16
	Section 3-7 Use Regulations.....	17
	Section 3-8 Development Standards	18
	Section 3-9 Adaptive Reuse.....	18
	Section 3-10 Nonconforming Structures and Uses	19
ARTICLE 4.	RESIDENTIAL ZONES	22
	Section 4-1 Residential Base Zones	22
	Section 4-2 Residential Single Family	22
	Section 4-3 Residential Two Family and Three Family Zones	26
	Section 4-4 Residential High Density Zone.....	29
ARTICLE 5.	MIXED USE ZONES	32
	Section 5-1 Mixed Use Base Zones	32
	Section 5-2 Mixed Use Educational/Medical Zone	32
	Section 5-3 Mixed Use Perimeter Zone	34
	Section 5-4 Planned Development District Zone.....	37

ARTICLE 6.	OFFICE/RETAIL ZONES.....	40
	Section 6-1 Office/Retail Zones.....	40
	Section 6-2 Office/Retail Neighborhood Zone	41
	Section 6-3 Office/Retail Storefront Zone	43
	Section 6-4 Office/Retail General Zone.....	45
	Section 6-5 Office/Retail Regional Zone.....	48
	Section 6-6 Downtown Central Business Zone.....	50
	Section 6-7 Downtown Mixed Use Zone.....	52
	Section 6-8 Downtown Design Standards.....	55
	Section 6-9 Downtown FAR Bonuses	57
	Section 6-10 Downtown-Regional Sports/Entertainment Zone	59
ARTICLE 7.	INDUSTRIAL ZONES.....	63
	Section 7-1 Industrial Base Zones.....	63
	Section 7-2 Industrial Heavy Zone	64
	Section 7-3 Light Industrial Zone	66
ARTICLE 8.	ZOOLOGICAL PARK ZONE.....	70
	Section 8-1 Zoological Park Zone	70
ARTICLE 9.	OVERLAY ZONE	73
	Section 9-1 Overlay Zones.....	73
	Section 9-2 Historic Overlay Zone	73
ARTICLE 10.	USE CATEGORIES	74
	Section 10-1 Purpose	74
	Section 10-2 Classification of Uses	74
ARTICLE 11.	GENERAL DEVELOPMENT STANDARDS.....	92
	Section 11-1 General Development Standards Established	92
	Section 11-2 Floor Area, Lot Area, Frontage, Coverage and Height Standards	92
	Section 11-3 Setbacks.....	92
	Section 11-4 Landscaping and Screening	93
	Section 11-5 On-Site Sidewalks	96
	Section 11-6 Outdoor Display and Storage.....	96
	Section 11-7 Off-Street Parking.....	97
	Section 11-8 Off-Street Loading.....	108
	Section 11-9 Signs	111
	Section 11-10 Other General Performance Standards.....	117
	Section 11-11 Soil Erosion and Sedimentation Control.....	118
ARTICLE 12.	CONDITIONAL USE DEVELOPMENT STANDARDS.....	120
	Section 12-1 Accessory Apartments	120
	Section 12-2 Automobile Sales and Service	120
	Section 12-3 Commercial Outdoor Recreation Facility.....	120
	Section 12-4 Community Residential Facility	120
	Section 12-5 Drive-Through Facilities.....	120
	Section 12-6 Group Living	121
	Section 12-7 Home Occupations.....	121

Section 12-8	Institutional Uses	124
Section 12-9	Major Event Entertainment.....	124
Section 12-10	Liquor Control Regulation.....	125
Section 12-11	Resource Production/Extraction	127
Section 12-12	Social Service Providers	128
Section 12-13	Vehicle Service Facilities	128
ARTICLE 13.	ADMINISTRATION	129
Section 13-1	Interpretation of this Article	129
Section 13-2	Zoning Board of Appeals.....	129
Section 13-3	Planning and Zoning Commission.....	129
Section 13-4	Zoning Enforcement Officers	130
Section 13-5	Enforcement.....	130
Section 13-6	Fees.....	131
ARTICLE 14.	PROCEDURES.....	132
Section 14-1	Certificate of Zoning Compliance	132
Section 14-2	Site Plan Review.....	133
Section 14-3	Coastal Site Plan Review and Approval	137
Section 14-4	Special Permit Procedures	140
Section 14-5	Gen. Development Plan Review	142
Section 14-6	Detailed Development Plan Review	145
Section 14-7	Variance.....	147
Section 14-8	General Procedures.....	148
Section 14-9	Amendments to the Zoning Regulations.....	149
Section 14-10	Appeals	151

**CITY OF BRIDGEPORT, CONNECTICUT
ZONING REGULATIONS**

ARTICLE 1. GENERAL PROVISIONS

Section 1-1 Authorization:

In accordance with the provisions of the 1992 Charter of the City of Bridgeport, as revised, and Chapter 124 of the 1958 Revisions of the Connecticut General Statutes, as amended (formerly Chapter 29 of the 1930 Revision of the Connecticut General Statutes), the Planning and Zoning Commission of The City of Bridgeport hereby adopts and enacts these regulations as the Zoning Regulations of The City of Bridgeport.

Section 1-2 Purpose:

The purpose of the Zoning Regulations is to direct the development of the City in accordance with a comprehensive plan; to lessen congestion in the streets; to secure safety from fire, panic, flood and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements, with reasonable consideration of the character of each district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the City; and to promote the health and general welfare of its people, particularly in the following ways:

1-2-1 Urban Environment: To direct the future development of the City in accordance with a comprehensive plan so that the City may be preserved and revitalized as an attractive, vital, and safe place in which to live, work, recreate, and do business, giving particular attention to: (a) the protection and rehabilitation of those areas of the City where the existing buildings and configuration of open spaces constitute positive elements of the urban landscape; (b) the encouragement of street, sidewalk, public space and ground floor commercial designs that promote and enhance the desirability of pedestrian use; (c) the encouragement of planned mixed use development wherever it will enhance the vitality and desirability of residential and commercial life; and (d) the rehabilitation of blighted areas by the removal or replacement of unusable structures and the adaptive reuse of existing vacant structures.

1-2-2 Residential: To encourage the development of housing for all citizens of the municipality and the preservation and revitalization of residential neighborhoods; to promote the stability of residential neighborhoods by restricting the encroachment of land uses that are incompatible with residential life; and to promote the orderly mixing of residential with non-residential uses when such uses are mutually enhancing.

1-2-3 Commercial: To direct and regulate desirable commercial development in areas suitable for such development with attention to differentiating between commercial development which is compatible with and enhances residential life and commercial development which is better suited to concentration in areas primarily devoted to commercial use.

1-2-4 Industrial: To reserve the best industrial land in the City for industrial use, in order to promote the growth of employment opportunities conveniently located for residents of the City and to enhance the prosperity of the City.

1-2-5 Coastal: To direct development so as to maximize the unique potential of the City's coastal areas with particular attention to: (a) the protection and rehabilitation of those areas, including the park areas, which provide waterfront recreation and (b) the protection and development of the harbor area for port and other water-dependent uses.

1-2-6 Infrastructure: To promote and regulate the optimum pattern of streets and highways within and providing access to and from the City, in order to provide adequate, safe and convenient access for traffic to the various uses of buildings and land throughout the City; to avoid congestion in the streets and

highways in the City; and to direct the development of rail and water transportation in a way that enhances the vitality and desirability of the City socially, culturally, and economically.

Section 1-3 Validity and Severability:

If any provision of these Regulations is declared to be invalid, such decision shall not affect the validity of the Regulations as a whole or any part, other than that so declared.

Section 1-4 Relationship to Other Laws; Interpretation:

Whenever restrictions or standards imposed by provisions of the Zoning Regulations are in conflict with restrictions or standards imposed by provisions of any other governing law, rule, regulation, or private agreement, then, to the extent permitted by state and federal law, the more restrictive provisions shall govern. When one section of these Regulations imposes restrictions or standards greater than those of another section, the more restrictive provisions shall govern.

ARTICLE 2. DEFINITIONS

Section 2-1 General Rules of Construction:

In the construction of these Regulations, words and phrases shall be construed according to the commonly-approved usage of the language, except that technical words and phrases that have acquired a particular and appropriate meaning in law shall be construed accordingly. All words used in the present tense include the future tense; the singular number includes the plural and the plural number includes the singular; and the masculine gender includes the feminine. The word "shall" is 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.

Throughout these Regulations, all terms defined in this Article 2 begin with upper case letters.

Section 2-2 Definitions:

Except as otherwise defined in these Regulations or as the context may otherwise require, the following words are defined for the purpose of these Regulations as follows:

Accessible Parking Space: Parking spaces accessible for persons with disabilities, as set forth in Section 11-7.

Accessory Apartment: A separate and complete Dwelling either in or added to an existing Dwelling, or in a separate Accessory Structure on the same Lot as a main Dwelling, for use as a complete, independent living facility with provision for cooking, eating, sanitation and sleeping. An Accessory Apartment must be incidental and accessory to the main Dwelling use and must meet the requirements of Section 12-1.

Accessory Structure: A subordinate structure detached from but located on the same Lot as a Principal Building. The use of an Accessory Structure must be incidental and accessory to the use of the Principal Building. Examples of accessory structures include: garages, decks, fences, exterior stairways, and awnings.

Accessory Use: A use incidental to, and on the same Lot as, a Primary Use. See also Section 10-2-3.

Adaptive Reuse: Rehabilitation or renovation of existing structures for any use(s) other than the present use(s).

Adult Entertainment Facilities: See Table 10-7.

Alternative to Incarceration Center: A center housing an alternative incarceration program as described by Section 53a-39a of the General Statutes.

Asphalt: The petroleum based product, or concrete based product, or other bituminous products manufactured, produced or refined on site or processed from Asphaltic materials. (See Section 14-4-4a)

Automotive and Marine Craft Trade: See Table 10-3.

Average Household Size: The average number of persons living in a Dwelling, according to the most recent U.S. decennial census available.

Base Zone: A mapped area to which the provisions of Articles 4, 5, 6 and 7 of these Regulations apply.

Basic Utilities: See Table 10-6.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building Coverage: The area of a Lot covered by Buildings or roofed areas, including covered porches, Accessory Buildings and areas for outdoor storage, but excluding allowed projecting eaves, uncovered balconies, and similar features.

Building Setback: The horizontal distance between a Building and a Lot line.

Certificate of Zoning Compliance: Document issued by Zoning Enforcement Officer stating that land or a structure and the use to be made thereof comply with all provisions of these Regulations.

City: The City of Bridgeport, Connecticut.

Coastal Boundary: Defined by Section 22a-94 of the Connecticut General Statutes and delineated on the Coastal Boundary Map of the City of Bridgeport.

Coastal Resources: As defined by Section 22a-93 of the General Statutes.

Coastal Site Plan: A plan including the location and spatial relationship of Coastal Resources on and contiguous to a site; a description of the entire project with appropriate plans, indicating project location, design, timing, and methods of construction; an assessment of the capability of the resources to accommodate the proposed use; an assessment of the suitability of the project for the proposed site; an evaluation of the potential beneficial and adverse impacts of the project; and a description of proposed methods to mitigate adverse effects on coastal resources.

Coastal Site Plan Approval: Approval by Planning and Zoning Commission or Zoning Board of Appeals, depending on proposed activity, required for uses within the Coastal Boundary, to ensure that any adverse impacts are acceptable.

Colleges and Universities: See Table 10-5.

Commercial Outdoor Recreation: See Table 10-7.

Commercial Parking: See Table 10-6.

Community Facilities: See Table 10-5.

Community Residential Facility: As defined by Section 17a-220 of the General Statutes, see Table 10-1.

Congregate Housing: A residential facility for more than six persons within which are provided living and sleeping facilities, meal preparation, laundry services, and room cleaning. Such facilities may also provide other services, such as transportation for routine social and medical appointments, and counseling.

Day Care Center: See Table 10-5.

Density: Permitted buildable area per gross acre of land.

Design Standards: Mandatory restrictions on the design of a site--including such parameters as public space, building materials, landscaping and building design--applicable only to certain zones.

Detailed Development Plan (DDP): Plans for the specific locations identified in the GDP which set out in detail the proposed use, construction, landscaping, engineering and site development proposed for such parcel(s) subject to such design constraints as allowed by the parameters of the GDP.

Detention Facilities: See Table 10-7.

Development Standards: Mandatory restrictions on the development of a site--including such parameters as height, density, area, setback or other limitations--as set forth in the Development Standards Tables and Supplemental Development Standards Tables of the various zones.

Drive-through Facility: A structure from which business is transacted, or is capable of being transacted, directly with customers located in a motor vehicle during such business transactions.

Dwelling: Any building structure or portion thereof which is occupied as or designed or intended for occupancy as, a residence used primarily for residential purposes and containing one or more Residential Units.

Elderly: Persons age 62 years or older.

Entertainment, Restaurant and Recreation Trade: See Table 10-3.

Essential Public Services: See Table 10-6.

Family: Persons related by blood, marriage or adoption.

FAR Bonuses: Increases in the allowable floor area ratio (FAR); granted pursuant to the provision of certain public amenities by the applicant.

Floor Area Ratio (FAR): The amount of floor area in relation to the amount of Lot area, determined by dividing the gross floor area of all Buildings on a Lot by the area of that Lot. (not including parking garage floor area)

Four Family Dwelling: A Dwelling containing four Residential Units.

Frontage: A distance, measured in feet, of a Lot line abutting on a street and ordinarily regarded as the front of the Lot.

General Development Plan (GDP): The conceptual plan and associated narrative submitted to the Planning & Zoning Commission for the overall development scheme within a PDD which identifies the proposed uses, improvements, infrastructure, intensity of development and greenspace to be located in the PDD.

General Development Standards: Requirements applying to all uses throughout a zone, as set forth in the Zone Development Standards tables for Base Zones and the Supplemental Development Standards tables for Overlay Zones.

Ground Level Wall Areas: All exterior wall areas for the first level of a structure predominantly above grade, but in no case shall ground level wall areas be less than nine (9) feet above the finished grade.

Group Living: See Table 10-1.

Handicap: means, with respect to a person -

- (1) a physical or mental impairment, which substantially limits one or more of

such person's major life activities,

(2) a record of having such an impairment, or

(3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance.

Hazardous Materials: Any nuclear or radioactive material, any substance or chemical subject to regulation under the federal Emergency Planning and Community Right-to-Know Act of 1986 (Pub. L. 99-499), and any material subject to the hazardous materials regulation (49 CFR Part 171) of the federal Hazardous Materials Transportation Act (49 U.S.C. Section 1801 et seq.).

Heavy Truck: A motor vehicle designed primarily for movement of property or equipment or designed to carry more than ten persons and with two or more rear axles.

Height: The vertical distance measured from the average level of the ground along all walls of the building to the highest point of a structure.

Home Occupation: An occupation, profession, activity, or use that: is clearly secondary to the residential use of a Dwelling, does not alter the exterior of the Dwelling or affect the residential character of the property or the neighborhood, and does not employ more than two persons, not including resident(s) of the Dwelling. See also Sections 12-7.

Housing for Older Person: means housing --

(A) provided under any State or Federal program that is specifically designed and operated to assist elderly persons (as defined in the State or Federal program); or

(B) intended for, and solely occupied by, persons 55 years of age or older; -- or

(C) intended and operated for occupancy by persons 55 years of age or older, and

(i) at least 80 percent of the occupied units are occupied by at least one person who is 55 years of age or older;

(ii) the housing facility or community publishes and adheres to policies and procedures that demonstrate the intent required under The Fair Housing Act (Title 42, United States Code, Chapter 45 as amended); and

(iii) the housing facility or community complies with rules issued by the Secretary of Housing and Urban Development for verification of occupancy, which shall

--

(I) provide for verification by reliable surveys and affidavits; and

(II) include examples of the types of policies and procedures relevant to a determination of compliance with the requirement of clause (ii). Such surveys and affidavits shall be admissible in administrative and judicial proceedings for the purposes of such verification.

House of Worship: A building maintained and operated by an organized religious group in which religious services are regularly conducted.

Household Living: See Table 10-1.

Industrial Service: See Table 10-4.

Industrial Use, High Impact: See Section 7-1-3.

Industrial Use, Low Impact: See Section 7-1-3.

Landscape Tree: Deciduous or evergreen tree. Deciduous trees at the time of planting must be fully branched, must have a minimum diameter of 1 3/4 inches, measured five feet above the ground when planted, and have a minimum height of eight feet. Evergreen trees at the time of planting must have a minimum height of six feet.

Light Truck: A motor vehicle designed primarily for movement of property or equipment or designed to carry more than ten persons and with a single rear axle.

Lot: A contiguous area of land laid out by metes and bounds in a recorded deed or on a recorded plan.

Major Event Entertainment: See Table 10-7.

Manufacturing and Processing: See Table 10-4.

Master Plan: The most recent Master Plan of the City of Bridgeport.

Medical Centers: See table 10-5.

Multifamily Dwelling: A Dwelling containing four or more Residential Units. The term includes what is commonly known as an apartment building, but does not include Community Residential Facilities or Townhouses.

Nonconforming Lot, Use or Structure: A lot, use or structure which lawfully existed prior to the adoption, revision or amendment of these Regulations, but which fails by reason of such adoption, revision or amendment to conform to these Regulations.

Nursing or Convalescent Home: A use providing residential care for more than six infirm persons or persons suffering bodily disorders. Such home does not contain equipment for surgical care or for the treatment of serious injury.

Office Uses: See Table 10-2.

Outdoor Display: The outdoor exhibition of products, vehicles, equipment and machinery for sale or lease. Uses that often have outdoor displays include car and boat sales and plant nurseries. Outdoor display does not include goods that are being stored or parked outside (see Outdoor Storage).

Outdoor Storage: The outdoor keeping of any goods, material, merchandise, vehicles, or other items for more than 72 hours.

Overlay Zone: A mapped area to which a uniform set of regulations serving a particular purpose applies, as a supplement to Base Zone regulations.

Package Store: Establishment for which a package store permit is required, as set forth at Sections 30-14 et seq. of the Connecticut General Statutes.

Parking: Temporary location of a vehicle or vehicles, other than for storage.

Parks and Open Areas: See Table 10-6.

Passenger Terminals: See Table 10-6.

Planned Development District (PDD): A large tract of contiguous land in excess of twenty-five (25) acres in size, which, after designation as a PDD, allows various complimentary and mutually beneficial use categories not otherwise permitted to be developed in the same zone designations, to be developed in accordance with an overall general scheme.

Port-Dependent Uses: Those uses that require access to deep water due to a reliance on water-borne transportation or some other essential element of the use.

Primary Use: The main use of land or structures, as distinguished from an accessory use.

Principal Building: A structure enclosing the Primary Use of the Lot on which the structure is located.

Public Information Notice Sign: A sign posted on a property to make the public aware of a pending hearing on the use of the property.

Radio and Television Broadcast Facilities: See Table 10-6.

Rail Lines and Utility Corridors: See Table 10-6.

Religious Institutions: See Table 10-5.

Residential Density: See Section 4-1-3.

Residential Unit: That portion of a Building providing living space for an individual or a single Family.

Resource Production and Extraction: See Table 10-4.

Retail Sales and Services--General: See Table 10-3.

Schools: See Table 10-5.

Shopping Center: A group of not less than ten (10) retail stores and/or personal service establishments or any combination thereof, planned and developed as a single parcel having a total ground floor building area of not less than 50,000 square feet, with immediate adjoining off-street parking facilities for not less than three hundred fifty (350) automobiles.

Shoreline Flood Erosion Control Structure: As defined by Section 22a-109(c) of the General Statutes.

Short-term Lodging: See Table 10-1.

Signs: All terms that apply to signs are set forth below.

- a. **Billboard Sign:** (see "OUTDOOR ADVERTISING SIGN")
- b. **Building Official:** A duly authorized official of the City of Bridgeport Building Department.
- c. **Directional Sign:** (1) Public Right of Way Location. Any sign erected and maintained by local officials within the public right-of-way to indicate to the traveling public the route and distance to public accommodations, facilities and points of scenic, historical, cultural, recreational, educational or religious interest. Such signs shall conform to all

applicable state regulations and city ordinances regarding the placement of signs in the public right-of-way. (2) Private Property Location. Signs erected at a Home Office, Church, Community Center, Commercial or Office Building to indicate public accommodations and/or the entrances and exits to the building are permitted.

- d. **Electric Sign:** Any sign electrically illuminated by incandescent lamps, luminous gas tubes or other lighting devices and the use of this type of sign shall be defined further by the definitions of and regulations applying to "on-premises sign" "marquee sign" and "outdoor advertising sign" in these regulations.
- e. **Embellishments:** Letters, figures or mechanical devices or reflection devices that are attached to the face of a bulletin to provide a three-dimensional effect for greater attention value.
- f. **Extension Cut Outs:** The area of design made as a cut-out that extends beyond the basic rectangular space of an advertising structure.
- g. **Face Area:** The area of the smallest square, rectangle, triangle, curb or comb encompassing the entire sign facing.
- h. **Ground Sign:** Any sign that is supported directly by the ground or a foundation placed on or in the ground, without the use of a pole.
- i. **Marquee Sign:** Any illuminated sign attached to the side or front of any previously erected steel frame or canopy, located on theatres, concert halls, or on buildings in the Entertainment Use District or the D-RSE Zone.
- j. **Official Sign:** Any sign erected by a governmental agency or its designee, setting forth information pursuant to law.
- k. **On Premises Sign:** Any sign that is located on the property where the business, product or thing being advertised or communicated on said sign is conducted, produced or sold.
- l. **Outdoor Advertising Sign:** Any sign, which is visible from a street, highway, or public right-of-way and advertises goods or services or disseminates information for public view, which is erected, posted or painted on a structure, or pole; also called a "billboard." The following shall not be considered an outdoor advertising sign for purposes of these regulations:
 - 1. Directional Signs
 - 2. Official Signs
 - 3. On-Premises Signs
- m. **Pole Sign:** Any on-premises or outdoor advertising sign constructed on a pole, pylon or similar structure.
- n. **Projecting Sign:** Any sign fastened to the exterior wall of any building, or to a wood or steel pole set in the ground, and extending at right angles from said building or pole over any part of the sidewalk.
- o. **Roof Sign:** Any on-premises sign which is painted, applied or installed on the roof of a Building with all of its face area above the height of the Building's front wall and/or front building facade, excluding signs placed on the vertical wall of a fully enclosed mechanical penthouse structure located on the roof of a Building of not less than four stories.

- p. **Sidewalk:** The area within any public street which is designed for the pedestrian travel of the public, and including any area along, parallel and contiguous to any street between the building line and the street line of any street which is paved as a sidewalk for the pedestrian travel of the public.
- q. **Sign:** An outdoor display, device, figure, painting, drawing, message, placard, poster, or other thing that is designed, intended or used to advertise or inform.
- r. **Temporary Signs:** Any sign existing on a particular premises or property for the purpose of announcing the sale, rental, or the intended occupancy by a new or moved enterprise or the construction, demolition or remodeling of a Building, structure or premises.
- s. **Wall Sign:** Any sign other than a roof sign, applied, installed or attached directly to and supported by the outside walls, or attached to and supported by the building facade, of any Building, except buildings located in a Residential Zone.

Single Family Dwelling: A Dwelling containing one Residential Unit.

Single Room Occupancy Housing (SRO): A Dwelling providing single room Residential Units where bath or toilet facilities are usually shared by individuals who are not members of the same Family. The structure may or may not have separate or shared cooking facilities for the residents. SRO includes structures commonly called residential hotels, boarding houses and rooming houses.

Site Plan: A plan showing accurately and with complete dimensions, the boundaries of a site and the location of all buildings, structures, uses, and principal site development features proposed for a specific parcel of land.

Social Service Providers: See Table 10-5.

Soil Erosion and Sediment Control Plan: A plan submitted by an applicant, meeting the requirements set forth at Section 22a-327 of the Connecticut General Statutes for "a scheme that minimizes soil erosion and sedimentation and includes, but is not limited to, a map and narrative. The map shall show topography, cleared and graded areas, proposed area alterations and the location of and detailed information concerning erosion and sediment measures and facilities. The narrative shall describe the project, the schedule of major activities on the land, the application of conservation practices, design criteria, construction details and the maintenance program for any erosion and sediment control facilities that are installed."

Special Permit: Permit required for the development of specified uses in certain zones.

Specified Anatomical Areas: (1) Less than completely and opaquely covered human genitals, pubic region, buttocks, anus, or female breasts below a point above the top of the areolae, or (2) human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: (1) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts; (2) sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy; (3) masturbation, actual or simulated; or (4) excretory functions as part of or in connection with any of the activities set forth in (1) through (3) of this definition.

Street Lot Line: A line dividing a Lot from a public right-of-way.

Structure: That which is built or constructed.

Townhouses: Dwellings having direct primary ground floor access to the outside and attached to other Dwellings only by party walls without openings. The term does not include stacked flats.

Three Family Dwelling: A Dwelling containing three Residential Units.

Transportation Management Plan (TMP): Plan submitted to the Planning and Zoning Commission by applicants for uses requiring 200 or more parking spaces, stating on-going programs to reduce parking needs, in order to receive a reduction in the number of parking spaces required.

Two Family Dwelling: A Dwelling containing two Residential Units.

Use Category: A class of similar uses grouped together for purposes of delineating the uses permitted in a zone.

Vehicle Service Facilities: See Table 10-7.

Warehouse and Freight Handling: See Table 10-4.

Waste Processing and Transfer: See Table 10-4.

Water-Dependent Uses: Those uses that meet the definition of water-dependent uses under Section 22a-93 of the General Statutes:

"Water-Dependent Uses" means those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including but not limited to: Marinas, recreational and commercial fishing and boating facilities, finfish and shellfish processing plants, waterfront dock and port facilities, shipyards and boat building facilities, water-based recreational uses, navigation aides, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site and uses which provide general public access to marine or tidal waters.

Wholesale Trade: See Table 10-3.

Zoning Enforcement Officer: a duly authorized official of the City of Bridgeport Zoning Office.

Zoning Map: The Zoning Map of the City of Bridgeport, as adopted August 6, 1996, effective August 12, 1996 and subsequently amended.

Zoning Regulations: The Zoning Regulations of the City of Bridgeport adopted August 6, 1996, effective August 12, 1996 and including any amendments or modifications.

Zoological Park Zone: A facility in which livestock, farm animals and other animals, are kept for public exhibition, viewing and contact, regardless of compensation, and which may include related uses and activities such as gift shops, picnic areas and recreational activities. Zoological Park shall not include for purposes of these regulations arenas for shows or exhibitions, (with a capacity in excess of five hundred (500) persons seating capacity) retail pet stores, kennels, (except for temporary duration) riding or boarding stables, horses or dog shows, horse races and such activities as state and county fairs which have as a primary activity, livestock shows, rodeos, field trials or coursing events.

ARTICLE 3. GENERAL ZONING PROVISIONS

Section 3-1 Establishment of Zones

3-1-1 Base Zones: For purposes of the Zoning Regulations the City of Bridgeport is hereby divided into the following Base Zones:

Residential - AA Single Family	(R-AA Zone)
Residential - A Single Family	(R-A Zone)
Residential - B Two Family	(R-B Zone)
Residential - BB Two and Three Family	(R-BB Zone)
Residential - C Four Family and Above	(R-C Zone)
Mixed Use Educational/Medical Zone	(MU-EM Zone)
Mixed Use Perimeter Zone	(MU-P Zone)
Office/Retail Neighborhood Zone	(OR-N Zone)
Office/Retail Storefront Zone	(OR-S Zone)
Office/Retail General Zone	(OR-G Zone)
Office/Retail Regional Zone	(OR-R Zone)
Downtown Central Business Zone	(D-CB Zone)
Downtown Mixed Use Zone	(D-MU Zone)
Downtown-Regional Sports/Entertainment	(D-RSE Zone)
Industrial Heavy Zone	(I-HI Zone)
Industrial Light Zone	(I-LI Zone)
Planned Development District	(PDD)
Zoological Park Zone	(ZP)

3-1-2 Overlay Zones: For purposes of the Zoning Regulations, the City of Bridgeport hereby establishes the following Overlay Zone:

Historic Overlay Zone	(O-H Zone)
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Section 3-2 Zoning Map

The boundaries of zones and any amendments thereto are established by the Planning and Zoning Commission as shown on a map entitled "Zoning Map of Bridgeport, Conn." and shall bear the date of the enactment of these Regulations and of the most recent amendment to the zone boundaries. The Official Zoning Map, updated to the date of the most recent amendment, shall be on file in the Office of the Town Clerk and displayed in the Office of Development Administration. The Zoning Map shall be at a scale of one inch equals 800 feet, and shall be certified by the Chairman of the Planning and Zoning Commission as "The Official Zoning Map of Bridgeport, Conn. Prepared From Official Records of the Planning and Zoning Commission."

Section 3-3 Zone Boundaries

Unless otherwise clearly designated on the Zoning Map, zone boundaries shall be interpreted as:

- a. Following the center line of a street, road or highway.
- b. Following property lines;
- c. Running parallel to any of the above mentioned lines, at measured distances, where zone boundaries appear to be set back from such lines.

- d. Following the center line of a river, stream, or other watercourse and, in the case of bodies of water having a designated Harbor Line, extending to that line.

Where the precise location of any zone boundary is uncertain, the Planning and Zoning Commission shall determine the boundary.

Section 3-4 Lots in More than One Zone

Where a zone boundary divides a Lot in one ownership into two or more zones, the area, coverage, frontage and setback requirements for that Lot shall comply with those of the most restrictive zone within the Lot. All other use, density, and zone development standards for each zone within the Lot shall be applicable to that portion of the Lot within each zone.

Section 3-5 Zoning Status of Parks

The public parks of the City, being by law under the management and control of the Board of Park Commissioners, shall be subject to the provisions of the Zoning Regulations. If any part of any public park shall cease to be used for park purposes, it shall exist as a Residential (R-A) Zone until the Planning and Zoning Commission shall act to otherwise determine the zone of that parcel of land.

Section 3-6 General Zoning Regulations

3-6-1 Land, Buildings and Structures Regulated: No land, building or structure shall be used, no building or structure shall be erected, and no existing building or structure shall be moved, added to or altered except in conformity with these Regulations. Every development must comply with all applicable General and Conditional Use Development Standards set forth in these Regulations. Any use not listed in these Regulations as a Permissible Use or as an accessory to a Permissible Use is prohibited.

3-6-2 Lots:

- a. **Change in Lot Size or Shape Regulated:** No Lot shall be reduced in size or changed in shape so that the total area, minimum frontage, setbacks, lot area per Dwelling unit, or other Development Standards required by these Regulations are not maintained. No Lot shall be divided so as to create an additional Lot which is not in conformity with these Regulations unless such Lot is deeded, dedicated and accepted for public use.
- b. **Corner Lots:** On a corner lot nothing shall be erected, placed or planted or allowed to grow so as to hinder the visibility of operators of approaching motor vehicles within 10 feet of the intersection of the street right-of-way lines bounding the corner lot.
- c. **Interior Lots:** Interior lots may be created if they are in accordance with the following requirements:
 - 1. Only one interior lot may be created from a lot of record.
 - 2. The interior lot shall include an access strip no less than 30 feet wide for its entire length and having access to and from a public street.
 - 3. Both the front lot and the interior lot must conform to all minimum lot area and other dimensional standards applicable to the zone in which the Lots are located, provided, however, that the access strip serving the interior lot shall not be included in computing the minimum lot area for the front and interior lots.
 - 4. The front property line of the interior lot shall be deemed to be coincident with the rear property line of the front lot.

Section 3-7 Use Regulations

3-7-1 Uses Regulated: No building or land shall be used or occupied and no structure shall be constructed or altered to be used for any purpose other than a Permissible Use, including any use lawfully accessory to a Permissible Use. Any use not listed in these Regulations as a Permissible Use or as an accessory to a Permissible Use is prohibited.

3-7-2 Permissible Uses:

- a. **Permitted Uses:** Uses permitted by right shall be allowed if they comply with all applicable regulations.
- b. **Conditional Uses:** Uses subject to conditions are allowed if they comply with the conditions listed in the Use Tables applicable to each zone and comply with all other applicable regulations, including those stated in Article 12.
- c. **Special Permit Uses:** Special permit uses are allowed if approved through the special permit process, Section 14-4, and if they comply with all Development Standards and other applicable zoning regulations.

3-7-3 Prohibited Uses:

- a. **Uses Prohibited in All Zones:** The following uses of land and buildings are prohibited in all zones whether on public or private land:
 - 1. Any structure or building or any use of any structure, building or land which is injurious, obnoxious, dangerous or a nuisance to the City or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or other features detrimental to the City or neighborhood health, safety, or welfare;
 - 2. Parking of trailers or motor vehicles used for human habitation or any accessory use, except use incidental to construction or emergency shelter for up to 30 days by persons whose dwelling has been made uninhabitable by fire or other casualty and except as provided under Section 8-2 of the General Statutes;
 - 3. Outside storage of inoperative or unregistered motor vehicles for more than 30 days;
 - 4. Slaughter houses;
 - 5. Any building for human habitation located to the rear of another building on the same Lot. Any building for any purpose whatever located in front of any building for human habitation on the same Lot. This subsection (5) does not apply to Accessory Apartments conforming with the requirements of Section 12-1, or to any other use of a Lot expressly permitted by provisions of these Regulations, including multifamily residential use.
- b. **Uses Prohibited in Particular Zones:** All uses not listed as uses permitted by right, conditional uses, or special permit uses in a zone are prohibited.

3-7-4 Application of Use Regulations: The Use Regulations for each Base Zone are set forth in the Use Tables within the Section describing each zone. Land or structures situated within an Overlay Zone will be subject to Overlay Zone Use Regulations in addition to the Base Zone Use

Regulations.

Section 3-8 Development Standards

3-8-1 Application of Development Standards: No structure shall be constructed or altered except in conformance with all applicable Development Standards. These Regulations provide for Development Standards as follows:

- a. **General Development Standards:** General Development Standards are applicable to development in all zones and are set forth in Article 11.
- b. **Zone Development Standards:** Zone Development Standards are applicable to development in each zone and are set forth in the Articles and Sections describing each zone.
- c. **Conditional Use Development Standards:** Conditional Use Development Standards are applicable to particular use categories and are set forth in Article 12.

3-8-2 Residential Use In Non-residential Zones: Construction of 1, 2 or 3 family dwellings shall comply with the Zone Development Standards of Table 4-3-3 for R-BB Zone.

Section 3-9 Adaptive Reuse

3-9-1 Purpose: The purpose of the adaptive reuse provisions of these Regulations is to foster the renovation and reuse of structures which have historic, architectural, economic or other value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished.

3-9-2 Qualifying Adaptive Reuses: Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more Nonconforming Uses, Nonconforming Structures, and/or Nonconforming Lots, shall qualify for review under the adaptive reuse standards set forth in Section 3-9-3 if the proposal meets all of the following conditions:

- a. The proposed use must be residential, office, or retail, or a combination of such uses, except in industrial zones. Properties located in an industrial zone may be devoted to any use(s), which the Planning and Zoning Commission finds is compatible with the uses permitted in the industrial zone. All uses proposed in industrial zones, except industrial uses, require a Special Permit.
- b. The structure or group of structures proposed for adaptive reuse must have historic, architectural, economic or other value to the City justifying renovation and preservation, as determined by the Planning and Zoning Commission.
- c. The long term benefits of the proposed adaptive reuse must outweigh any negative impact on the neighborhood of the proposed project and on the City as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.

3-9-3 Adaptive Reuse Performance Standards: If the Planning and Zoning Commission determines that a proposed project qualifies for consideration as an adaptive reuse, then the Planning and Zoning Commission shall waive any otherwise applicable Zone Development Standards, Development Standards set forth in Article 11 (General Development Standards), and standards set forth in Article 12 (Conditional Use Development Standards), so long as the project conforms to the following standards:

- a. The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.
- b. Where landscaping and public space required by Articles 11 and 12 cannot be provided on site, any area on site, which is available for landscaping, shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.
- c. Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site. See Section 11-7 (Parking).

3-9-4 Adaptive Reuse Procedures: Any property in any zone is eligible for adaptive reuse status if it meets the requirements of this Section 3-9, unless otherwise limited by the Use Table for the zone. Submission and review of a project qualified for adaptive reuse shall be in accordance with the procedures set forth in Section 14-4 (Special Permit Procedures).

Section 3-10 Nonconforming Structures and Uses

3-10-1 Continuance of Nonconformity: Any structure or the use of any structure or land which was conforming or validly nonconforming and otherwise lawful at the enactment date of the Zoning Regulations and is nonconforming under the provisions of these Regulations, or which shall be made nonconforming by a subsequent amendment, may be continued in accordance with the provisions of this Section.

3-10-2 Purpose: The nonconformity provisions of these Regulations are intended to distinguish between Nonconforming Structures and Uses which are and those which are not presently detrimental to existing conforming uses in the zone, and to discourage the survival of such detrimental nonconformities by treating them restrictively while encouraging the survival of non-detrimental nonconformities by treating them protectively unless they become an impediment to the expansion of conforming uses within the zone.

3-10-3 Nonconforming Uses: Nonconforming Uses shall be treated as follows:

- a. **Expansion or Moving of Nonconforming Uses:** No Nonconforming Use shall be increased in intensity or extended to any part of a structure or a Lot which is not, on the enactment date of the Regulations, devoted to such use. No Nonconforming Use shall be moved to another part of a Lot or structure or beyond a Lot or structure, and no structure containing a Nonconforming Use shall be moved unless such move will reduce or end the nonconformity.
- b. **Alteration, Repair and Maintenance:** A structure devoted to or containing a Nonconforming Use shall not be enlarged, structurally altered or improved. Nothing in this provision shall be deemed to prohibit repair and maintenance of a structure or replacement of existing materials, including structural repairs necessary to the safety of the structure.
- c. **Change in Use:** A Nonconforming Use may be changed only to a use, which more closely conforms to or conforms to the Zoning Regulations. Once changed to a conforming use, no structure or use may revert to a Nonconforming Use.
- d. **Termination of Nonconforming Use:** A Nonconforming Use of a structure or land shall be considered terminated if the use ceases with the property owner's intent to abandon the Nonconforming Use. If a legal Nonconforming Use ceases for a period of 12 months, the Zoning Enforcement Officer may issue a notice to the property owner by certified mail, return receipt requested, stating that the property owner's intent to abandon the Nonconforming Use is presumed, and that the Nonconforming Use will be terminated unless the property owner

submits an Answer within 30 days of the date the notice was issued. The Answer shall indicate the property owner's intention to resume the Nonconforming Use and shall describe the actions the property owner intends to take within 90 days of submission of the Answer to resume the Nonconforming Use. Answers must be on forms provided by the Zoning Enforcement Officer. If no Answer is submitted within 30 days of the issuance of the notice, the Nonconforming Use will be terminated. If an Answer is submitted, but the Nonconforming Use is not resumed within the 90 days following submission of an Answer, the Nonconforming Use shall be terminated at the end of that 90-day period. Once a Nonconforming Use is terminated, subsequent uses of the property must conform to the Zoning Regulations.

3-10-4 Nonconforming Structures: Nonconforming Structures are governed by the following regulations:

- a. **Expansion and Moving of Nonconforming Structures:** No Nonconforming Structure may be expanded unless the expanded portion of the structure complies with all general development standards for the zone and the expansion would not create an additional nonconformity. Nonconforming Structures shall not be moved unless the move would reduce or eliminate the nonconformity.
- b. **Alterations, Maintenance and Repair of Nonconforming Structures:** Nonconforming Structures may be altered, maintained, repaired and improved in any way if the work done does not increase any existing nonconformity or create an additional nonconformity.
- c. **Replacement of Nonconforming Structures:** When a Nonconforming Structure is damaged by any means beyond the control of the owner, the structure may be repaired or replaced if such repair or replacement does not increase the nonconformity, is in compliance with all requirements of the Connecticut Basic Building Code, and is completed within a period of 18 months. Otherwise, any work must conform with all requirements of the Zoning Regulations.
- d. **Use of Nonconforming Structures:** Nonconforming Structures may be devoted to or contain any use allowed in the zones where they are located so long as all requirements specific to a particular use can be met in the existing structure or on the existing Lot.

3-10-5 Protected Nonconformities: Residential Uses in any Residential Zone shall be considered "Protected Nonconforming Uses" and are governed by the following regulations:

- a. **Expansion of Protected Nonconforming Uses:** Any protected Nonconforming Use may be extended to any part of a structure or Lot devoted to such use, provided that the extension of Nonconforming Use does not create an additional nonconformity or additional Residential Units.
- b. **Alteration and Enlargement:** Any structure devoted to or containing a Nonconforming Use may be structurally altered, improved and enlarged by up to 25 percent of the structure's existing floor area, provided that the structure, as expanded, complies with all the density, coverage, and spatial requirements of the zone.

3-10-6 Special Permit Provision: Any existing use which is permitted as of right on the enactment date of these Regulations, but which under the provisions of these Regulations is permissible only by special permit, if otherwise lawful, shall not be deemed a Nonconforming Use. Any expansion of such existing

use shall be permissible only by special permit in accordance with Section 14-4.

3-10-7 Nonconforming Lots: Lots of record lawfully existing on the enactment date of these Regulations which do not meet the requirements of these Regulations for lot size and minimum frontage shall be deemed Nonconforming Lots and shall be governed by the following Regulations:

- a. **Use of Nonconforming Lots:** Any Nonconforming Lot may be built upon so long as all use, density and coverage standards and all spatial standards other than minimum lot size and minimum frontage requirements are met.
- b. **Minimizing Nonconformity of Lots:** If two or more adjoining Lots of record, at least one of which is undeveloped, are in the same ownership and any of these Lots are made nonconforming by these Regulations or any amendment thereto, the parcels of land involved shall be considered a single Lot for purposes of applying these Regulations, and no portion of said Lot shall be divided off, sold, or used in any manner which violates the lot size and frontage requirements of these Regulations.

ARTICLE 3. GENERAL ZONING PROVISIONS

Section 3-1 Establishment of Zones

3-1-1 Base Zones: For purposes of the Zoning Regulations the City of Bridgeport is hereby divided into the following Base Zones:

Residential - AA Single Family	(R-AA Zone)
Residential - A Single Family	(R-A Zone)
Residential - B Two Family	(R-B Zone)
Residential - BB Two and Three Family	(R-BB Zone)
Residential - C Four Family and Above	(R-C Zone)
Mixed Use Educational/Medical Zone	(MU-EM Zone)
Mixed Use Perimeter Zone	(MU-P Zone)
Office/Retail Neighborhood Zone	(OR-N Zone)
Office/Retail Storefront Zone	(OR-S Zone)
Office/Retail General Zone	(OR-G Zone)
Office/Retail Regional Zone	(OR-R Zone)
Downtown Central Business Zone	(D-CB Zone)
Downtown Mixed Use Zone	(D-MU Zone)
Downtown-Regional Sports/Entertainment	(D-RSE Zone)
Industrial Heavy Zone	(I-HI Zone)
Industrial Light Zone	(I-LI Zone)
Planned Development District	(PDD)
Zoological Park Zone	(ZP)

3-1-2 Overlay Zones: For purposes of the Zoning Regulations, the City of Bridgeport hereby establishes the following Overlay Zone:

Historic Overlay Zone	(O-H Zone)
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Section 3-2 Zoning Map

The boundaries of zones and any amendments thereto are established by the Planning and Zoning Commission as shown on a map entitled "Zoning Map of Bridgeport, Conn." and shall bear the date of the enactment of these Regulations and of the most recent amendment to the zone boundaries. The Official Zoning Map, updated to the date of the most recent amendment, shall be on file in the Office of the Town Clerk and displayed in the Office of Development Administration. The Zoning Map shall be at a scale of one inch equals 800 feet, and shall be certified by the Chairman of the Planning and Zoning Commission as "The Official Zoning Map of Bridgeport, Conn. Prepared From Official Records of the Planning and

Zoning Commission."

Section 3-3 Zone Boundaries

Unless otherwise clearly designated on the Zoning Map, zone boundaries shall be interpreted as:

- a. Following the center line of a street, road or highway.
- b. Following property lines;
- c. Running parallel to any of the above mentioned lines, at measured distances, where zone boundaries appear to be set back from such lines.

- d. Following the center line of a river, stream, or other watercourse and, in the case of bodies of water having a designated Harbor Line, extending to that line.

Where the precise location of any zone boundary is uncertain, the Planning and Zoning Commission shall determine the boundary.

Section 3-4 Lots in More than One Zone

Where a zone boundary divides a Lot in one ownership into two or more zones, the area, coverage, frontage and setback requirements for that Lot shall comply with those of the most restrictive zone within the Lot. All other use, density, and zone development standards for each zone within the Lot shall be applicable to that portion of the Lot within each zone.

Section 3-5 Zoning Status of Parks

The public parks of the City, being by law under the management and control of the Board of Park Commissioners, shall be subject to the provisions of the Zoning Regulations. If any part of any public park shall cease to be used for park purposes, it shall exist as a Residential (R-A) Zone until the Planning and Zoning Commission shall act to otherwise determine the zone of that parcel of land.

Section 3-6 General Zoning Regulations

3-6-1 Land, Buildings and Structures Regulated: No land, building or structure shall be used, no building or structure shall be erected, and no existing building or structure shall be moved, added to or altered except in conformity with these Regulations. Every development must comply with all applicable General and Conditional Use Development Standards set forth in these Regulations. Any use not listed in these Regulations as a Permissible Use or as an accessory to a Permissible Use is prohibited.

3-6-2 Lots:

- a. **Change in Lot Size or Shape Regulated:** No Lot shall be reduced in size or changed in shape so that the total area, minimum frontage, setbacks, lot area per Dwelling unit, or other Development Standards required by these Regulations are not maintained. No Lot shall be divided so as to create an additional Lot which is not in conformity with these Regulations unless such Lot is deeded, dedicated and accepted for public use.
- b. **Corner Lots:** On a corner lot nothing shall be erected, placed or planted or allowed to grow so as to hinder the visibility of operators of approaching motor vehicles within 10 feet of the intersection of the street right-of-way lines bounding the corner lot.
- c. **Interior Lots:** Interior lots may be created if they are in accordance with the following requirements:
 - 1. Only one interior lot may be created from a lot of record.
 - 2. The interior lot shall include an access strip no less than 30 feet wide for its entire length and having access to and from a public street.
 - 3. Both the front lot and the interior lot must conform to all minimum lot area and other dimensional standards applicable to the zone in which the Lots are located, provided, however, that the access strip serving the interior lot shall not be included in computing the minimum lot area for the front and interior lots.
 - 4. The front property line of the interior lot shall be deemed to be coincident with the rear property line of the front lot.

Section 3-7 Use Regulations

3-7-1 Uses Regulated: No building or land shall be used or occupied and no structure shall be constructed or altered to be used for any purpose other than a Permissible Use, including any use lawfully accessory to a Permissible Use. Any use not listed in these Regulations as a Permissible Use or as an accessory to a Permissible Use is prohibited.

3-7-2 Permissible Uses:

- a. **Permitted Uses:** Uses permitted by right shall be allowed if they comply with all applicable regulations.
- b. **Conditional Uses:** Uses subject to conditions are allowed if they comply with the conditions listed in the Use Tables applicable to each zone and comply with all other applicable regulations, including those stated in Article 12.
- c. **Special Permit Uses:** Special permit uses are allowed if approved through the special permit process, Section 14-4, and if they comply with all Development Standards and other applicable zoning regulations.

3-7-3 Prohibited Uses:

- a. **Uses Prohibited in All Zones:** The following uses of land and buildings are prohibited in all zones whether on public or private land:
 - 1. Any structure or building or any use of any structure, building or land which is injurious, obnoxious, dangerous or a nuisance to the City or to the neighborhood through noise, vibration, concussion, odors, fumes, smoke, gases, dust, harmful fluids or substances, danger of fire or explosion, or other features detrimental to the City or neighborhood health, safety, or welfare;
 - 2. Parking of trailers or motor vehicles used for human habitation or any accessory use, except use incidental to construction or emergency shelter for up to 30 days by persons whose dwelling has been made uninhabitable by fire or other casualty and except as provided under Section 8-2 of the General Statutes;
 - 3. Outside storage of inoperative or unregistered motor vehicles for more than 30 days;
 - 4. Slaughter houses;
 - 6. Any building for human habitation located to the rear of another building on the same Lot. Any building for any purpose whatever located in front of any building for human habitation on the same Lot. This subsection (5) does not apply to Accessory Apartments conforming with the requirements of Section 12-1, or to any other use of a Lot expressly permitted by provisions of these Regulations, including multifamily residential use.
- b. **Uses Prohibited in Particular Zones:** All uses not listed as uses permitted by right, conditional uses, or special permit uses in a zone are prohibited.

3-7-4 Application of Use Regulations: The Use Regulations for each Base Zone are set forth in the Use Tables within the Section describing each zone. Land or structures situated within an Overlay Zone will be subject to Overlay Zone Use Regulations in addition to the Base Zone Use

Regulations.

Section 3-8 Development Standards

3-8-1 Application of Development Standards: No structure shall be constructed or altered except in conformance with all applicable Development Standards. These Regulations provide for Development Standards as follows:

- a. **General Development Standards:** General Development Standards are applicable to development in all zones and are set forth in Article 11.
- b. **Zone Development Standards:** Zone Development Standards are applicable to development in each zone and are set forth in the Articles and Sections describing each zone.
- d. **Conditional Use Development Standards:** Conditional Use Development Standards are applicable to particular use categories and are set forth in Article 12.

3-8-2 Residential Use In Non-residential Zones: Construction of 1, 2 or 3 family dwellings shall comply with the Zone Development Standards of Table 4-3-3 for R-BB Zone.

Section 3-9 Adaptive Reuse

3-9-1 Purpose: The purpose of the adaptive reuse provisions of these Regulations is to foster the renovation and reuse of structures which have historic, architectural, economic or other value to the City and are vacant or at risk of becoming under-utilized, vacant or demolished.

3-9-2 Qualifying Adaptive Reuses: Any proposal for the adaptive reuse of a structure or group of contiguous structures, whether or not the proposal involves one or more Nonconforming Uses, Nonconforming Structures, and/or Nonconforming Lots, shall qualify for review under the adaptive reuse standards set forth in Section 3-9-3 if the proposal meets all of the following conditions:

- a. The proposed use must be residential, office, or retail, or a combination of such uses, except in industrial zones. Properties located in an industrial zone may be devoted to any use(s), which the Planning and Zoning Commission finds is compatible with the uses permitted in the industrial zone. All uses proposed in industrial zones, except industrial uses, require a Special Permit.
- b. The structure or group of structures proposed for adaptive reuse must have historic, architectural, economic or other value to the City justifying renovation and preservation, as determined by the Planning and Zoning Commission.
- c. The long term benefits of the proposed adaptive reuse must outweigh any negative impact on the neighborhood of the proposed project and on the City as compared with the alternative of having the structures demolished or remaining vacant or under-utilized.

3-9-3 Adaptive Reuse Performance Standards: If the Planning and Zoning Commission determines that a proposed project qualifies for consideration as an adaptive reuse, then the Planning and Zoning Commission shall waive any otherwise applicable Zone Development Standards, Development Standards set forth in Article 11 (General Development Standards), and standards set forth in Article 12 (Conditional Use Development Standards), so long as the project conforms to the following standards:

- a. The renovation and remodeling of structures for adaptive reuse may not destroy or obscure essential architectural features. In addition, such architectural features must be enhanced to the extent that it is feasible and prudent to do so.
- b. Where landscaping and public space required by Articles 11 and 12 cannot be provided on site, any area on site, which is available for landscaping, shall be so utilized. When the City grants permission, the owner or operator of the site must also use areas within the public right-of-way and adjacent to the site to satisfy landscaping requirements.
- c. Where necessary parking cannot be provided on site, reasonable provision for parking shall be provided off site. See Section 11-7 (Parking).

3-9-4 Adaptive Reuse Procedures: Any property in any zone is eligible for adaptive reuse status if it meets the requirements of this Section 3-9, unless otherwise limited by the Use Table for the zone. Submission and review of a project qualified for adaptive reuse shall be in accordance with the procedures set forth in Section 14-4 (Special Permit Procedures).

Section 3-10 Nonconforming Structures and Uses

3-10-1 Continuance of Nonconformity: Any structure or the use of any structure or land which was conforming or validly nonconforming and otherwise lawful at the enactment date of the Zoning Regulations and is nonconforming under the provisions of these Regulations, or which shall be made nonconforming by a subsequent amendment, may be continued in accordance with the provisions of this Section.

3-10-2 Purpose: The nonconformity provisions of these Regulations are intended to distinguish between Nonconforming Structures and Uses which are and those which are not presently detrimental to existing conforming uses in the zone, and to discourage the survival of such detrimental nonconformities by treating them restrictively while encouraging the survival of non-detrimental nonconformities by treating them protectively unless they become an impediment to the expansion of conforming uses within the zone.

3-10-3 Nonconforming Uses: Nonconforming Uses shall be treated as follows:

- a. **Expansion or Moving of Nonconforming Uses:** No Nonconforming Use shall be increased in intensity or extended to any part of a structure or a Lot which is not, on the enactment date of the Regulations, devoted to such use. No Nonconforming Use shall be moved to another part of a Lot or structure or beyond a Lot or structure, and no structure containing a Nonconforming Use shall be moved unless such move will reduce or end the nonconformity.
- b. **Alteration, Repair and Maintenance:** A structure devoted to or containing a Nonconforming Use shall not be enlarged, structurally altered or improved. Nothing in this provision shall be deemed to prohibit repair and maintenance of a structure or replacement of existing materials, including structural repairs necessary to the safety of the structure.
- c. **Change in Use:** A Nonconforming Use may be changed only to a use, which more closely conforms to or conforms to the Zoning Regulations. Once changed to a conforming use, no structure or use may revert to a Nonconforming Use.
- d. **Termination of Nonconforming Use:** A Nonconforming Use of a structure or land shall be considered terminated if the use ceases with the property owner's intent to abandon the Nonconforming Use. If a legal Nonconforming Use ceases for a period of 12 months, the Zoning Enforcement Officer may issue a notice to the property owner by certified mail, return receipt requested, stating that the property owner's intent to abandon the Nonconforming Use is presumed, and that the Nonconforming Use will be terminated unless the property owner

submits an Answer within 30 days of the date the notice was issued. The Answer shall indicate the property owner's intention to resume the Nonconforming Use and shall describe the actions the property owner intends to take within 90 days of submission of the Answer to resume the Nonconforming Use. Answers must be on forms provided by the Zoning Enforcement Officer. If no Answer is submitted within 30 days of the issuance of the notice, the Nonconforming Use will be terminated. If an Answer is submitted, but the Nonconforming Use is not resumed within the 90 days following submission of an Answer, the Nonconforming Use shall be terminated at the end of that 90-day period. Once a Nonconforming Use is terminated, subsequent uses of the property must conform to the Zoning Regulations.

3-10-4 Nonconforming Structures: Nonconforming Structures are governed by the following regulations:

- a. **Expansion and Moving of Nonconforming Structures:** No Nonconforming Structure may be expanded unless the expanded portion of the structure complies with all general development standards for the zone and the expansion would not create an additional nonconformity. Nonconforming Structures shall not be moved unless the move would reduce or eliminate the nonconformity.
- b. **Alterations, Maintenance and Repair of Nonconforming Structures:** Nonconforming Structures may be altered, maintained, repaired and improved in any way if the work done does not increase any existing nonconformity or create an additional nonconformity.
- c. **Replacement of Nonconforming Structures:** When a Nonconforming Structure is damaged by any means beyond the control of the owner, the structure may be repaired or replaced if such repair or replacement does not increase the nonconformity, is in compliance with all requirements of the Connecticut Basic Building Code, and is completed within a period of 18 months. Otherwise, any work must conform with all requirements of the Zoning Regulations.
- d. **Use of Nonconforming Structures:** Nonconforming Structures may be devoted to or contain any use allowed in the zones where they are located so long as all requirements specific to a particular use can be met in the existing structure or on the existing Lot.

3-10-5 Protected Nonconformities: Residential Uses in any Residential Zone shall be considered "Protected Nonconforming Uses" and are governed by the following regulations:

- a. **Expansion of Protected Nonconforming Uses:** Any protected Nonconforming Use may be extended to any part of a structure or Lot devoted to such use, provided that the extension of Nonconforming Use does not create an additional nonconformity or additional Residential Units.
- b. **Alteration and Enlargement:** Any structure devoted to or containing a Nonconforming Use may be structurally altered, improved and enlarged by up to 25 percent of the structure's existing floor area, provided that the structure, as expanded, complies with all the density, coverage, and spatial requirements of the zone.

3-10-6 Special Permit Provision: Any existing use which is permitted as of right on the enactment date of these Regulations, but which under the provisions of these Regulations is permissible only by special permit, if otherwise lawful, shall not be deemed a Nonconforming Use. Any expansion of such existing

use shall be permissible only by special permit in accordance with Section 14-4.

3-10-7 Nonconforming Lots: Lots of record lawfully existing on the enactment date of these Regulations which do not meet the requirements of these Regulations for lot size and minimum frontage shall be deemed Nonconforming Lots and shall be governed by the following Regulations:

- a. **Use of Nonconforming Lots:** Any Nonconforming Lot may be built upon so long as all use, density and coverage standards and all spatial standards other than minimum lot size and minimum frontage requirements are met.
- b. **Minimizing Nonconformity of Lots:** If two or more adjoining Lots of record, at least one of which is undeveloped, are in the same ownership and any of these Lots are made nonconforming by these Regulations or any amendment thereto, the parcels of land involved shall be considered a single Lot for purposes of applying these Regulations, and no portion of said Lot shall be divided off, sold, or used in any manner which violates the lot size and frontage requirements of these Regulations.

ARTICLE 4. RESIDENTIAL ZONES

Section 4-1 Residential Base Zones

4-1-1 Purpose: The Residential Base Zones established by these Regulations are: Residential-AA Single Family (R-AA), Residential-A Single Family (R-A), Residential-B Two Family (R-B), Residential-BB Two and Three Family (R-BB) and Residential-C Four Family and Above (R-C). Each of these zones is designed and intended to establish the absolute priority of residential uses within the zone by prohibiting uses detrimental to residential neighborhoods and allowing, through Special Permit, with regulation of design, scale, and location, only those non-residential uses which support and give vitality to residential life. The residential Base Zones differ on the basis of density, predominant housing type, and range of non-residential uses. The differentiation among the residential Base Zones is designed and intended to provide for variety in the size and density of residential neighborhoods and to allow for a range of affordability in each housing type.

4-1-2 Use Regulations: Use regulations for all of the Residential Base Zones are set forth on Use Tables as follows: R-AA and R-A Zone, Table 4-2-2; R-B and R-BB Zone, Table 4-3-2; R-C Zone, Table 4-4-2.

- a. **Permitted uses:** Uses listed on the Use Tables with a "Y" are permitted as of right.
- b. **Conditional uses:** Uses listed on the Use Tables with a "C" are permitted if they comply with the conditions set forth or referenced in the Use Tables. Some conditional uses, as indicated on the Use Tables, may also require a Special Permit.
- c. **Special Permit uses:** Uses listed on the Use Tables with an "SP" require a Special Permit, as described at Section 14-4.
- d. **Prohibited Uses:** Uses listed on the Use Tables with an "N" and any uses not listed on the Use Tables are prohibited.

4-1-3 Residential Density: In all Residential Base Zones, residential development must be in accordance with the Residential Density standard established for each zone. Residential Density is expressed in terms of Lot area required per Dwelling unit built on a Lot. Residential Density varies by zone. The number of Dwelling units that may be built on a given Lot is a function of two factors: the Lot size and the Residential Density of the Zone. Residential Density is to be distinguished from Minimum Lot Area, which delimits the minimum area required in order for a Lot to be built upon.

Section 4-2 Residential Single Family

4-2-1 Purpose: The Residential Single Family (R-AA and R-A) Zones are designed and intended to preserve existing low-density residential neighborhoods by restricting residential density, limiting housing type to detached Single Family Dwellings, and, where appropriate, Community Residential Facilities (except in the case of those containing Single Room Occupancy units) and Congregate Housing (except in the case of qualified Residential Adaptive Reuse - see Section 3-9), and by strictly limiting non-residential uses.

4-2-2 Permissible Uses: The uses permissible in the R-AA and R-A Single Family Zones are set forth in Table 4-2-2 below:

Table 4-2-2
Residential Single Family Zone Uses

USE CATEGORIES	Status		Requirements
	R-AA	R-A	
RESIDENTIAL USES			
Household Living			
Single Family Dwelling	Y	Y	
Two Family Dwelling	N	N	
Three Family Dwelling	N	N	
Four Family Dwelling	N	N	
Townhouse	N	N	
Multifamily Dwelling	N	N	
Community Residential Fac.	C	C	See Section 12-4
Household Living Accessory Uses			
. Accessory Apartment	C/SP	C/SP	See Section 12-1, 14-4
. Home Office	C	C	See Section 12-7
. Home Business	C/SP	C/SP	See Sections 12-7, 14-4
Group Living	N	N	
Short Term Lodging	N	N	
OFFICE USES	N	N	
TRADE USES			
Retail Sales and Services - General	N	N	
Entertainment, Restaurant and Recreation Trade	N	N	
INSTITUTIONAL USES			
Colleges & Universities	N	N	
Day Care Center	N	N	
Community Facilities	SP	SP	See Section 14-4
Medical Centers	N	N	

USE CATEGORIES	Status		Requirements
	R-AA	R-A	
Religious Institutions	SP	SP	See Section 14-4
Schools	SP	SP	See Section 12-8j & 14-4
Social Service Providers	N	N	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	Y	
Radio & TV Broadcast Facilities	N	N	
Parks & Open Areas	Y/C/ SP	Y/C/ SP	See Sections 3-5, 14-4
Essential Public Services	Y	Y	Ambulance stations by Special Permit
ADAPTIVE REUSE	C/SP	C/SP	Limited to Residential Use at R-A and R-AA Residential Density; See Sections 3-9, 14-4

4-2-3 Zone Development Standards: The Zone Development Standards applicable in the R-A and R-AA Zones are set forth in Table 4-2-3 below:

**Table 4-2-3
Residential Single Family (R-AA and R-A) Zone Development Standards**

Development Standards	R-AA	R-A
Minimum Lot Area	11,250 sf	9,000 sf, (7,500 sf Lot width is 75' or more)
Residential Density		
Minimum Principal Building Setbacks:		
Front Lot Line	20 ft.	20 ft.
Side Lot Line	10 ft.	6 ft. minimum; both sides <u>must add up to 20 ft. min.</u>
Rear Lot Line	20 ft.	20% Depth up to 20 ft. max.
Corner Lots ⁱ		
Minimum Frontage	90 ft.	60 ft.
Maximum Building Coverage	35% (3,000 sf)	40% (3,000 sf)
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)		
	60%	60%
Minimum Landscaped Area	40%	40%
Maximum Height Principal Building	28 ft. to mid-point of highest roof; 35 ft. max to ridge	28 ft. to mid-point of highest roof; 35 ft. max to ridge
Maximum Height Accessory Building	12 ft. to mid-point of roof, 15 ft. max. to ridge	12 ft. to mid-point of roof, 15 ft. max. to ridge
Parking Between Buildings and Streets	Not Allowed	Not Allowed
Drive-Through Facilities	Not Allowed	Not Allowed
Outdoor Display	Not Allowed	Not Allowed
Outdoor Storage	Not Allowed	Not Allowed
Trucks and Equipment	Not Allowed	Not Allowed

Section 4-3 **Residential Two Family and Three Family Zones**

4-3-1 Purpose: The Residential Two Family and Three Family (R-B and R-BB) Zones are designed and intended to encourage, vitalize and promote medium density residential neighborhoods by allowing a sufficient variety of housing types, including Two and Three Family Dwellings to meet differing residential needs and by encouraging neighborhood oriented retail/service businesses, and educational, medical, and entertainment facilities.

4-3-2 Permissible Uses: The uses permissible in the R-B and R-BB Zones are set forth in Table 4-3-2 below:

**Table 4-3-2
Residential Two Family and Three Family Zone Uses**

USE CATEGORIES	Status		Requirements
	R-B	R-BB	
RESIDENTIAL USES			
Household Living			
Single Family Dwelling	Y	Y	
Two Family Dwelling	Y	Y	
Three Family Dwelling	N	Y	
Four Family Dwelling	N	N	
Townhouse	N	N	
Multifamily Dwelling	N	N	
Community Residential Facility	C	C	See Section 12-4
Household Living Accessory Uses			
Accessory Apartment	N	N	
Home Office	C	C	See Section 12-7
Home Business	C/SP	C/SP	See Sections 12-7, 14-4
Group Living	N	C/SP	See Sections 12-6, 14-4
Short Term Lodging	N	N	
OFFICE USES	C/SP	C/SP	Limited to 3,000 sf; See Section 14-4

USE CATEGORIES	Status		Requirements
	R-B	R-BB	
TRADE USES			
Retail Sales and Services - General	C/SP	C/SP	Limited to 3,000 sf; See Section 14-4
Entertainment, Restaurant and Recreation Trade	N	N	
INSTITUTIONAL USES			
Colleges & Universities	N	N	
Day Care Center	SP	SP	See Section 14-4
Community Facilities	SP	SP	See Section 14-4
Medical Centers	N	N	
Religious Institutions	SP	SP	See Section 14-4
Schools	SP	SP	See Section 12-8j & 14-4
Social Service Providers	N	N	
TRANSPORTATION, COMMUNICATIONS & UTILITY USES			
Basic Utilities	Y	Y	
Radio & TV Broadcast Facilities	N	N	
Parks & Open Areas	Y	Y	
Essential Public Services	Y	Y	Ambulance stations by Special Permit
ADAPTIVE REUSE	C/SP	C/SP	See Sections 3-9, 14-4

4-3-3 Zone Development Standards: The Zone Development Standards applicable in the R-B and R-BB Zones are set forth in Table 4-3-3 below:

**Table 4-3-3
Residential Two and Three Family Zone Development Standards**

Development Standards	R-B	R-BB
Minimum Lot Area	9,000 sf, (7,500 sf if lot width is 75' or more)	9,000 sf, (7,500 sf if lot width is 75' or more)
Residential Density		
Minimum Principal Building Setbacks:		
Front Lot Line	15 ft.	15 ft.
Side Lot Line	6 ft. min; both sides must add up to 20% of lot width	6 ft. min; both sides must add up to 20% of lot width
Rear Lot Line	20% depth up to 20 ft. max.	20% depth up to 20 ft. max.
Corner Lot¹		
Minimum Frontage	60 ft.	60 ft.
Maximum Building Coverage	45% (3,375 sf)	55% (4,125 sf)
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	65%	70%
Minimum Landscaped Area	35%	30%
Maximum Height Principal Building	28' to mid-point of highest roof, 35' max to ridge	28' to mid-point of highest roof, 35' max to ridge
Maximum Height Accessory Building	12' to mid-point of roof, 15' to ridge	12' to mid-point of roof, 15' to ridge
Parking Between Buildings and Streets	No	No
Drive-Through Facilities	No	No
Outdoor Display	No	No
Outdoor Storage	No	No
Trucks and Equipment	Light Only, No Advertising	Light Only No Advertising

Section 4-4 Residential High Density

4-4-1 Purpose: The Residential High Density (R-C) Zone is designed and intended to provide for high density residential neighborhoods with a safe and vital residential character by promoting a maximum variety of housing types, including Multifamily Dwellings, and by allowing a range of non-residential uses that will, when properly regulated, provide the services, recreational facilities, and opportunities for social interchange that enhance residential life.

4-4-2 Permissible Uses: The uses permissible in the R-C Zone are set forth in Table 4-4-2 below:

**Table 4-4-2
Residential High Density (R-C) Zone Uses**

USE CATEGORIES	Status	Requirements
RESIDENTIAL USES		
Household Living		
Single Family Dwelling	Y	
Two Family Dwelling	Y	
Three Family Dwelling	Y	
Four Family Dwelling	Y	
Townhouse	C/SP	See Section 14-4
Multifamily Dwelling (6 units and up)	SP	See Section 14-4
Community Residential Facility	C	See Section 12-4
Household Living Accessory Uses		
Accessory Apartment	N	
Home Office	C	See Section 12-7
Home Business	C/SP	See Sections 12-7, 14-4
Group Living	C/SP	See Sections 12-6, 14-4
Short Term Lodging	SP	See Section 14-4
OFFICE USES	C/SP	Limited to 5,000 sf; See Section 14-4
TRADE USES		
Retail Sales and Services -- General	C/SP	Limited to 5,000 sf; See Section 14-4
Entertainment, Restaurant and Recreation Trade	SP	Limited to 5,000 sf, See Section 14-4

USE CATEGORIES	Status	Requirements
INSTITUTIONAL USES	SP	Limited to 5,000 sf, See Section 14-4
Colleges & Universities	SP	See Section 14-4
Day Care Center	Y	
Community Facilities	SP	See Section 14-4
Medical Centers	SP	See Section 14-4
Religious Institutions	SP	See Section 14-4
Schools	SP	See Section 12-8j & 14-4
Social Service Providers	C/SP	See Sections 12-12, 14-4
TRANSPORTATION, COMMUNICATIONS & UTILITY USES		
Basic Utilities	Y	
Radio & TV Broadcast Facilities	C/SP	See Section 14-4
Parks & Open Areas	Y	
Essential Public Services	Y	Ambulance stations by Special Permit
ADAPTIVE REUSE	C/SP	See Sections 3-9, 14-4

4-4-3 **Zone Development Standards:** The Zone Development Standards applicable in the R-C Zone are set forth in Table 4-4-3 below:

Table 4-4-3
Residential High Density (R-C) Zone Development Standards

Development Standards	R-C Zone
Minimum Lot Area	9,000 sf
Residential Density	2,700 sf
Minimum Principal Building Setbacks:	
Front Lot Line	15 ft.
Side Lot Line	10 ft. min. or 40% of height (greater of the two)
Rear Lot Line	20% of lot depth up to 20 ft. max.
Corner Lot ¹	

Minimum Frontage	60 ft.
Maximum Building Coverage	60% (5,400 sf)
Maximum Site Coverage (includes all buildings, paving and sidewalks on lot)	70%
Minimum Landscaped Area	30%
Maximum Height Principal Building	4 stories/45 feet
Maximum Height Accessory Structure	12' to mid-point of roof, 15' max to ridge
Parking Between Buildings and Streets	No
Drive-Through Facilities	No
Outdoor Display	No
Outdoor Storage	No
Trucks and Equipment	Light Only, no advertising

¹ Corner Lots are required to provide two front yards and two side yards.

ARTICLE 5. MIXED USE ZONES

Section 5-1 Mixed Use Base Zones

5-1-1 Purpose: The Mixed Use Base Zones established by these regulations are: Mixed Use Educational/ Medical (MU-EM) Zone and Mixed Use Perimeter (MU-P) Zone. The mixed use zones are intended to preserve and encourage the development of certain areas of Bridgeport with a mixture of residential, office and trade uses. The regulations are intended to promote a balanced combination of these uses to create dynamic urban neighborhoods that enhance the economic vitality and livability of the City.

5-1-2 Use Regulations: Use regulations for the Mixed Use Base Zones are set forth on the Use Tables as follows: MU-EM Zone, Table 5-2-2 and MU-P Zone, Table 5-3-2.

- a. **Permitted uses:** Uses listed on the Use Tables with a "Y" are permitted as of right.
- b. **Conditional uses:** Uses listed on the Use Tables with a "C" are permitted if they comply with the conditions set forth or referenced in the Use Tables. Some conditional uses, as indicated on the Use Tables, may also require a Special Permit.
- c. **Special Permit uses:** Uses listed on the Use Tables with an "SP" require a Special Permit, as described at Section 14-4.
- d. **Prohibited uses:** Uses listed with an "N" in the Use Tables, and any uses not listed on the Use Tables, are prohibited.

Section 5-2 Mixed Use Educational/Medical Zone

5-2-1 Purpose: The Mixed Use Educational/Medical (MU-EM) zone is intended to allow controlled expansion of major educational and medical institutions and related uses, while discouraging displacement of existing residents. Restrictions on the size and type of nonresidential uses are intended to discourage demolition of residences and to retain the existing scale of areas with major institutions.

5-2-2 Permissible Uses: The uses permissible in the MU-EM Zone are set forth in Table 5-2-2 below:

**Table 5-2-2
Mixed Use Educational/Medical (MU-EM) Zone Uses**

Use Category	MU-EM	Notes
Residential Uses		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodging	C/SP	See Table 10-1, Section 14-4
Office Uses	C/SP	Limited to 5,000 sf, See Section 14-4
Retail and Wholesale Trade Uses		
Retail Sales and Services - General	C/SP	Limited to 5,000 sf, See Section 14-4
Retail Trade - Automotive, etc.	N	

Use Category	MU-EM	Notes
Entertainment, Restaurant and Recreation Trade	C/SP	Limited to 5,000 sf, See Section 14-4
Wholesale Trade	N	
Industrial Uses	N	
Institutional Uses		
Colleges and Universities	Y	
Facilities and Services	C/SP	See Section 12-8, 14-4
Social Service Providers	C/SP	See Sections 12-12, 14-4
Medical Centers	Y	
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	N	
Basic Utilities	Y	
Commercial Parking	Y	See Section 11-7
Radio and TV Broadcast Facilities	N	
Rail Line and Utility Corridors	Y	
Miscellaneous Uses		
Day Care Center	Y	
Detention Facilities	N	
Major Event Entertainment	N	
Vehicle Service Facilities	N	

Y = Yes: permitted as of right.
 C = Conditional: special conditions apply.
 SP = Special Permit required: see Section 14-4
 N = No: prohibited

Zone Development Standards: The zone development standards applicable in the MU-EM Zone are set forth at Table 5-2-3 below:

**Table 5-2-3
Mixed Use Educational/Medical (MU-EM) Development Zone Standards**

Standards	MU-EM Zone
Maximum FAR	1 to 1
Minimum Lot Area	5,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
Street Lot Line	0
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10ft. side 15ft. rear
Maximum Building Setbacks:	
Street Lot Line	10 ft.
Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Street	No
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	Plants and produce only See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light and Medium only

Section 5-3 Mixed Use Perimeter Zone:

5-3-1 Purpose: The Mixed Use Perimeter (MU-P) zone is intended to promote mixed development in areas between major industrial and commercial areas and residential neighborhoods. The regulations are designed to encourage projects that combine office/retail and residential uses in a single building or complex. This zone is intended to allow increased density on arterial streets while discouraging a commercial strip appearance. Mixed development is intended to provide a buffer between busy streets and primarily residential neighborhoods, support transit use, and provide new housing opportunities in the City.

The emphasis on nonresidential uses is meant to be primarily for locally-oriented retail, service, and office uses. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners.

5-3-2 Permissible uses: The uses permissible in the MU-P Zone are set forth in Table 5-3-2 below:

**Table 5-3-2
Mixed Use Perimeter (MU-P) Zone Uses**

Use Category	MU-P	Notes
Residential Uses		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	N	
Office Uses	C/SP	Limited to 20,000 sf, See Section 14-4
Retail and Wholesale Trade Uses		
Retail Sales and Services – General	C/SP	Limited to 5,000 sf, See Section 14-4
Retail Trade - Automotive, etc.	C/SP	See Sections 12-2, 14-4
Entertainment, Restaurant and Recreation Trade	C/SP	Limited to 5,000 sf, See Section 14-4
Wholesale Trade	N	
Industrial Uses	N	
Institutional Uses		
Colleges and Universities	Y	
Public Facilities and Services	Y	See Section 10-2
Social Service Providers	C/SP	See Sections 12-12, 14-4
Medical Centers	Y	
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	SP	See Section 14-4
Basic Utilities	Y	
Commercial Parking	Y	See Section 11-7
Radio and TV Broadcast Facilities	SP	See Section 14-4

Use Category	MU-P	Notes
Rail Line and Utility Corridors	Y	
Miscellaneous Uses		
Day Care Center	Y	
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	C/SP	See Sections 12-9, 14-4
Vehicle Service Facilities	C/SP	See Sections 12-13, 14-4

Y = Yes: permitted as of right.
C = Conditional: special conditions apply.
SP = Special Permit required: see Section 14-4
N = No: prohibited.

5-3-3 Zone Development Standards: The zone development standards applicable in the MU-P Zone are set forth at Table 5-3-3 below:

Table 5-3-3
Mixed Use Perimeter (MU-P) Development Zone Standards

Standards	MU-P Zone
Maximum FAR	2 or 3 to 1[1]
Minimum Lot Area	6,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
Street Lot Line	10 ft.
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft. side 15 ft. rear
Maximum Building Setbacks: Street Lot Line	None
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	70%
Minimum Landscaped Area	15%
Maximum Height	35/60 ft. [2]

Parking Allowed Between Buildings and Streets	No
Drive-Through Facilities Permitted	C/SP See Sections 12-4, 14-4
Outdoor Display Permitted	Plants and produce only See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light and Medium only

- [1] 2 to 1 for nonresidential uses; 3 to 1 for developments where residential uses constitute at least 50 percent of overall floor area, excluding parking garages.
- [2] 60 ft. on major traffic arteries; 35 ft. on all other streets.

Section 5-4 Planned Development District

5-4-1 Purpose: The intent of the Planned Development District (“PDD”) is to enable owners of large contiguous undeveloped or underdeveloped properties to develop those properties in accordance with a comprehensive plan which would allow a specific mixture of residential, commercial, industrial and entertainment uses. A key factor of this district is the degree of flexibility accorded to the developer, the goal of which is to foster long term developments responsive to the market place and beneficial to the City.

5-4-2 Use Regulations: Use regulations for the Planned Development District are set forth on the Use Table 5-4-4.

5-4-3 Establishment of a Planned Development District: The applicant of any tract of contiguous property which is subdivided only by accepted rights of way located in the City excluding any portions or the tract of the property which part of the PDD designated area owned or to be owned by any governmental agency or authority and which tract exceeds twenty-five (25) acres in size, and does not include within the tract land designated as R-AA and R-A may make application to the Planning and Zoning Commission of the City to have the zone designation of the property redesignated as a Planned Development District. This is not an “as of right” use and in order to establish a Planned Development District, the applicant must demonstrate to the Planning and Zoning Commission, in addition to the requirements set forth in Section 14-9, that:

- a. The infrastructure surrounding the proposed Planned Development District is sufficient or would be made sufficient to accommodate the long term development proposed in the District;
- b. The contemplated overall development of the site cannot be achieved under any of the existing zone designations in the City; and
- c. The contemplated PDD complies with the Master Plan in effect at the time of the submittal of the PDD application.

An applicant is defined as a party whose interest in the designated area is as a property owner(s); the holders of options or agreements to acquire said property; a designated redeveloper of the Bridgeport Redevelopment Agency or Housing Site Development Agency after the area has been duly adopted as a designated redevelopment area; or parties who have entered into a development agreement with the City of Bridgeport or its Redevelopment Agency.

However, in any event, if the applicant is a non-owner of the real estate, they must obtain ownership within eighteen (18) months after obtaining approval of the PDD (i.e. GDP).

Approval of a Planned Development District zone designation by the Planning & Zoning Commission does not imply or grant acceptance of any other permits or approvals required by the project from the Commission or any other entity. All projects covered by the PDD designation shall be responsible for obtaining any Inland Wetlands and Watercourses, Coastal Area Management (CAM), Bridgeport Redevelopment Agency, Port Authority, Harbor Management, City Council, State, Federal, etc. permits and approvals as may be required.

Where applicable, the application for GDP shall be referred to the appropriate regulatory body which will be requested to review and comment, and any applications for DDP shall have approval of all permits from any regulatory body prior to the public hearing of a petition by the Planning and Zoning Commission. The Planning & Zoning Commission shall retain the right to modify this element of the PDD regulation on a project-by-project basis.

5-4-4 Permissible Uses: The uses permissible in the PDD Zone are set forth in Table 5-4-4 below:

Table 5-4-4

Planned Development (PDD) District Uses:

<u>Use Category</u>	<u>Notes</u>
Residential Uses	See Section 14-5, 14-6
Office Uses	See Section 14-5, 14-6
Trade Uses	See Section 14-5, 14-6
Industrial Uses	See Section 14-5, 14-6
Museums	See Section 14-5, 14-6
Transportation, Communications and Essential Services	See Section 14-5, 14-6
Miscellaneous Uses as defined in Chapter 10	See Section
◦ Except that Adult Entertainment Facilities and Detention Facilities will not be permitted	14-5, 14-6

Section 5-4-5: Zone Development Standards:

(a) The applicant shall, as a part of the GDP approval process, propose, and the Commission shall, in its discretion, and guided by the applicable base zone and the provision for a bonus as set forth in Section 14-5-3(j), establish the zone development standards applicable in the PDD. These standards shall include but, not be limited to, Intensity Ratios, Perimeter Setbacks, Buffer Requirements, as well as Greenspace and Parking Requirements. The zone development standards submitted by the applicant shall be in lieu of the General Development standards set forth in Section 11 of the Bridgeport Zoning Regulations and its successor legislation. Section 11 shall be used as a guide for all standards, except Height, which is set forth below.

(b) Height: Buildings and other structures shall not exceed a height of 250 feet except if such project is eligible for a Bonus in accordance with Section 14-5-3(j).

ARTICLE 6. OFFICE/RETAIL ZONES

Section 6-1 Office/Retail Zones

6-1-1 Purpose: The Office/Retail Base Zones established by these Regulations are: Office/Retail Neighborhood (OR-N); Office/Retail Storefront (OR-S); Office/Retail-General (OR-G); Office-Retail Regional (OR-R); Downtown Central Business (D-CB); Downtown Mixed Use (D-MU), Downtown – Regional Sports/Entertainment (D-RSE). The different Office/Retail Base Zones are intended to reflect the diversity of Bridgeport's commercial areas. The zones are distinguished by the uses allowed and the intensity of development allowed. Some of the zones encourage office/retail areas that are supportive of surrounding residential neighborhoods, while other zones allow office/retail areas which have a city-wide or regional market. The regulations are intended to promote uses and development which will enhance the economic viability of the specific office/retail zone and the city as a whole.

6-1-2 Use Regulations: Use regulations for all of the Office/Retail Base Zones are set forth on Use Tables as follows: OR-N Zone, Table 6-2-2; OR-S Zone, Table 6-3-2; OR-G Zone, Table 6-4-2; OR-R Zone, Table 6-5-2; D-CB Zone, Table 6-6-2; D-MU Zone, Table 6-7-2, and D-RSE Zone, Table 6-10-2.

- a. **Permitted uses:** Uses listed on the Use Tables with a "Y" are permitted as of right.
- b. **Conditional uses:** Uses listed on the Use Tables with a "C" are permitted if they comply with the conditions set forth or referenced in the Use Tables. Some conditional uses, as indicated on the Use Tables, may also require a Special Permit.
- c. **Special Permit uses:** Uses listed on the Use Tables with an "SP" require a special permit, as described at Section 14-4.
- d. **Prohibited uses:** The uses listed on the Use Tables with an "N", and any uses not listed on the Use Tables, are prohibited.

6-1-3 Office/Retail Base Zone Development Standards: The following standard applies in all Office/Retail Base Zones:

- a. **Ground floor windows**
 1. **Required amounts of window area:** In OR zones, exterior walls on the ground level which are 15 feet or closer to the street lot line must contain windows of two-way (non-mirrored) glass for at least 50 percent of the length of the wall and 25 percent of the total ground level wall area, as defined at Section 2-2. The window requirement applies to the ground level of exterior building walls which face streets, sidewalks, plazas, or other public open spaces or rights-of-way. The requirement does not apply to the walls of residential units when set back at least five feet and landscaped according to the L3 landscape standard, as described at Section 11-4. On corner lots, the 50 percent standard must be met on one street frontage only. On the other street, the minimum requirement is 25 percent of the length.
 2. **Qualifying window features:** Required window areas must be either windows that allow views into retail stores, working areas or lobbies. Up to 50 percent of required window areas may be used for merchandise display.

Section 6-2 Office/Retail Neighborhood Zone

6-2-1 Purpose: The Office/Retail Neighborhood (OR-N) zone is intended for small areas in or near residential neighborhoods. The zone encourages the provision of small-scale retail and service uses for nearby residents. Uses are restricted in size to promote a local orientation and to limit adverse impacts on nearby residential areas. Development is intended to be pedestrian-oriented and compatible with the scale of surrounding residential areas. Parking areas are strictly regulated, to promote compatibility with the character of surrounding residential development and the intended pedestrian orientation of the uses.

6-2-2 Permissible Uses: The uses permissible in the OR-N Zone are set forth in Table 6-2-2 below:

**Table 6-2-2
Office Retail Neighborhood (OR-N) Zone Uses**

Use Category	OR-N	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	N	
Office Uses	C/SP	See Section 14-4
Trade Uses		
Retail Sales and Services – General	SP	Limited to 5,000 sf, See Section 14-4
Retail Trade - Automotive, etc.	N	
Entertainment, Restaurant and Recreation Trade	N	
Wholesale Trade	N	
Industrial Uses		
Industrial Service - Low Impact	N	
Institutional Uses		
Colleges and Universities	N	
Public Facilities and Services	Y	
Social Service Providers	C/SP	See Sections 12-12, 14-4
Medical Centers	N	
Parks and Open Areas	Y	
Religious Institutions	SP	See Section 14-4
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	N	

Use Category	OR-N	Notes
Basic Utilities	Y	
Commercial Parking	N	
Radio and TV Broadcast Facilities	N	
Rail Line and Utility Corridors	N	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	N	
Day Care Center	Y	
Detention Facilities	N	
Major Event Entertainment	N	
Vehicle Service Facilities	N	
Vehicle Repair	N	

Y = Yes: permitted as of right.
C = Conditional: special conditions apply.
SP = Special Permit required: see Section 14-4
N = No: prohibited

6-2-3 Zone Development Standards: The zone development standards applicable in the OR-N Zone are set forth in Table 6-2-3 below:

Table 6-2-3
Office/Retail Neighborhood (OR-N) Zone Development Standards

Standards	OR-N Zone
Maximum FAR	0.75 to 1
Minimum Lot Area	5,000 sf
Minimum Lot Frontage	60 ft.
Minimum Building Setbacks:	
Street Lot Line	0
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft. side 15 ft. rear
Maximum Building Setbacks:	10 ft.
Street Lot Line	
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	65%
Minimum Landscaped Area	15%

Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	No
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	Plants and produce only See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light only

Section 6-3 Office/Retail Storefront Zone

6-3-1 Purpose: The Office/Retail Storefront (OR-S) zone is intended to preserve and enhance older commercial areas that have a streetside, storefront character. It is intended that new development in the OR-S zone will be compatible with this character. The zone allows a wide range of retail, service and business uses with a local and city-wide market area. Limited business service and office facilities, primarily for the convenience of residents of the neighborhood, are encouraged. The intended character includes buildings close to and oriented towards the sidewalk, especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.

6-3-2 Permissible Uses: The uses permissible in the OR-S Zone are set forth in Table 6-3-2 below:

**Table 6-3-2
Office/Retail Storefront (OR-S) Zone Uses**

Use Category	OR-S	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	N	
Office Uses	C/SP	Limited to 5,000 sf, See Section 14-4
Trade Uses		
Retail Sales and Services – General	SP	See Section 14-4
Retail Trade - Automotive, etc.	SP	See Section 14-4
Entertainment, Restaurant and Recreation Trade	C/SP	Limited to 5,000 sf See Section 14-4
Wholesale Trade	N	
Industrial Uses		
Industrial Service - Low Impact	N	
Institutional Uses		
Colleges and Universities	SP	See Section 14-4

Use Category	OR-S	Notes
Public Facilities and Services	Y	
Social Service Providers	C/SP	See Sections 12-12, 14-4
Medical Centers	SP	See Section 14-4
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	N	
Basic Utilities	Y	
Commercial Parking	Y	See Section 11-7
Radio and TV Broadcast Facilities	N	
Rail Line and Utility Corridors	Y	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	SP	See Section 14-4
Day Care Center	Y	
Detention Facilities	N	
Major Event Entertainment	N	
Vehicle Service Facilities	C/SP	See Sections 12-13, 14-4

Y = Yes: permitted as of right.
C = Conditional: special conditions apply.
SP = Special Permit required: see Section 14-4.
N = No: prohibited.

6-3-3 Zone Development Standards: The zone development standards applicable in the OR-S Zone are set forth in Table 6-3-3 below:

Table 6-3-3
Office/Retail Storefront (OR-S) Zone Development Standards

Standards	OR-S Zone
Maximum FAR	0.75 to 1
Minimum Lot Area	5,000 sf
Minimum Frontage	60 ft.

Minimum Building Setbacks:	
Street Lot Line	0
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft.
Maximum Building Setbacks: Street Lot Line	10 ft.
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	No
Drive-Through Facilities Permitted	No
Outdoor Display Permitted	Plants and produce only See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light and Medium only

Section 6-4 Office/Retail General Zone

6-4-1 Purpose: The Office/Retail General (OR-G) zone is intended to allow auto-accommodating commercial development in areas already predominantly developed for this use. The zone allows a full range of retail and service businesses with a large local or city-wide market. Development is expected to be generally auto-accommodating, with access from major traffic ways. The zone's development standards are intended to promote an open and pleasant street appearance; development that is aesthetically pleasing for motorists, pedestrians and the businesses themselves; and compatibility with adjacent residential areas.

6-4-2 Permissible Uses: The uses permissible in the OR-G Zone are set forth in Table 6-4-2 below:

**Table 6-4-2
Office/Retail General (OR-G) Zone Uses**

Use Category	OR-G	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	

Use Category	OR-G	Notes
Short-term Lodgings	SP	See Section 14-4
Office Uses	C/SP	Limited to 10,000 sf, See Sec. 14-4
Retail and Wholesale Trade Uses		
Retail Sales and Services - General	SP	See Section 14-4
Retail Trade - Automotive, etc.	C/SP	See Sections 12-2, 14-4
Entertainment, Restaurant and Recreation Trade	SP	See Section 14-4
Wholesale Trade	SP	See Section 14-4
Industrial Uses		
Industrial Service - Low Impact	N	
Institutional Uses		
Colleges and Universities	SP	See Section 14-4
Public Facilities and Services	Y	
Social Service Providers	C/SP	See Section 12-12, 14-4
Medical Centers	SP	See Section 14-4
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	N	
Basic Utilities	Y	
Commercial Parking	C/SP	See Section 11-7, 14-4
Radio and TV Broadcast Facilities	N	
Rail Line and Utility Corridors	Y	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	Y	
Day Care Center	SP	See Section 14-4
Detention Facilities	N	
Major Event Entertainment	C/SP	See Sections 12-9, 14-4

Y = Yes: permitted as of right.
 C = Conditional: special conditions apply.
 SP = Special Permit required: see Section 14-4.
 N = No: prohibited.

6-4-3 Zone Development Standards: The zone development standards applicable in the OR-G Zone are set forth in Table 6-4-3 below:

**Table 6-4-3
Office/Retail General (OR-G) Zone Development Standards**

Standards	OR-G ZONE
Maximum FAR	1 to 1
Minimum Lot Area	10,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
Street Lot Line	0
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft.
Maximum Building Setbacks: Street Lot Line	30 ft., * See Note below
Landscaping in Setbacks Abutting an R Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	35 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	See Section 12-5
Outdoor Display Permitted	Yes
	See Section 11-6
Outdoor Storage Permitted	Yes Sec Section 11-6
Trucks and Equipment Permitted	Light and Medium only

* No maximum building setback from a street lot line shall be required for any parcel of land bounded on three or more sides by city streets and owned by a city or government agency.

Section 6-5 Office/Retail Regional Zone:

6-5-1 Purpose: The Office/Retail Regional (OR-R) zone is intended for those commercial uses of a scale that attracts clientele from outside the city and produces significant automobile traffic. Such uses include office parks, major shopping centers, sports facilities, and theater and entertainment complexes. Industrial uses are limited to avoid adverse effects different in kind or amount from office/retail uses and to ensure that they do not dominate the character of the commercial area. Development standards are intended to promote compatibility with adjacent uses and neighborhoods.

6-5-2 Permissible Uses: The uses permissible in the OR-R Zone are set forth in Table 6-5-2 below:

**Table 6-5-2
Office/Retail Regional (OR-R) Zone Uses**

Use Category	OR-R	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	Y	
Office Uses	C/SP	Limited to 20,000 sf, See Sec. 14-4
Trade Uses		
Retail Sales and Services - General	SP	See Section 14-4
Retail Trade - Automotive, etc.	C/SP	See Sections 12-2, 14-4
Entertainment, Restaurant and Recreation Trade	SP	See Section 14-4
Wholesale Trade	Y	
Industrial Uses		
Industrial Service	SP	See Section 14-4
Institutional Uses		
Colleges and Universities	SP	See Section 14-4
Public Facilities and Services	Y	
Social Service Providers	C SP	See Sections 12-12, 14-4
Medical Centers	SP	See Section 14-4
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	SP	See Section 14-4

Use Category	OR-R	Notes
Basic Utilities	Y	
Commercial Parking	C/SP	See Sections 11-7, 14-4
Radio and TV Broadcast Facilities	SP	See Section 14-4
Rail Line and Utility Corridors	Y	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	Y	
Day Care Center	Y	
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	C/SP	See Sections 12-10, 14-4
Vehicle Service Facilities	C/SP	See Sections 12-13, 14-4

Y = Yes: permitted as of right.
C = Conditional: special conditions apply.
SP = Special Permit required: see Section 14-4.
N = No: prohibited.

6-5-3 Zone Development Standards: The zone development standards applicable in the OR-R Zone are set forth in Table 6-5-3 below:

Table 6-5-3
Office/Retail Regional (OR-R) Zone Development Standards

Standards	OR-R Zone
Maximum FAR	2 to 1
Minimum Lot Area	10,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
Street Lot Line	0 ft.
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft.
Maximum Building Setbacks: Street Lot Line	30 ft.

Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 See Section 11-4
Maximum Building Coverage	50%
Minimum Landscaped Area	15%
Maximum Height	45 ft.
Parking Allowed Between Buildings and Streets	Yes
Drive-Through Facilities Permitted	C/SP See Sections 11-4, 12-5, 14-4
Outdoor Display Permitted	Yes See Section 11-6
Outdoor Storage Permitted	Yes See Section 11-6
Trucks and Equipment Permitted	Light and medium only; heavy requires special permit. See Section 14-4

Section 6-6 Downtown Central Business Zone

6-6-1 Purpose: The Downtown Central Business (D-CB) zone is intended to provide for high-density development within Bridgeport's commercial core area. A broad range of uses is allowed to reflect Bridgeport's role as a commercial, cultural and governmental center. Development is intended to be very dense with high building coverage, large buildings, and buildings placed close together. Development is intended to encourage pedestrian activity with a strong emphasis on a safe, vital and attractive streets.

6-6-2 Permissible Uses: The uses permissible in the D-CB Zone are set forth in Table 6-6-2 below:

Table 6-6-2
Downtown Central Business (D-CB) Zone Uses

Use Category	D-CB	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	Y	
Office Uses	Y	
Trade Uses		
Retail Sales and Services – General	SP	See Section 14-4
Retail Trade - Automotive, etc.	C/SP	See Sections 12-2, 14-4
Entertainment, Restaurant and Recreation Trade	SP	See Section 14-4
Wholesale Trade	SP	See Section 14-4

Use Category	D-CB	Notes
Industrial Uses		
Industrial Service - Low Impact	N	
Institutional Uses		
Colleges and Universities	Y	
Public Facilities and Services	Y	
Social Service Providers	SP	See Section 14-4
Medical Centers	SP	See Section 14-4
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	SP	See Section 14-4
Basic Utilities	Y	
Commercial Parking	Y	See Section 11-7
Radio and TV Broadcast Facilities	SP	See Section 14-4
Rail Line and Utility Corridors	Y	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	Y	
Commercial Day Care	SP	See Section 14-4
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	SP	See Section 14-4
Vehicle Service Facilities	C/SP	See Sections 12-13, 14-4

Y = Yes: permitted as of right.
C = Conditional: special conditions apply.
SP = Special Permit required: see Section 14-4.
N = No: prohibited.

6-6-3 Zone Development Standards: The zone development standards applicable in the D-CB Zone

are set forth in Table 6-6-3 below:

**Table 6-6-3
Downtown Central Business (D-CB) Zone Development Standards**

Standards	D-CB Zone
Maximum FAR	5 to 1 [1]
Minimum Lot Area	5,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
From Street Lot Line	0
Lot Line Abutting an MU, OR	
or I Zoned Lot	0
Lot Line Abutting an R	
Zoned Lot	10 ft.
Maximum Building Setbacks	10 ft.
Street Lot Line	
Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 See Section 11-4
Minimum Building Coverage	50%
Minimum Landscaped Area	0
Maximum Height	250 ft.
Parking Allowed Between Buildings and Streets	No
Drive-through Facilities Permitted	No
Outdoor Display Permitted	Yes See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light and medium only

[1] By right. Density bonuses may apply. See Section 6-9.

6-6-4 Site Plan and Downtown Design Standards: Site plan review by the Planning and Zoning Commission, as described in Section 14-2, is required for all uses in the D-CB Zone. As part of the site plan review process, an application to use land or any structure in the D-CB Zone for any permitted use established in this Section must be certified for compliance with the Downtown Design Standards of Section 6-8.

6-6-5 FAR Bonuses: Developments in the D-CB Zone shall be eligible for an FAR bonus if the applicant provides the uses, improvements or facilities set forth in Section 6-9. In no case, however, shall a building exceed the height limit set forth in Table 6-6-3.

Section 6-7 Downtown Mixed Use Zone

6-7-1 Purpose: The Downtown Mixed Use (D-MU) zone is intended to provide for commercial and residential development in the less-dense portions of the downtown. Site development regulations permit a broad range of uses compatible with the historic, commercial, cultural and governmental significance of downtown. Site development regulations are intended to create less density than in the D-CB zone, but more density than in the other zones. The regulations are intended to give direction to individual developments to create a safe and attractive downtown that serves a vital commercial retail function and

enhances existing structures and the urban streetscape.

6-7-2 Permissible Uses: The uses permissible in the D-MU Zone are set forth in Table 6-7-2 below:

**Table 6-7-2
Downtown Mixed Use (D-MU) Zone Uses**

Use Category	D-MU	Notes
Residential Categories		
Group Living	C/SP	See Sections 12-6, 14-4
Household Living	Y	
Short-term Lodgings	Y	
Office Uses	Y	
Retail and Wholesale Trade Uses		
Retail Sales and Services – General	SP	See Section 14-4
Retail Trade - Automotive, etc.	C/SP	See Sections 12-2, 14-4
Entertainment, Restaurant and Recreation Trade	SP	See Section 14-4
Wholesale Trade	C/SP	Limited to 10,000 sf, See Sec. 14-4
Industrial Uses		
Industrial Service	N	
Institutional Uses		
Colleges and Universities	Y	
Public Facilities and Services	Y	
Social Service Providers	SP	See Section 14-4
Medical Centers	SP	See Section 14-4
Parks and Open Areas	Y	
Religious Institutions	Y	
Schools	Y	See Section 12-8j
Transportation, Communications and Utility Uses		
Passenger Terminals	SP	See Section 14-4
Basic Utilities	Y	
Commercial Parking	Y	
Radio and TV Broadcast Facilities	SP	See Section 14-4

Use Category	D-MU	Notes
Rail Line and Utility Corridors	Y	
Railroad Yards	N	
Miscellaneous Uses		
Commercial Outdoor Recreation	Y	
Commercial Day Care	SP	See Section 14-4
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	SP	See Section 14-4
Vehicle Service Facilities	C/SP	See Sections 12-13, 14-4

Y = Yes: permitted as of right.

C = Conditional: special conditions apply.

SP = Special permit required: see Section 14-4.

N = No: prohibited.

6-7-3 Zone Development Standards: The zone development standards applicable in the D-MU Zone are set forth in Table 6-7-3 below:

Table 6-7-3
Downtown Mixed Use (D-MU) Zone Development Standards

Standards	D-MU Zone
Maximum FAR	3 to 1 [1]
Minimum Lot Area	6,000 sf
Minimum Frontage	60 ft.
Minimum Building Setbacks:	
From Street	0
Lot Line Abutting an MU, OR or I Zoned Lot	0
Lot Line Abutting an R Zoned Lot	10 ft.
Maximum Building Setbacks Street Lot Line	10 ft.
Landscaping in Setbacks Abutting an R-Zoned Lot	5 ft. @ L3 See Section 11-4
Minimum Building Coverage	50%
Minimum Landscaped Area	0

Maximum Height	100 ft.
Parking Allowed Between Buildings and Streets	No
Drive-through Facilities Permitted	No
Outdoor Display Permitted	Yes
	See Section 11-6
Outdoor Storage Permitted	No
Trucks and Equipment Permitted	Light and medium only; heavy requires special permit See Section 14-4

[1] By right. Density bonuses may apply. See Section 6-9.

6-7-4 Site Plan Review and Downtown Design Standards: Site Plan Review by the Planning and Zoning Commission, as described in Section 14-2, is required for all uses in the D-MU Zone. As part of the site plan review process, an application to use land or any structure in the D-MU Zone for any permitted use established in this Section must be certified for compliance with the Downtown Design Standards of Section 6-8.

6-7-5 FAR Bonuses: Developments in the D-MU Zone shall be eligible for an FAR bonus if the applicant provides the uses, improvements or facilities set forth in Section 6-9. In no case, however, shall a building exceed the height limit set forth in Table 6-7-3, or as restricted by applicable overlay zones.

Section 6-8 Downtown Design Standards

6-8-1 Purpose: All development proposals in the D-CB and D-MU zones must comply with the following standards to ensure the orderly and aesthetically pleasing development of the City's commercial center.

6-8-2 Certification of Compliance with Downtown Design Standards: A determination of compliance with the Downtown Design Standards will be made by the Planning and Zoning Commission as part of the Site Plan Review Process, Section 14-2. In addition to the application requirements of Section 14-2, an application for Site Plan Review in the D-CB or D-MU Zones shall be accompanied by the following:

- a. **Architectural design plan:** As described in Section 6-8-5 of these Regulations
- b. **Other requirements:** The Planning and Zoning Commission may require the submission of any such additional information that it deems necessary to review an application for conformity with the intent of this Section 6-8.
- c. **Preliminary review conference:** Upon receiving all required documentation for a site plan application in the D-CB or D-MU Zones, a preliminary review may be requested by the planning staff. The meeting will be primarily an information exchange allowing the developer an opportunity to discuss the development proposal with planning staff and local officials from related departments and agencies. The developer shall inform the planning officials of his development concept, and receive their preliminary comments on land use, circulation and public facility issues.

6-8-3 Changes Following Approval: When site plan approval and certification of compliance with the Downtown Design Standards by the Planning and Zoning Commission has been secured, any significant

change in the approved plans shall require review and acceptance by the Planning and Zoning Commission.

6-8-4 Performance Bond: The Planning and Zoning Commission may require that a cash bond or other surety be submitted in an amount acceptable to the Planning and Zoning Commission, guaranteeing site improvements, layout and design of buildings in conformity with an approval and/or certification granted by the Planning and Zoning Commission under this Section 6-8 as a condition to such approval or certification. No Building Permit, Certificate of Zoning Compliance or Certificate of Occupancy shall be issued until such condition is satisfied.

6-8-5 Architectural Design Plan

- a. **Purpose:** The purpose of an architectural design plan is to ensure that the proposed architecture is harmonious with the appearance, architectural style, or historic character of the surrounding area.

- b. **Architectural Design Plan:** Architectural Design Plans must be prepared by a licensed architect and shall include, but not limited to, the following elements:
 - 1. General perspective drawings.
 - 2. Exterior building materials, colors and elevations.
 - 3. Roof line, bulk and height.
 - 4. Signs.

6-8-6 Downtown Design Requirements:

- a. **Public space requirements:** For nonresidential and mixed use development on lots greater than 7,000 square feet, a minimum of 15 percent of the net lot area shall be provided on the site as usable open space.
 - 1. Usable open space may be indoors or outdoors but must be at ground level, accessible from public areas, and open to use by the public.
 - 2. Outdoor usable open space may include, without limitation, landscaped areas, open air plazas, fountains and waterfalls, pedestrian arcades, small seating areas and "vest pocket" parks.
 - 3. Indoor usable open space shall not constitute more than 50 percent of the required amount of open space and may include, without limitation, malls, pedestrian ways, plazas, and other open areas within a building if the area is oriented directly toward the major pedestrian entrance of the building.

- b. **Glass:** Glass used on the first floor of buildings and structures shall be clear or lightly tinted.

- c. **Reflective materials:** Reflective surface building materials shall be used only when there is no glare. Exterior surfaces shall have a reflectivity of 20 percent or less.

- d. **Service areas:** All service areas should be located away from public view.

- e. **Compatibility:** The building height, mass, scale, orientation and configuration shall be compatible with the general character of the area.
- f. **Bus shelters:** Where bus shelters are provided, they should be located near building access and/or activity areas.
- g. **Building entrances:** Building entrances shall be readily identifiable and accessible from a public sidewalk.

Section 6-9 Downtown FAR Bonuses

6-9-1 FAR Bonus Eligibility: A project in the D-CB or D-MU Zone shall be eligible for a bonus according to the schedule in Section 6-9-2 if the project includes the qualifying uses, improvements, or facilities set forth below.

- a. **Qualifying residential uses:** All uses classified as Household Living, Sections 6-6-2 and 6-7-2, and permitted as-of-right in the D-CB or D-MU Zone.
- b. **Qualifying pedestrian-oriented retail uses:** Uses that are designated as Retail Sales and Services under the Permissible Uses Tables, Section 6-6-2 and 6-7-2, and permitted in the D-CB or D-MU Zones. Such uses must be visible from and have their major entrance on public rights-of-way.
- c. **Qualifying parking uses:** Parking spaces provided for short-term parking in a parking garage. The applicant shall submit to the Planning and Zoning Commission a plan for ensuring that such spaces shall be used for transient parking. The Planning and Zoning Commission shall not grant a bonus for transient parking unless it has specifically found that the plan is satisfactory and conforms to the Downtown Parking Plan.
- d. **Qualifying cultural and entertainment facilities:** Museums, visual arts spaces, performing arts spaces and motion picture theaters which are open to the public on a regular basis, visible from and directly accessible to public rights of way.
- e. **Qualifying visitor and convention-related housing:** Hotels and similar facilities furnishing lodging and food to travelers and other guests on a regular basis and providing exhibition and meeting rooms.
- f. **Qualifying pedestrian circulation improvements:** Improvements to which the public is assured access on a regular basis, or an area that is dedicated to and accepted by the city for public access purposes. Such improvements shall be directly accessible to public rights-of-way. Such improvements shall include and be limited to sidewalk widenings, arcades, through-block arcades, and urban parks.
 - 1. Sidewalk widening: The widening of a paved walk at the side of a street. The widened area shall extend along the entire length of the lot or zoning lot and shall be open to the public at all times.
 - 2. Arcade: A continuous covered, but not necessarily enclosed, space which extends along the facade of a building and has at least 2 entrances opening directly to a street, open space area, or sidewalk.
 - 3. Through-block arcade: A continuous covered space which runs

through a building and connects a street, open space area or sidewalk to a street, open space area or sidewalk.

4. Urban park: A continuous uncovered and landscaped area which fronts on a street, sidewalk, or sidewalk widening and which is directly accessible to the public during daylight hours for scenic or leisure purposes.

g. Qualifying day care centers: Day care centers as defined in Section 2-2.

h. Qualifying historic preservation: A building listed in or eligible for the National Register or located in a Registered Historic District, certified by the Secretary of the Interior as being in compliance with the Standards for Rehabilitating Old Buildings, and protected by a preservation easement. The minimum purpose of the easement must be the preservation of the exterior of the building as of the date of the conveyance, and the easement grantee must be a governmental body or a charitable organization or trust whose purposes include preservation of buildings of historical significance.

i. Streetscape improvements: Those physical improvements within or adjacent to public rights-of-way. Such improvements shall include, but are not be limited to:

1. decorative paving;
2. street lighting which achieves a one-foot-candle minimum at a maximum-to-minimum ratio of ten to one (10:1) and which also achieves cut-off at a maximum of 70 degrees above nadir;
3. street trees which are a minimum of six (6) inches in caliper, are of a species approved by the tree warden, are placed such that at least one tree is provided for every 30 lineal feet of frontage, and are installed in a manner acceptable to the tree warden;
4. granite curbing and catchbasins;
5. benches, kiosks, moveable or fixed planters, drinking fountains, or other streetscape amenities which will be considered on a case-by-case basis.

6-9-2 Schedule of bonuses: Projects which include qualifying uses set forth in Section 6-9-1 shall be eligible for Bonus Floor Space according to the Bonus Ratios set forth in Table 6-9-2. A Bonus Ratio is the ratio of the area in square feet of the qualifying use to Bonus Floor Space. Bonus Floor Space is an amount in square feet of floor area which may exceed the FAR provided in the Zone Development Standards Table. A Bonus Ratio of one to three (1:3) means that for each square foot of the improvement, use, or facility the project shall be eligible for three additional square feet of floor area for permitted uses. The FAR Cap shall be the maximum increase in the FAR that shall be permitted for each category of bonus.

**Table 6-9-2
Bonus Ratios and FAR Caps**

<u>Qualifying Uses</u>	<u>Bonus Ratio</u>	<u>FAR Cap</u>
Residential uses	1:6	3
Pedestrian-oriented retail uses	1:3	2
Parking	1:4	2
Cultural and entertainment facilities	1:4	1
Visitor and convention-related housing	1:4	1
Pedestrian circulation improvements:		
Sidewalk widening	1:2	
Arcades	1:3	1
Through-block arcade	1:3	
Urban parks	1:3	
Commercial Day Care	1:6	1
Historic Preservation	1:3	2.5
Streetscape Improvements	1:2	2

Section 6-10 Downtown-Regional Sports/Entertainment Zone:

6-10-1 Purpose: The Downtown-Regional Sports/Entertainment (D-RSE) zone is intended to provide for the development of significant and unique facilities for spectator sports and entertainment of major importance to the City and the region as well as office uses. Development is intended to be intense and at the same time coordinated among the various uses and facilities in the zone. Development would also include other facilities and uses primarily related to and supportive of the principal uses in the zone or the intent of the zone. The zone is intended to support the goals and objectives of the 1996 Bridgeport Master Plan of Development among which is the goal of reestablishing and promoting the City of Bridgeport as an economic, educational, cultural and transportation center of the region.

6-10-2 Permissible Uses: The uses permissible in the D-RSE are set forth in Table 6-10-2 below:

**Table 6-10-2
Downtown-Regional Sports/Entertainment (D-RSE) Zone Uses**

<u>Use Category</u>	<u>D-RSE</u>	<u>Notes</u>
Residential Uses		
Short-term Lodging	SP	See Section 14-4 [1]
Office Uses	SP	See Section 14-4
Trade Uses		
Entertainment, Restaurant and Recreation Trade	SP	See Section 14-4

Retail Sales and Services	SP	See Section 14-4
Transportation, Communications and Essential Services Uses		
Basic Utilities	Y	
Commercial Parking	SP	See Section 14-4
Parks and Open Areas	SP	See Section 14-4
Miscellaneous Uses		
Major Event Entertainment	SP	See Section 14-4

SP = Special permit required: see Section 14-4
Y = Yes: permitted as of right

[1] Limited to hotels and motels and related accessory uses thereto.

Any use that is not listed in Table 6-10-2 above but that is allowed in the D-MU zone may also be allowed in the D-RSE zone subject to compliance with any requirements applicable to such use in the D-MU zone other than the zone development standards and provisions relating to parking as provided in this Section 6-10, but only if the Commission determines that such use is consistent with and clearly promotes the intent of the D-RSE zone.

6-10-3 Zone Development Standards: The zone development standards applicable in the D-RSE zone are set forth in Table 6-10-3 below:

**Table 6-10-3
Downtown-Regional Sports/Entertainment (D-RSE) Zone Development Standards**

Standards	Notes
Maximum FAR	5 to 1
Minimum Lot Area	20,000 sf
Minimum Frontage	100 ft.
Minimum Building Setbacks	
- From Street	0
- Lot line abutting MU, OR, I or R-C Zoned lot	0
- Lot line abutting an R Zoned lot (other than R-C)	10 ft
Maximum Building Setbacks	
Street Lot Line	No maximum
Landscaping in Setbacks Abutting R-Zoned Lot (other than R-C)	5 ft @ L3 See Section 11-4
Minimum Building Coverage	No minimum
Minimum Landscaped Area	No minimum
Maximum Height	200 ft [1]
Parking Allowed between Building and Street	Yes
Drive-through Facilities Permitted	No
Outdoor Display Permitted	Yes See Section 11-6
Outdoor Storage Permitted	Yes as accessory use only. See Section 10-2-3 and 11-6
Trucks and Equipment Permitted	Light and medium only; heavy requires special permit. See Section 14-4 [2]

[1] Where the Commission determines that it is necessary for the proper development of the D-RSE, the Commission may allow an increase in the maximum height.

[2] The special permit may allow transient or temporary parking of heavy trucks and equipment in connection with specific events at a Major Event Entertainment facility.

6-10-4 Provision of Adequate and Safe Parking: In recognition of the unique parking usage patterns that are related to the permissible uses in the D-RSE zone, notwithstanding the provisions of Section 11-7, the following provisions shall apply to off-street parking requirements for uses in the D-RSE zone:

- a. The minimum off-street parking requirements of Table 11-7-2 that are applicable in the D-MU zone shall apply to uses in the D-RSE zone except that for auditoriums, stadiums and arenas, the requirement shall be 1 space per 4 seats and except as otherwise provided in this Section 6-10-4.
- b. Where there is more than one Major Event Entertainment use facility on a lot in the D-RSE zone (for example, a stadium and an arena) the minimum number of parking spaces for all such facilities on the lot shall be the number for the facility that requires the greatest number of parking spaces, which parking spaces shall comply with applicable provisions of these Regulations, provided that the Commission is satisfied that there is an adequate additional number of off-street parking spaces that will be reasonably available at times where another facility, in addition to the facility on which the minimum required parking spaces is based, is also in operation for a Major Event Entertainment use. Such additional off-street parking may be provided by the following or any combination thereof: stacked parking or valet parking arrangements pursuant to Section 11-7-6, joint use parking pursuant to Sections 11-7-11 and 11-7-12, commercial parking facilities even if there is no binding agreement that such spaces will be reserved for uses in the D-RSE zone and/or other parking that is made available for workers at or visitors to the uses in the D-RSE zone.
- c. Certain provisions of Section 11-7 are modified as follows:
 - (1) In lieu of the provisions of Section 11-7-5 that relate to the proximity of parking spaces from and in connection with a non-residential use, parking areas for uses in the D-RSE zone must be on a lot that is located not more than 1,500 feet from the lot in the D-RSE zone that utilizes such parking areas and/or in a location that is farther away from such lot in the D-RSE zone than the 1,500 foot distance but within such reasonable distance that the Commission finds that it is reasonably likely that such parking areas are reasonably likely to be utilized by persons working at or visiting the facilities in the D-RSE zone and/or, if beyond such distances, such parking is provided by valet parking arrangements and/or in connection with such parking areas if vans, shuttles, buses or other similar means are provided, whether or not for a fee, to transport such persons to the use in the D-RSE zone.
 - (2) Notwithstanding the provisions of Section 11-7-18 (relating to parking area dimensions):
 - (A) up to 25% of required parking spaces may be compact car spaces measuring a minimum 8 feet by 18 feet; and
 - (B) parking spaces provided in parking garages and parking spaces provided under stacked parking or valet parking arrangements need not meet the parking area dimensions specified in Figure 11-7-18 where the Commission determines that the dimensions of such spaces and aisles is consistent with sound engineering practice and public safety and convenience.
 - (3) The provisions of Section 11-7-21 (relating to parking decks) shall not apply, provided that the Commission determines that design and finish of the parking decks is not inconsistent with the overall design of buildings in the D-RSE zone.
 - (4) The Commission may make other requirements of Section 11-7 (relating to off-street parking) inapplicable in the D-RSE zone and/or allow the substitution of lesser requirements where the Commission determines that the purpose of the particular

requirement is inapplicable in the specific circumstances and/or such purpose is met by such lesser substitute requirements.

- d. Required or supplemental off-street parking for uses in the D-RSE zone may be provided in whole or in part on portions of the property in the D-RSE zone that are designated for future development in subsequent phases on a temporary or interim basis for such a period of time (and one or more extensions of such periods of time) as is requested by the applicant and approved by the Commission without the need for compliance with Sections 11-7-3, 11-7-20, 11-7-22 and/or 11-7-23, provided that the Commission finds that the proposed parking is suitable and the surface of the parking area has been finished (by installation of gravel or otherwise) to minimize to the extent reasonable in the circumstances and in light of the characteristics of the contemplated usage any problems of dust or drainage.

The provisions of this Section 6-10-4 shall control over any other provision of these Regulations that provides for a requirement that is greater than or different from the requirement stated in this Section 6-10-4.

ARTICLE 7. INDUSTRIAL ZONES

Section 7-1 Industrial Base Zones

7-1-1 Purpose: The industrial base zones established by these Regulations are: Industrial Heavy (I-HI) Zone and Industrial Light (I-LI) Zone. Each of these zones is intended to reserve appropriately located areas for predominantly industrial uses and to protect these areas from intrusion by dwellings and other inharmonious uses. The zones are intended to promote the economic viability of the City's industrial areas and to provide standards to assure safe, functional, efficient and environmentally sound operations. Differentiation among the zones is intended to provide appropriate areas for industrial uses of different character, intensity or impact while minimizing potential conflicts among land uses.

7-1-2 Use Regulations: Use regulations for the Industrial Base Zones are set forth on the Use Tables as follows: I-HI Zone, Table 7-2-3 and I-LI Zone, Table 7-3-3.

- a. **Permitted uses:** Uses listed on the Use Tables with a "Y" are permitted as of right.
- b. **Conditional:** Uses listed on the Use Tables with a "C" are permitted if they meet the conditions set forth or referenced in the Use Tables. Some conditional uses, as indicated on the Use Tables, may also require a Special Permit.
- c. **Special permit uses:** Uses listed on the Use Tables with an "SP" require a Special Permit, as described at Section 14-4.
- d. **Prohibited uses:** Uses listed with an "N" in the Use Tables, and any uses not listed in the Use Tables, are prohibited.

7-1-3 Industrial Use Classification: For purposes of this Article the Industrial Use categories are further classified into High Impact Uses and Low Impact Uses as follows:

- a. **High impact uses:**
 1. In both the Heavy Industrial Zone and the Light Industrial Zone, High Impact Uses are those uses which exceed one or more of the following performance thresholds or match the following performance descriptions:
 - (a) *Dust Generation:* Establishments engaged in a primary use of mining, quarrying, crushing, grinding or pulverizing of hard organic and inorganic materials to produce bulk quantities of granulated material; or establishments engaged in the regular handling, mixing or processing of materials from stockpile-sized quantities of soil, coal, gravel, sand, granulated materials, or materials of similar character.
 - (b) *Heat Intensive Uses:* Establishments employing large volume industrial process furnaces or ovens.
 - (c) *Hazardous Materials:* Establishments engaged in the manufacture or processing of Hazardous Materials (See Section 2-2) at the bulk plant level. Bulk plant level means the manufacture, collection, repackaging, storage, or distribution of Hazardous Materials in quantities larger than amounts transported in or out in a single shipment. Materials

are generally stored in large, permanent tanks. Processors of Hazardous Materials will generally be included at this level, but not uses which produce Hazardous Materials as a by-product or accessory to another product. Any Hazardous Material that would violate state or federal guidelines.

2. In the Light Industrial Zone only, High Impact Uses include those uses which exceed one or more of the following performance thresholds or match the following performance descriptions:

- (a) *Truck Traffic Generation:* Uses with more than 10 Average Daily Weekday Trips (ADWT) of Heavy Trucks. ADWT is the average daily one-way trips in both directions for a weekday (Monday - Friday).
- (b) *Visual Impacts:* Uses containing exposed pipelines, utility towers, conveyors and mechanical equipment to an extent greater than that which is reasonably necessary for the heating and cooling of on-site buildings.

- b. **Low Impact Uses** are those uses that do not meet the definition of High Impact uses.

Section 7-2 **Industrial Heavy Zone**

7-2-1 Purpose: The Industrial Heavy (I-HI) Zone is intended to reserve appropriate areas of the City for those industries which due to impacts in terms of such characteristics as dust, traffic, hazards, appearance or intensity of industrial development are not desirable in or adjacent to non-industrial areas. Development standards are intended to recognize the operational needs of high impact industries while setting minimum standards to promote safe, functional, efficient and environmentally sound development and operation.

7-2-2 Permissible Uses: The uses permissible in the I-HI Zone are set forth in Table 7-2-2 below:

**TABLE 7-2-2
INDUSTRIAL HEAVY ZONE USES**

Use Category	I-HI	Requirements
RESIDENTIAL USES	N	
OFFICE USES	C/SP	Limited to 10,000 sf (exclusive of office space directly supporting on-site industrial uses), See Sec. 14-4
TRADE USES		
Retail Sales and Services	SP	See Section 14-4
Automotive and Marine Craft	Y	
Entertainment, Restaurant and Recreation	SP	See Section 14-4
Wholesale Trade	Y	

INDUSTRIAL USES		
Manufacturing/ Processing		
o High Impact	SP	See Section 14-4
o Low Impact	SP	See Section 14-4
Resource Production/Extraction		
o High Impact	C/SP	See Sections 12-11, 14-4
o Low Impact	C/SP	See Sections 12-11, 14-4
Warehousing/ Freight Storage		
o High Impact	Y	
o Low Impact	Y	
Industrial Service		
o High Impact	Y	
o Low Impact	Y	
Waste-Processing and Transfer		
o High Impact	N	
o Low Impact	SP	See Section 14-4
INSTITUTIONAL USES	N	
TRANSPORTATION, COMMUNICATIONS, AND ESSENTIAL SERVICES	Y*	
*Except Passenger Terminals	SP	See Section 14-4
MISCELLANEOUS USES		
Adult Entertainment Facilities	C/SP	See Section 14-4
Commercial Outdoor Recreation	N	
Detention Facilities	Y	
Major Event Entertainment	C/SP	See Sections 12-9, 14-4
Vehicle Service Facilities	Y	

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7-2-3 Zone Development Standards: The zone development standards applicable in the I-HI Zone are set forth in Table 7-2-3 below:

**TABLE 7-2-3
I-HI DEVELOPMENT STANDARDS**

STANDARDS	I-HI
Maximum FAR	No limit
Minimum Lot Area	No minimum
Minimum Frontage	No minimum
Minimum Building Setbacks	
Street lot line	5 feet
Lot line abutting an MU, OR, or I-zoned lot	0 feet
High Impact industrial use	10 feet
Other uses	0 feet
Lot line abutting an R zoned lot	15 feet
Landscaping in Setbacks Abutting an R-Zoned Lot	10 feet @ Lot Line
Maximum Building Coverage	100% of site area
Minimum Landscaped Area	None
Maximum Height	75 feet
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Storage Permitted	Yes
Outdoor Display Permitted	Yes
Trucks and Equipment Permitted	All categories

Section 7-3 Light Industrial Zone

7-3-1 Purpose: The Light Industrial (I-LI) zone is intended to promote a concentration of industrial uses having minimal off-site impacts. The zone is intended to be an area where most industrial uses may locate, but where development and performance standards which are stricter than those of the Industrial Heavy Zone will promote uses which are more compatible with non-industrial areas. The development and performance standards are designed to promote a viable and attractive industrial area and to minimize potential land use conflicts. Non-industrial uses are intended to be limited to uses that are most directly supportive of industry.

7-3-2 Permissible Uses: The uses permissible in the I-LI zone are set forth in Table 7-3-2 below:

**TABLE 7-3-2
INDUSTRIAL LIGHT ZONE**

Use Category	I-LI	Requirements
RESIDENTIAL USES	N	
OFFICE USES	C/SP	Limited to 20,000 sf for office uses not directly supporting on-site industrial activity, See Sec. 14-4
TRADE USES		
Retail Sales and Service – General	C/SP	Uses greater than one 3,000 sq. ft use per site require a special permit, see Sections 12-5, 14-4
Automotive and Marine Craft	Y	Uses greater than one 3,000 sf use per site require a special permit, see Section 14-4
Entertainment, Restaurant and Recreation	C/SP	See Section 14-4
Wholesale Trade	Y	
INDUSTRIAL USES		
Manufacturing/ Processing		
o High Impact*	SP	See Section 14-4
o Low Impact*	SP	See Section 14-4
*Except Major Industrial Groups 28 & 29 ²	N	
Resource Production/Extraction		
o High Impact	N	
o Low Impact	Y	See Section 12-11

² Major Industrial Groups 28 & 29 of the Standard Industrial Classification Manual. Major Group 28 is Chemicals and Allied Products. Major Group 29 is Petroleum Refining and Related Industries.

Warehousing/ Freight Storage		
o High Impact	SP	See Section 14-4
o Low Impact	SP	See Section 14-4
Industrial Service		
o High Impact	SP	See Section 14-4
o Low Impact	SP	See Section 14-4
Waste-Processing and Transfer		
o High Impact	N	
o Low Impact	SP	See Section 14-4
INSTITUTIONAL USES	C/SP	Limited to vocational/ technical high schools. See Sections 12-8, 14-4
TRANSPORTATION, COMMUNICATIONS, AND ESSENTIAL SERVICES	Y*	
*Except Passenger Terminals	SP	See Section 14-4
MISCELLANEOUS USES		
Adult Entertainment Facilities	N	
Commercial Outdoor Recreation	SP	See Section 14-4
Detention Facilities	SP	See Section 14-4
Major Event Entertainment	SP	See Section 14-4
Vehicle Servicing Facilities	Y	

7-3-3 **Zone Development Standards**: The zone development standards applicable in the I-LI zone are set forth in Table 7-3-3 below:

**TABLE 7-3-3
LIGHT INDUSTRIAL ZONE DEVELOPMENT STANDARDS**

STANDARDS	I-LI
Maximum FAR	No limit
Minimum Lot Area	No limit

Minimum Frontage	25 feet
Minimum Building Setbacks	
Street lot line	15 feet
Lot line abutting an MU, OR, or I-zoned lot	0 feet
High impact industrial use	10 feet
Other uses	0 feet
Lot line abutting an R- zoned lot	15 feet
Landscaping in Setbacks Abutting an R Zoned Lot	10 feet at L4
Maximum Building Coverage	85% of site area
Minimum Landscaped Area	15% of site area
Maximum Height	75 feet
Parking Allowed Between Building and Streets	Yes
Drive-Through Facilities Permitted	Yes
Outdoor Display Permitted	Yes
Outdoor Storage Permitted	Yes
Trucks and Equipment Permitted	All categories

ARTICLE 8. ZOOLOGICAL PARK ZONE

Section 8-1 Zoological Park Zone

8-1-1 Purpose:

To allow for a zoological park for the purpose of exhibiting animals and other related educational activities.

All buildings and structures, existing at the time a property is re-zoned to a Zoological Park Zone shall be deemed to conform to the requirements contained herein. New buildings and structures or enlargements to existing buildings and structures shall comply with the requirements of these regulations.

Site Plan Review by the Planning and Zoning Commission shall be required for all new buildings, structures and exhibits. Any expansion or enlargement of an existing, building, structure, or exhibit constituting less than 20% of the existing building, structure or exhibit shall not require Site Plan Review.

8-1-2 Use Regulations Use regulations for the Zoological Park Zone is set forth on Use Tables as follows:

- a. Permitted uses: Uses listed on the Use Tables with a "Y" are permitted as of right.
- b. Conditional Uses: Uses listed on the Use Tables with a "C" are permitted if they comply with the conditions set forth or referenced in the Use Tables. Some conditional uses, as indicated on the Use Tables, may also require a Special Permit.
- c. Special Permit Uses: Uses listed on the Use Tables with an "SP" require a special permit, as described in Section 14-4.
- d. Prohibited : The uses listed on the Use Tables with an "N", and any uses not listed on the Use Tables, are prohibited.

8-1-3 Permitted Uses: No building or premises shall be used and no building shall be erected or structurally altered except for use as and for a zoological park by a non-profit corporation or organization, the municipality or other governmental entity which use includes but is not limited to, animal habitats and exhibits as defined in Section 2 of these regulations and the permitted accessory uses listed in Table 8-1-4 below. All uses existing at the time a property is re-zoned to Zoological Park Zone shall be deemed as permitted uses.

8-1-4 Permitted Uses: The uses permitted in the Zoological Park Zone are set forth in Table 8-1-4 below:

Table 8-1-4

Zoological Park Zone Uses

USE CATEGORIES		NOTES
Residential Categories		
Group Living	N	
Household Living	N	(Except for Caretaker)
Short-term Lodging	N	
Office Uses (Administrative)	Y	
Accessory Uses	Y	
Food services establishments for staff and public	Y	
Gift shops and other concessions	Y	
Indoor/outdoor places of assembly	SP	See Section 14-4

Veterinary laboratory facility	Y	
Maintenance and storage facility	Y	
Botanical greenhouse	Y	
Visitor Center	Y	
Carousel	Y	
Animal Exhibits	Y	
Information and directional signage	Y	

Y = Yes: permitted as of right
C = Conditional: special conditions apply.
SP = Special permit required: See Section 14-4
N = No: prohibited

MINIMUM LOT AREA	40 ACRES
Minimum Lot Frontage	300 Ft.
Minimum Building Setbacks:	.
Street Lot Line	50 ft
Lot Line abutting an R	50 ft. side
Zoned Lot	50 ft. rear
Landscaping in setbacks abutting an R Zoned Lot	50 ft. @ L3
Maximum Building Size	50,000 s. f.
Maximum Building Coverage	65%
Minimum Landscaped Area	15%
Maximum Height	3 stories of 35 ft. (buildings above 35 ft. shall require a special permit)
Outdoor Display Permitted	Y
Outdoor Storage Permitted	N
Trucks and Equipment Permitted	Y

Section 8-1-5 Use Conditions: All applications to the Planning and Zoning Commission for new exhibits, structures, buildings, and/or alterations to any existing building, exhibit or structure shall comply with the requirements of Section 11-11 (Sedimentation and Erosion Control), Section 14-2 (Site Plan Review), and where applicable Section 14-4 (Special Permit). In addition to the requirements and standards set forth in Sections 11-11, and 14-4, all new exhibits, structures, buildings and structural alteration to any existing building, structure or exhibit, shall be subject to the following conditions and safeguards:

- a. Exterior lighting shall be provided by the applicant at parking areas, buildings entrances and else where, required for safety of vehicular and pedestrian traffic.
- b. No use shall be approved by the Planning and Zoning Commission unless the zoo has suitable access to an adequate major collector, arterial street, or authorized accessway and is accessible by public transportation.
- c. There shall be adequate provision made for the management and disposal of animal and other wastes and for the control of vectors.
- d. There shall be adequate provision for off-street parking and loading for cars, buses and delivery vehicles. Provided the zoological park is accessible by public transportation, the minimum number of parking spaces for cars and buses shall not be less than five (5) per gross acre of land or as provided in Section 11 below.
- e. No dwelling units, except for a caretaker, shall be permitted.

- f. All such uses shall be subject to and operated in compliance with all applicable Federal, State and City regulations.

ARTICLE 9. OVERLAY ZONES

Section 9-1 Overlay Zones

- 9-1-1 Purpose:** The Historical Overlay (O-H) zone is established by these regulations. The overlay zone is intended to foster important and irreplaceable resources. The regulations are intended to promote a balance between the need to protect the resource and the potential for development that will enhance the economic vitality and livability of the city.

Section 9-2 Historic Overlay Zone

- a. **Purpose:** The Historic Overlay (O-H) Zone is intended to recognize the establishment of the City's local Historic Districts (see Section 24-102 et seq. of the Code of Ordinances) and to promote the public interest in having the full and informed participation of the City's Historic District Commissions in the hearing of zoning applications potentially affecting the City's historic resources. To fully meet this objective, the Historic Overlay Zone may include properties that are proximate to, but not within, one of the Historic Districts established by the Code of Ordinances. The procedures established by this Article 9 are intended to ensure that the City's Historic District Commissions are specifically notified of all applications before the Planning and Zoning Commission or the Zoning Board of Appeals respecting property within or proximate to the City's local Historic Districts.
- b. **Notice:** Within five days of the receipt of any application by the Zoning Board of Appeals or the Planning and Zoning Commission respecting property within an Historic Overlay Zone, the receiving agency shall mail notice to the chairpersons of the City's Historic District Commissions informing them of the pendency of such application.
- c. **Certificate of Appropriateness:** As provided by Section 7-147d of the General Statutes, and notwithstanding any uses otherwise permitted under an applicable Base Zone classification, no Building or structure within an Historic District may be erected, altered, demolished or removed and no area within an Historic District may be used for industrial, commercial, business, home industry or occupational parking until a certificate of appropriateness has been issued for such activity by the Historic District Commission with jurisdiction over that Historic District. This requirement applies only to properties within the City's Historic Districts. It does not apply to properties within an Historic Overlay Zone which are not also part of the underlying Historic District, as established by the Code of Ordinances.

ARTICLE 10. USE CATEGORIES

Section 10-1 Purpose:

The purpose of this section is to describe the different classifications of uses found in these Regulations, and to provide a systematic basis for assignment of present and future uses to zones.

Section 10-2 Classification of Uses

10-2-1 Standards for Classification

- a. Uses shall be assigned to the category with the description and listing of uses most closely describing the nature of the Primary Use.

10-2-2 Developments with multiple Primary Uses: When all the Primary Uses of a development fall within one Use Category, then the development is assigned to that Use Category. When the Primary Uses of a development fall within different Use Categories, each Primary Use is classified in the applicable category and is subject to the regulations for that category.

10-2-3 Accessory Uses: Unless otherwise stated in the Regulations or otherwise indicated in the Use Tables for each zone:

- " Accessory Uses are allowed by right in conjunction with a Primary Use;
- " Accessory Uses are subject to the same regulations as the Primary Use;
- " all uses include parking for residents, customers or employees as an Accessory Use.

Examples of common Accessory Uses are listed within the Use Categories.

Accessory Uses are incidental only to a use by right. Any use may be operated as an Accessory Use and need not be enclosed if the use:

- a. is clearly incidental and customary to and commonly associated with the operation of the use by right;
- b. is operated and maintained under the same ownership or by lessees or concessionaires thereof, and on the same zone lot as the use by right;
- c. does not include structures or structural features inconsistent with the use by right;
- d. does not include residential occupancy in conjunction with uses other than hotels, motels, tourist homes and like transient housing accommodations, except by owners and employees employed on the premises, and the immediate families of such owners and employees; and
- e. the gross floor area of the Accessory Use, in combination with all other uses accessory to Primary Uses located in the same structure, does not exceed 10 percent of the gross floor area utilized by all Primary Uses. This 10 percent floor area limitation, however, shall not apply to off-street parking.

10-2-4 Uses included: The names of uses on the lists are generic, and similar uses not listed in the "Uses Included" list may also be included in the Use Category, if they are not included in another Use Category. Uses included are based on the common meaning of the terms and not on the name that an owner or operator might give to a use.

Table 10-1

Residential Use Categories

Group Living

Definition

Residential occupancy of a structure by a group of people who do not meet the Household Living definition. Size is larger than the Average Household Size. Average length of stay is 60 days or longer. Structures generally have a common eating area for residents. Residents may receive any combination of care, training, or treatment, or none of these, as long as they also reside at the site.

Uses Included

Boarding, rooming or lodging houses and single room occupancy (SRO) hotels with more than six (6) units
Congregate Housing
Dormitories or residence halls
Fraternities and sororities
Residences for the physically disabled, mentally retarded, or emotionally disturbed which do not meet the definition of Community Residential Facility
Halfway houses
Hospices
Nursing and convalescent homes

Accessory Uses

Recreational facilities.

Household Living

Definition

Residential occupancy of a dwelling unit by a Family, where the average length of stay is 60 days or longer.

Uses Included

Apartments
Manufactured housing
Other structures with self-contained dwelling units
Single-, two- and three-family houses
SROs, if the average length of stay is 60 days or longer, there are no common dining facilities, and there are six (6) units or less

Accessory Uses

Recreational activities; home occupations, Accessory Apartments and Home Day Care are Accessory Uses that are subject to limitations found in the Zone Use Tables and the Use Development Standards, Article 11.

Subcategories of Uses

1. **Single Family House:** A detached structure containing one Residential Unit.
2. **Two Family House:** A single structure containing two Residential Units.

3. **Three Family House:** A single structure containing three Residential Units.
4. **Four Family House:** A single structure containing four Residential Units.
5. **Townhouse:** One of two or more structures, each containing one Residential Unit, and separated from one another by up to two (2) common or party wall.
6. **Apartment Building:** A single structure containing five or more Residential Units.
7. **Community Residential Facility:** A community-based residential facility which houses up to six mentally retarded or autistic persons and which provides food, shelter, personal guidance and, to the extent necessary, continuing health-related services and care for persons requiring assistance to live in the community provided.

Short-term Lodging

Definition

Facilities offering transient lodging accommodations to the general public, where the average length of stay is less than 60 days.

Uses Included

Boarding, rooming or lodging houses and single room occupancy (SRO) hotels, where the average length of stay is less than 60 days

Bed and breakfasts

Hotels

Motels

Recreational vehicle parks

Accessory Uses

Coffee shops and dining areas primarily for use by guests or residents of the facility.

Table 10-2

Office Uses

Definition

Activities conducted in an office setting and primarily focusing on administrative, business, government, professional, medical, or financial services. Contractors and others who perform services off-site are included in this Use Category if equipment and materials are not stored on the site and fabrication, services, or similar work is not carried on at the site.

Exception: Offices that are part of and are located with a firm in another category are considered accessory to the firm's primary activity.

Uses Included

Financial businesses such as:

Banking and bank-related services

Brokerage houses

Data processing centers

Government offices

Insurance services

- Lenders and credit services
- Public utility offices
- Real estate and related services
- Sales offices
- General office uses
- Professional service offices such as:
 - Accountants
 - Architects
 - Engineers
 - Lawyers
- Medical and dental clinics, laboratories and offices
- Television and radio studios

Accessory Uses

Cafeterias, health facilities, and other amenities primarily for the use of employees or visitors of the firm or building.

Table 10-3

Trade Uses

Automotive and Marine Craft Trade

Definition

Retail sale or leasing of automobiles, including cars and trucks, and marine craft, including all types of boats and ships.

Uses Included

Sales or leasing of consumer vehicles, including:

- Passenger vehicles
- Motorcycles
- Light and medium trucks
- Other recreational vehicles

Marine craft and accessories, retail

Accessory Uses

Vehicle servicing, repair, detailing, body work and finishing when conducted as a secondary activity to the sale of vehicles. Conditions imposed under Article 11, Conditional Use Development Standards, apply.

Entertainment, Restaurant and Recreation Trade

Definition

Facilities providing entertainment or recreation services and eating and drinking establishments.

Uses Included

- Banquet halls
- Bars and taverns
- Billiards and pool halls
- Bowling alleys
- Catering establishments

Exhibition and meeting areas (20,000 sf or less)
Game arcades
Health clubs and gyms
Ice or roller skating rinks
Indoor firing ranges
Lodges and social clubs
Membership clubs
Movie theaters
Restaurants, cafes, delicatessens (with seating areas)
Swimming pools (not open to the public)
Tennis courts (not open to the public)
Theaters

Accessory Uses

Offices and storage of food and alcohol.

Retail Sales and Services--General

Definition

Uses that involve the sale, lease or rental of new or used consumer products, including prepared foods, to the general public; and uses providing services involving predominantly personal or business services, including repair of consumer and business goods.

Exceptions: Lumber yards and other building material sales facilities that sell primarily to contractors and do not have a retail orientation are classified as Wholesale Trade. Sale, rental, or leasing of heavy trucks and equipment is classified as Wholesale Trade. Uses for the repair and service of consumer motor vehicles, motorcycles, and light and medium trucks are classified as Vehicle Service Facilities. Repair and service of industrial vehicles and equipment, and heavy trucks is classified as Industrial Service.

Uses Included

Retail Sales:

Stores selling, leasing, or renting consumer, home, and business goods including:

- Antiques
- Appliances
- Art
- Art supplies
- Automobile supplies (no services)
- Bicycles
- Books and printed material
- Clothing
- Dry goods
- Electronic equipment
- Fabric
- Furniture
- Garden supplies
- Gifts
- Groceries
- Hardware
- Home improvements
- Household products
- Jewelry
- Music supplies

- Newspaper distribution
- Office machines
- Package liquor
- Pets
- Pet food
- Pharmaceuticals
- Plants and flowers
- Shoes
- Sporting goods
- Stationery
- Tobacco products
- Toys
- Videos

Food sales (not including seating areas):

- Bakeries
- Candy
- Delicatessens

Retail Personal, Business and Repair Services:

- Animal grooming salons
- Blueprinting and photocopying services
- Branch banks
- Business and commercial trade schools
- Business and management consulting services
- Dance or music schools
- Dry cleaning collection and distribution centers
- Dry cleaning establishments in conjunction with retail dry cleaning collection and distribution centers using nonflammable and nonexplosive fluids
- Emergency medical care facilities
- Employment agencies
- Hair, tanning, and personal care services
- Kennels
- Laundromats
- Locksmiths
- Martial arts instruction
- Office equipment rental and leasing services
- Photo drop off
- Photographic studios
- Quick printing
- Recycling drop-off
- Scientific and professional instrument repair
- Tailors
- Television, bicycle, clock, watch, shoe, gun, appliance and office equipment repair
- Upholsterers
- Veterinarian offices

Accessory Uses

Offices and storage of goods, and manufacture or repackaging of goods for on-site sale.

Wholesale Trade

Definition

Uses that involve the sale, lease, or rental of products primarily intended for industrial, institutional, or commercial businesses. Uses emphasize on-site sales or order-taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

Uses Included

Mail order houses

Sale or rental of:

- Building materials (including lumber)
- Electrical supplies
- Equipment
- Heating and plumbing equipment
- Heavy trucks
- Janitorial supplies
- Machine parts
- Machinery
- Restaurant equipment
- Special trade tools
- Store fixtures
- Welding supplies

Wholesalers of:

- Alcoholic beverages
- Auto parts
- Building hardware
- Clothing
- Electronics
- Home furnishings
- Food

Accessory Uses

Offices, product repair, warehouses, minor fabrication services, limited retail areas, and repackaging of goods.

Table 10-4

Industrial Use Categories**Industrial Service****Definition**

Uses that involve the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products, but not including consumer goods service or retail outlets.

Exception: Establishments providing office space for contractors and others who perform services off-site are considered Office uses if major equipment or bulk quantity material storage is not conducted at the site, and fabrication, or similar work is not carried on at the site.

Uses Included

Auto and truck salvage and wrecking

- Building, heating, plumbing or electrical contractors
- Dry-docks and ship repair
- Electric motor repair
- Exterminators
- Fuel oil distributors
- Furniture stripping and refinishing
- Heavy machinery sales, repair, and storage
- Heavy truck servicing and repair
- Janitorial and building maintenance services
- Laundry, dry-cleaning, and carpet cleaning facilities
- Machine shops
- Metal and building materials, salvage or wrecking or Photofinishing laboratories
- Printing, publishing, commercial art and reproduction services
- Research and development laboratories
- Solid fuel yards
- Tire retreading or recapping
- Tool repair
- Towing and vehicle storage
- Truck stops
- Welding shops

Accessory Uses

Offices, storage, rail spur or lead lines, and docks.

Manufacturing and Processing

Definition

Uses that involve the manufacturing, processing, fabrication, packaging, or assembly of goods. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on-site, but if so, they are a subordinate part of sales.

Exceptions: Manufacture of consumer goods to be sold primarily on -site and to the general public is classified as Retail Sales and Services. Manufacture and production of products from composting organic material are classified as Waste Processing and Transfer.

Uses Included

- Apparel and textiles manufacturing
- Artwork, jewelry and toy production
- Asphalt, asphaltic materials, by-products or other concrete bituminous materials or any activities related to manufacturing or processing these products; asphalt mixing – (See Section 14-4-4a)
- Breweries, distilleries, and wineries
- Chemicals, rubber, leather, clay, bone, plastic, stone, and glass materials manufacturing
- Concrete batching
- Energy production
- Food and related products manufacturing
- Furniture and fixtures manufacturing
- Lumber and wood products manufacturing
- Metal and metal products manufacturing, including enameling and galvanizing
- Machinery and electrical equipment manufacturing
- Mobile homes, automobiles and prefabricated structures manufacturing
- Movie production facilities
- Paper and related products manufacturing

Printing and publishing
Rock crushing and screening
Ship and barge building
Sign making
Woodworking, including cabinetry

Accessory Uses

Offices, cafeterias, employee recreational facilities, warehouses, storage yards, rail spur or lead lines, docks, repair facilities, truck fleet maintenance and parking areas, and caretakers' quarters.

Resource Production and Extraction

Definition

Uses that involve agricultural production, commercial fishing, mining, quarrying, and mineral extraction.

Uses Included

Commercial fishing
Farming
Mariculture
Mining
Quarrying
Production or extraction of mineral products

Accessory Uses

Offices, storage, rail spur or lead lines and docks.

Warehouse and Freight Handling

Definition

Uses that involve the storage or movement of goods. Goods are generally delivered to other firms or the final consumer. There is little on-site sales activity with the customer present.

Exception: Uses that involve the transfer or storage of solid or liquid wastes are classified as Waste Processing and Transfer uses.

Uses Included

Bus barns or yards
Cold storage plants, including frozen food lockers
Freight storage
Grain terminals
Household moving storage
Major post offices
Mini-warehousing and self-service storage facilities
Parcel services
Sand and gravel storage
Truck, marine, and air freight terminals
Warehouses used by retail stores
Weapons and ammunition storage
Wholesale distribution centers

Accessory Uses

Offices, truck fleet parking and maintenance areas, rail spur or lead lines, docks, and repackaging of goods.

Waste Processing and Transfer

Definition

Uses that receive solid or liquid wastes from others for disposal, storage or treatment on-site or for transfer to another location; uses that collect sanitary wastes; uses that treat contaminated materials; uses that process materials for recycling; and uses that manufacture or produce goods or energy from the composting of organic material.

Uses Included

Energy recovery plants
Portable sanitary collection equipment storage and pumping
Recycling operations
Sewer treatment plants
Waste composting
Waste incineration

Accessory Uses

Offices, recycling of materials, and repackaging and transshipment of by-products.

Table 10-5

Institutional Use Categories

Colleges and Universities

Definition

Colleges and other institutions of higher learning, which offer courses of general or specialized study leading to a degree. They are certified by a recognized accrediting agency.

Exception: Commercial business and trade schools are classified as Retail Sales and Services.

Uses Included

Community colleges
Liberal arts colleges
Nursing and medical schools not accessory to a hospital
Seminaries
Universities

Accessory Uses

Accessory Uses include offices, housing for students, food service, laboratories, health and sports facilities, theaters, meeting areas, and maintenance facilities.

Community Facilities

Definition

Uses generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is on-going, not just for special events. Community centers or facilities that have membership provisions are open to the general public to join at any time (e.g., any senior citizen could join a senior center). The use may also provide special counseling, education, or training of a public, nonprofit or charitable nature. Alternative incarceration centers are not included in this definition.

Exception: Private lodges, clubs, and private or commercial athletic or health clubs are classified as Entertainment, Restaurant and Recreation Trade.

Uses Included

Community centers
Libraries
Museums
Post offices
Senior centers
Swimming pools (open to the public)
Vocational training for the Handicapped
Youth club facilities

Accessory Uses

Offices, meeting rooms, food preparation areas, health and therapy areas, day care uses, and athletic facilities.

Day Care Center**Definition**

Uses where a program of supplementary care, protection, and supervision are regularly provided at least twice a week to more than six children. The service is provided outside the home of the care recipients and covers only a portion of the day. Day Care Centers uses include "group day care homes" and "child day care centers" as those terms are defined in Section 19a-77 of the General Statutes. Commercial Day Care uses permitted under these Regulations do not include any unlicensed facilities for which licensure is required by law.

Exception: Home Day Care, which includes "family day care homes" as defined by Section 19a-77 of the General Statutes, is accessory to all residential uses.

Uses Included

Nursery schools
Latch key programs
Preschools

Accessory Uses

Offices and play areas.

Medical Centers

Definition

Uses providing medical or surgical care to patients and offering overnight care, including uses that provide in-patient care and planned treatment for psychiatric, alcohol, or drug problems.

Exceptions: Medical clinics that provide care where patients are generally not kept overnight are classified as Office uses. Emergency medical care clinics are classified as Retail Sales and Services.

Uses Included

Drug, alcohol and psychiatric in-patient facilities
Hospitals
Medical centers

Accessory Uses

Out-patient clinics, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance facilities, and housing facilities for staff or trainees.

Religious Institutions**Definition**

A facility where people regularly attend religious services and affiliated meetings and activities. Religious institutions include buildings in which the religious services of any denomination are held.

Uses Included

Churches
Mosques
Synagogues
Temples
Other houses of worship

Accessory Uses

Sunday school facilities, caretakers' housing, one transitional housing unit, and group living facilities such as convents or rectories.

Schools**Definition**

Facilities that provide a curriculum of elementary and secondary academic instruction, including public and private kindergartens, elementary schools, junior high schools and high schools.

Exceptions: Preschools are classified as a Day Care use. Business and trade schools are classified as Retail Sales and Services.

Uses Included

Boarding schools
Military academies
Public and private day schools

Accessory Uses

Play areas, cafeterias, recreational and sport facilities, auditoriums, and before- or after-school day care.

Social Service Providers

Definition

Social Service Provider uses (SSPs) are primarily engaged in providing on -site counseling, meals or shelter beds, for free or at significantly below market rates. Uses which provide food on -site as an Accessory Use are not included if the service is provided fewer than three days a week. For example, a church that provides a free or low cost meal once a week would not be classified as an SSP use.

Uses Included

Drug and alcohol counseling centers
Rescue missions
Shelters, temporary or permanent
Soup kitchens
Surplus food distribution centers

Accessory Uses

Offices and facilities for counseling, recreation, restrooms, bathing, and washing of clothes.

Table 10-6

Transportation, Communications and Essential Services Use Categories

Basic Utilities

Definition

Utility infrastructure which needs to be located in or near the area where the service is provided. Basic Utility uses generally do not have regular employees at the site. Services may be public or privately provided.

Exception: Regional power lines and utility pipelines are classified as Rail Lines and Utility Corridors. Power generating plants are classified under Manufacturing and Production as energy production uses.

Uses Included

Electrical substations
Mass transit stops or turnarounds
Stormwater retention and detention facilities
Telephone exchanges
Water and sewer pump stations
Water towers and reservoirs

Commercial Parking

Definition

Parking not accessory to a specific use, whether or not a fee is charged. A facility that provides both accessory parking for a specific use and regular fee parking for vehicles not connected with the use is

classified as a Commercial Parking use.

Exceptions: The following facilities are classified as Accessory Uses: parking facilities accessory to a use, but charging the public to park for occasional events nearby; and parking facilities that are accessory to a Primary Use, even if the operator leases the facility to the Primary Use or charges a fee to the individuals who park in the facility.

Uses Included

Commercial shuttle parking
Office/retail zone shared parking lots
Mixed parking lots (partially for a specific use, partially for rent to others)
Short- and long-term fee parking facilities

Accessory Uses

In a parking structure only, Accessory Uses may include gasoline sales, car washing, and vehicle repair activities, if these uses provide service solely for autos parked in the garage.

Parks and Open Areas

Definition

Land outdoors, open to the public, and reserved primarily as a natural area or an area consisting mostly of vegetative landscaping, outdoor recreation space, community gardens, or public square or plaza.

Uses Included

Boat launching areas
Botanical gardens
Cemeteries
Golf courses
Nature preserves
Parks
Plazas
Public squares
Recreational trails
Tennis courts (open to the public)

Accessory Uses

Accessory Uses may include club houses, maintenance facilities, concessions, and caretakers' quarters.

Passenger Terminals

Definition

Passenger terminals and related facilities for aircraft, regional bus service, regional rail service, and regional marine transportation, including ferries.

Uses Included

Bus passenger terminals for regional bus service
Helicopter landing facilities
Passenger docks for regional marine travel (e.g., ferries and cruise ships)
Railroad passenger stations for regional rail service

Seaplane facilities

Accessory Uses

Freight handling areas, ticketing areas, concessions, offices, and maintenance and fueling facilities.

Essential Public Services

Definition

Uses of a public nature, generally providing a local service to people of the community. Services are generally provided on the site or employees are at the site on a regular basis. The service is ongoing, not just for special events.

Uses Included

Ambulance stations

Fire stations

Police stations

Accessory Uses

Offices, meeting rooms, and food preparation areas.

Radio and Television Broadcast Facilities

Definition

All devices, equipment, machinery, structures or supporting elements necessary to produce or transmit nonionizing electromagnetic radiation for radio or television broadcast or transmission and operating as a discrete unit to produce or transmit a signal or message. Towers may be self supporting or mounted on poles or buildings.

Exception: Radio and television studios are classified as Office uses.

Uses Included

Broadcast towers

Communication towers

Point to point microwave towers

Accessory Uses

Transmitter facility buildings.

Rail Lines and Utility Corridors

Definition

Railroad tracks and lines for the movement of trains on land owned or leased by the railroad. The category also includes public or private passageways, excluding easements, for the express purpose of transmitting or transporting electricity, gas, oil, water, sewage, communication signals, or other similar services on a regional level.

Exceptions: Railroad lead and spur lines for delivery of rail cars on specific sites are classified as accessory to the Primary Use of the site. Rail lines and utility corridors that are located within motor

vehicle rights-of-way are not included. Railroad yards.

Uses Included

Rail trunk and feeder lines
Regional electrical transmission lines
Regional gas and oil pipelines

Railroad Yards

Definition

Areas with multiple railroad tracks used for rail car switching, assembling of trains.

Exception: Facilities for the transshipment of goods from other transportation modes to trains are classified as Warehouse and Freight Handling.

Accessory Uses

Offices, employee facilities, storage areas, and rail car maintenance and repair facilities.

Table 10-7

Miscellaneous Use Categories

Adult Entertainment Facilities

Definition

Establishments including bookstores, bars, restaurants, movie theaters, and arcades where films are shown, or videotapes, magazines, books, or other printed matter are sold, or live performances take place, that are characterized by an emphasis upon the depiction or exposure of Specified Sexual Activities or Specified Anatomical Areas. Massage parlors where services are not administered by a licensed medical practitioner, chiropractor, acupuncturist, therapist or similar person licensed by the state are also included in this Use Category.

Uses Included

Adult motion picture arcades
Adult bookstores
Adult cabarets
Adult motion picture theaters
Adult theaters
Bars featuring "topless" or "exotic" dancers or strip-tease performances
Massage parlors

Commercial Outdoor Recreation

Definition

Large, generally commercial facilities that provide continuous or seasonal recreation or entertainment oriented activities. They generally take place outdoors or may take place in a number of structures which are arranged together in an outdoor setting.

Exceptions: Golf courses and botanical gardens/arboretums are classified as Parks and Open Space. Uses which draw large numbers of people to periodic events, rather than on a continuous basis, such as stadiums

and amphitheaters, are classified as Major Event Entertainment.

Uses Included

Amusement parks
Beach clubs
Campgrounds (private)
Golf driving ranges
Marinas
Miniature golf facilities
Zoos

Accessory Uses

Accessory Uses may include concessions, restaurants, caretakers' quarters, and maintenance facilities.

Detention Facilities

Definition

Facilities for the judicially-required detention or incarceration of people. Inmates and detainees are under 24-hour supervision by sworn officers, except when on an approved leave.

Exception: Programs that provide transitional living experience for former offenders, such as halfway houses, where residents are not supervised by sworn officers, are classified as Group Living.

Uses Included

Alternative Incarceration Centers
Jails
Juvenile detention homes
Prisons
Probation centers

Accessory Uses

Offices, recreational and health facilities, therapy facilities, maintenance facilities, and hobby and manufacturing activities.

Major Event Entertainment

Definition

Activities and structures that draw people to spectate at specific events or shows.

Exception: Motion picture theaters, including drive-in theaters, are classified as Entertainment, Restaurant and Recreation Trade.

Uses Included

Auditoriums
Bazaars and carnivals
Coliseums
Exhibition and meeting areas (more than 20,000 sf)
Fairgrounds
Race tracks (auto, horse, dog, etc.) and betting parlors with televised races

Sports arenas, including jai alai frontons
Stadiums

Accessory Uses

Restaurants, bars, concessions, and maintenance facilities.

Vehicle Service Facilities

Definition

Either of the following subcategories of uses:

Vehicle Service Stations: Any use where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tuneups, lubrication, minor repairs, and carburetor cleaning is conducted. Service station uses shall not include premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

Vehicle Repair Facilities: Businesses servicing passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational vehicles, including premises where heavy automobile maintenance activities such as engine overhauls, automobile painting, and body fender work are conducted.

Exception: Repair and service of industrial vehicles and equipment, and of heavy trucks; towing and vehicle storage; and vehicle wrecking and salvage are classified as Industrial Service.

Uses Included

Vehicle Service Station Uses:

- Car washes
- Department of Environmental Protection vehicle emission test sites
- Gas stations
- Minor auto repair and tire sales
- Quick lubrication services

Vehicle Repair Facility Uses:

- Auto body shops
- Auto detailing shops
- Auto upholstery shops
- Tire sales and mounting shops
- Transmission or muffler shops
- Vehicle repair shops

Accessory Uses

Offices, sales of parts, and vehicle storage.

ARTICLE 11 GENERAL DEVELOPMENT STANDARDS

Section 11-1 General Development Standards Established: Except as otherwise specified by these Regulations, all development of property shall be in accordance with the General Development Standards set forth in this Article. The General Development Standards are made specific to each zone in the Zone Development Standards Table for each Base Zone, and in the Supplemental Development Standards Table for each Overlay Zone. In addition, Conditional Use Development Standards applicable to certain conditional uses are set forth in Article 12. The Use Tables for each zone may also set forth limitations or conditions applicable to certain uses within that zone.

Section 11-2 Floor Area, Lot Area, Frontage, Coverage and Height Standards

11-2-1 Maximum floor area ratios (FARs): Intensity of development for all Use Categories except residential uses in the Residential Base Zones is set by the establishment of maximum Floor Area Ratios (FARs). The maximum FAR allowed in each zone is listed in the applicable Zone Development Standards Table. In Residential Zones, intensity of development is based primarily on the concept of Residential Density as described in Section 4-1-3.

11-2-2 Minimum Lot area: All Lots created after the effective date of these Regulations must meet the minimum Lot area requirements listed in the applicable Zone Development Standards Table. Nonconforming Lots are governed by Section 3-10-7, Nonconforming Lots.

11-2-3 Minimum Frontage: All Lots created after the effective date of these Regulations must meet the minimum Frontage requirements listed in the applicable Zone Development Standards Table. Nonconforming Lots are governed by Section 3-10-7, Nonconforming Lots.

11-2-4 Building Coverage: Maximum Building Coverage standards apply to Principal and Accessory Buildings and to areas used for outdoor storage. The maximum Building Coverage permitted for Principal and Accessory Buildings is listed in the Zone Development Standards Table applicable to each Base Zone. In some zones, minimum Building Coverage standards may also apply. In the case of Overlay Zones, Building Coverage standards may be set forth in a Supplemental Development Standards Table.

11-2-5 Height: Maximum heights for structures are listed in the individual Zone Development Standards Tables. Exceptions to the maximum heights are set forth below.

- a. **Projections allowed:** Chimneys, flag poles, radio and television antennae, satellite receiving dishes, and other similar items with a width, depth or diameter of five feet or less may rise above the height limit if within five feet above the highest point of the roof. Elevator mechanical equipment may extend up to 16 feet above the height limit. Other rooftop mechanical equipment which cumulatively covers no more than 10 percent of the roof area may extend 10 feet above the height limit. Parapet walls may extend 10 feet above the height limit.
- b. **Architectural features:** Steeples, spires, cupolas, clock towers and similar features with a footprint of less than 200 square feet are permitted above the height limit, but may not exceed one and one-half times the allowable height.

Section 11-3 Setbacks

11-3-1 Building Setback standard: Except as provided in Section 11-3-2 below, all Buildings and structures, Principal and Accessory, shall be located to comply with the minimum and maximum Building Setbacks established for Principal and Accessory Buildings listed in each Zone Development Standards Table, Supplemental Development Standards Table, condition or other regulation applicable to the Lot or the use being employed at the site.

11-3-2 Extensions into required Building Setbacks:

a. Principal Buildings:

1. Minor projections allowed: Minor features of a Building such as eaves, chimneys, fire escapes, bay windows, uncovered stairways, wheelchair ramps, and uncovered decks or balconies, may extend into a required Setback up to 20 percent of the depth of the setback. Such projection, however, may not extend to within three (3) feet of a lot line.
2. Full projection allowed: In addition to the minor projections listed in Section 11-3-2-a. above, the following features are allowed to project into required Building Setbacks as follows:
 - (i) Canopies, marquees, awnings and similar features may fully extend to a Street Lot Line;
 - (ii) Stairways and wheelchair ramps that lead to the front door of a Building may fully extend to a Street Lot Line; and

b. Accessory structures:

1. Uncovered accessory structures: Structures such as flagpoles, lamp posts & signs are allowed in a street setback or other setback, but not in a required setback from an abutting Residential Zone.
2. Covered Accessory Structures: Structures such as storage buildings, garages, greenhouses, work sheds, covered decks and gazebos shall be subject to Table 11-3-2
3. Recreational Accessory Structures: Structures such as swimming pools, uncovered decks, hot tubs, play structures, tennis courts & dog runs shall be subject to Table 11-3-2.
4. Other Accessory Structures: Structures such as communication antennas & dishes & mechanical equipment shall be subject to Table 11-3-2

TABLE 11-3-2
Setbacks for Accessory Structures

Development Standards	All R-Zones Except R-AA	R-AA
Minimum Accessory Building Setbacks:		
Front Lot Line	½ lot depth or 75 ft. – whichever is less	½ lot depth or 75 ft. – whichever is less
Side Lot Line	3 ft.	10 ft.
Rear Lot Line	3 ft.	5 ft.
Rear Yard/Corner Lots*		

* Corner Lots are required to provide two front yards and two side yards.

11-3-3 Setbacks in Lots abutting Residential Zones: In all zones other than Residential Base Zones, Building Setbacks along lot lines that abut Lots in Residential Zones must conform to the landscaping standards set forth in the applicable Zone Development Standards Table.

11-3-4 Rooftop mechanical equipment setback: All rooftop mechanical equipment shall be set back at least 15 feet from all roof edges parallel to Street Lot Lines.

Section 11-4 Landscaping and Screening: The minimum areas required to be landscaped are listed in the Zone Development Standards Tables for Base Zones. In the case of Overlay Zones, minimum landscaped areas are set forth in a Supplemental Development Standards Table.

Minimum landscaped areas for conditional uses are set forth in Article 12, Conditional Use Development Standards. Any required landscaping, as for required setbacks or parking lots, may be applied toward the minimum landscaped area percentage requirement. Required landscaping and screening must meet the levels referenced in each applicable Zone Development Standards Table and applicable standards set forth elsewhere in these Regulations. Landscaping and screening standards levels are set forth in Section 11-4-1, below.

11-4-1 Landscaping and screening standards:

a. L1, General Landscaping:

1. Generally: The L1 standard is a landscape treatment for open areas. It is generally intended to be applied in situations where distance is the principal means of separating uses or development, and landscaping is required to enhance the area in between. While primarily consisting of ground cover plants, it also includes a mixture of trees, high shrubs and low shrubs.
2. Required landscaping elements: The following landscaping elements must be applied in the following ratios:
 - (i) If the area to be landscaped is less than 30 feet deep, the required minimum ratio is one Landscape Tree per 30 linear feet parallel to the lot line, plus two low shrubs per 300 square feet of area to be landscaped.
 - (ii) If the area to be landscaped is 30 feet deep or greater, the required minimum ratio is one (1) Landscape Tree per 800 square feet and either two high shrubs or three low shrubs per 400 square feet of landscaped area. The shrubs and trees may be grouped. Ground cover plants must fully cover the remaining area to be counted toward required landscaping.

b. L2, Low Screen

1. Generally: The L2 standard requires a combination of distance and low level screening to separate uses or development. The standard is generally applied where a low level of screening is adequate to soften the impact of the use or development, and where visibility between areas is more important than a total visual screen. It is usually applied along Street Lot Lines.
2. Required landscape elements: Low shrubs must form a continuous screen three feet high and 95 percent opaque year round. In addition, one Landscape Tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. A three foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along Street Lot Lines, the screen or wall is to be placed along the interior side of the landscaped area.

c. L3, High Screen

1. Generally: The L3 landscape standard uses screening to provide physical and visual separation between uses or development. It is

generally used in those instances where visual separation is desirable.

2. Required landscape elements: The L3 standard requires a sufficient number of high shrubs to form a screen six feet high and 95 percent opaque year round. In addition, one Landscape Tree is required per 30 lineal feet of landscaped area or as appropriate to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six foot high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along Street Lot Lines, the screen or wall is to be placed along the interior side of the landscaped area.

d. L4, High Wall

1. Generally: The L4 standard is intended to be used in special instances where extensive screening of both visual and noise impacts is needed to protect abutting uses in areas where there is little space for separation.
2. Required landscape elements: The L4 standard requires a six foot high masonry (but not concrete blocks) wall along the interior side of the landscape area. One tree is required per 30 lineal feet of wall or as appropriate to provide a tree canopy over the landscaped area. In addition, four high shrubs are required per 30 lineal feet of wall. Ground cover plants must fully cover the remainder of the landscaped area.

e. F1, Partially Sight-Obscuring Fence

1. Generally: The F1 fence standard provides a tall, but not totally blocked visual separation. The standard is generally applied where a low level of screening is adequate to soften the impact of the use of development, or where visibility between areas is more important than a total visual screen. It is generally applied in areas where landscaping is not necessary and where nonresidential uses are involved.
2. Construction standards: Fences must be six (6) feet high and at least 50 percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

f. F2, Fully Sight-Obscuring Fence

1. Generally: The F2 fence standard provides a tall and complete visual separation, and is primarily intended to be used in special instances where complete screening is needed to protect abutting uses, and landscaping is not practical. It is usually applied in nonresidential situations.
2. Construction standards: Fences must be six feet high and 100 percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

11-4-2 Plant materials

- a. Shrubs and ground cover: All required ground cover plants and shrubs must be of sufficient size and number to meet the required standards within three years of planting. Mulch (as a ground cover) must be confined to areas

underneath plants and is not a substitute for ground cover plants. Ground cover plants may include grass or vines.

- b. **Landscape Trees:** Landscape Trees may be deciduous or evergreen. Deciduous trees at the time of planting must be fully branched, have a minimum diameter of 1 3/4 inches, measured five feet above the ground, and have a minimum height of eight feet. Evergreen trees at the time of planting must be fully branched and have a minimum height of six feet.
- c. **Existing vegetation:** Existing landscaping or natural vegetation may be used to meet the standards for required landscaping, if protected and maintained during the construction phase of the development. When the existing trees are at least 12 inches in diameter, measured five feet above the ground, they may count triple towards meeting the requirements of a landscaping standard.

11-4-3 Installation and maintenance:

- a. **Installation:** Plant materials must be installed to current nursery industry standards. Plant materials must be properly supported to ensure survival. Support devices such as guy wires or stakes must be adequately marked and must not interfere with vehicular or pedestrian movement.
- b. **Maintenance:** Maintenance of landscaped areas is the ongoing responsibility of the property owner. Required landscaping must be continuously maintained in a healthy manner. Plants that die must be replaced in kind within six months after receipt of notice to the owner by the Zoning Enforcement Officer. Failure to maintain required landscaping shall be enforced in the same manner as any other violation of these Regulations. Pursuant to applicable law, fines shall be levied and orders issued requiring the installation of new plants.

Section 11-5 On-Site Sidewalks

11-5-1 General standard: An on-site sidewalk shall connect the street to the main entrance of the primary structure on the site. Sidewalks shall be composed of concrete, brick or other masonry pavers, and shall be at least five feet wide. Where sidewalks cross driveways, parking areas and loading areas, the crossing shall be clearly identifiable, through the use of striping, elevation changes, speed bumps, a different paving material or other similar method. The primary sidewalk leading to the main entrance of the primary structure on the site shall be lighted, except for such sidewalks leading to Single Family, Two Family, Three Family and Four Family Dwellings. Single Family, Two Family, Three Family and Four Family Dwellings, Community Residential Facilities and Townhouses may have sidewalks narrower than five (5) feet, and walkways for such uses may be made of stepping stones or gravel, instead of concrete, brick or other pavers.

11-5-2 Corner lots: On corner lots, sidewalks are only required between the main entrance of the primary structure and one street.

Section 11-6 Outdoor Display and Storage: The extent to which the Outdoor Display of goods and Outdoor Storage are allowed is set forth in the individual Zone Development Standards Tables. Any Outdoor Display of goods and Outdoor Storage permitted shall be in accordance with the following standards:

11-6-1 Outdoor Storage:

- a. Outdoor Storage areas must comply with all applicable setback requirements for Buildings.

- b. Outdoor Storage areas shall count toward maximum Building Coverage limitations listed in the Zone Development Standards Tables.
- c. All materials or wastes stored outdoors which cause fumes or dust or which constitute a fire hazard or which may be edible by or otherwise attractive to rodents or insects shall be stored only in closed containers.
- d. No materials or wastes shall be stored or deposited upon a Lot in such form or manner that they may be transferred off the Lot by natural causes or forces.

11-6-2 Outdoor Display:

- a. Outdoor Displays may not interfere with pedestrian or automobile traffic on adjacent public rights-of-way, and may not interfere with the enjoyment or operation of adjacent properties and uses.
- b. Outdoor Display areas must comply with all applicable setback requirements for Buildings.

Section 11-7 Off-Street Parking

11-7-1 Applicability: The off-street parking requirements set forth in this Section 11-7 apply to all off-street parking uses, whether required by these Regulations, or in excess of the requirements of these Regulations; whether accessory to the principal use of a site, or operated as a commercial enterprise.

11-7-2 Required parking spaces: Except for reductions allowed pursuant to an approved Transportation Management Plan, Sections 11-7-13 through 11-7-16, or pursuant to a Transportation Management Fund, Section 11-7-17, off-street parking spaces must be provided in accordance with the minimum requirements set forth in Table 11-7-2, below, for any new Building constructed and for any new use established. Off-street parking spaces in addition to existing off-street parking spaces must be provided for any expansion of an existing Building or use, or any change of occupancy or manner of operation that would, under minimum standards found in Table 11-7-2, require such additional parking spaces.

**Table 11-7-2
Minimum Off-Street Parking Requirements**

Principal Land Use	All Zones Except D-CB and D-MU	D-CB, D-MU and D-RSE
RESIDENTIAL DWELLINGS		
One, Two and Three-Family	1.5 space/RU (Residential Unit)	1.5 space/RU
Multi-Family	1.5 space/RU	1.0 space/RU
Group Living Nursing and convalescent Homes	1 space/4 beds, plus 1 space/2 staff members of the largest shift	1 space/6 beds, plus 1 space/2 staff members of the largest staff
College and University	1 space/3 beds	1 space/3 beds

Housing		
Short-Term Lodging Hotel/motel, including Ancillary uses	1 space/bedroom plus 6 spaces/ 1,000 sf of ballroom, meeting and dining areas	0.75 space/bedroom plus 5 spaces/1,000 sf of ballroom, meeting and dining areas, 1 space/2 employees of the largest shift
Boarding houses, rooming houses, and lodging houses	0.5 spaces/bedroom	0.5 spaces/bedroom
OFFICE		
Medical /dental office	4 spaces plus residential requirement in Residential Zones; 4 spaces/1,000 sf in other areas	3 spaces/1,000 sf
Other office	3 spaces/1,000 sf	2.25 spaces/1,000 sf
TRADE AND WHOLESALE		
Retail Sales and Services – General	3.5 spaces/1,000 sf	2.0 spaces/1,000 sf for all establishments over 2,500 sf
Fuel Sale/Convenience Stores	5 spaces per first 5,000 sf	3 spaces for first 5,000 sf of building area plus 1 space for each additional 1,000 sf
Major retail and shopping center over 50,000 sf	4 spaces/1,000 sf	3 spaces/1,000 sf
Display store (furniture, carpets, etc.)	1 space/1,000 sf	1 space/1,000 sf
Financial institution (freestanding Or as ground level service area)	4 spaces/1,000 sf	1 space/1,000 sf
Entertainment, Restaurant and Recreation Trade	10 spaces/1,000 sf	No spaces required
Fast Food restaurant	12 spaces/1,000 sf	No spaces required
Recreation facility, health club	4 spaces/1,000 sf	1 space/1,000 sf
INSTITUTIONAL AND MISCELLANEOUS USES		
Auditoriums, theaters, stadiums, Arena and places of worship	Greater of 1 space/4 seats or 10 spaces/1,000 sf with minimum of 20 spaces	Greater of 1 space/4 seats or 10 spaces/1,000 sf with minimum of 20 spaces
Vehicle Service Facilities		
Fuel Sales Only	5 spaces for first 5,000 sf of building area plus 1 space for each additional	3 spaces for first 5,000 sf of building area plus 1 space for

Service/Repair Facilities	1,000 sf 10 spaces for first 5,000 sf of building area plus 1 space for each additional 1,000 sf	each additional 1,000 sf 8 spaces for first 5,000 sf of building area plus 1 space for each additional 1,000 sf
Heliport or helicopter landing area	Greater of 1 space per employee or 2 spaces per 1,000 sf of patron area, but not less than 10 spaces	1 space per 2 employees
Hospital/medical center	1 space per bed plus 0.5 spaces for each staff member of the largest shift	0.5 spaces per bed plus 0.5 spaces for each staff member of the largest shift
Schools primarily serving children younger than age 16	2 per classroom	2 per classroom
High schools	7 per classroom	4 per classroom
INDUSTRIAL		
Industrial Service, Manufacturing and Production, Resource Production and Extraction	Greater of 1 space/2 employees On largest shift or 1 space/1,200 sf of building area	Greater of 1 space/3 employees on largest shift or 1 space/1,500 sf of building area
Warehouse	0.5 spaces/1,000 sf and 1 space/2 employees	0.5 spaces/1,200 sf and 1 space/2 employees
MIXED-USE DEVELOPMENT	Mixed-use development parking shall be determined as the sum of parking requirements of the individual use components	
ZOOLOGICAL PARK	5 spaces per acre (Provided the Zoological Park is accessible by public transportation)	

11-7-3 Occupancy of structures requiring off-street parking: All required parking areas must be completed and surface parking areas landscaped prior to occupancy of any structure, or a bond must be posted to ensure completion of landscaping prior to the issuance of a Certificate of Zoning Compliance.

11-7-4 Use of required parking spaces: Required parking spaces must be maintained for the duration of the use requiring the spaces. Required spaces shall be used exclusively for the temporary parking of passenger motor vehicles or light trucks and must be available for the use of residents, customers, and employees of the use requiring the parking spaces. Fees may be charged for the use of required parking spaces. Required parking spaces for one site may not be assigned in any way to a use on another site unless such assignment made pursuant to an approved Joint Use Parking Plan, Section 11-7-11. Required parking spaces may not be used for the parking of equipment, the storage or display of goods, or the storage or repair of inoperable vehicles.

11-7-5 Proximity of parking to use: Required parking spaces for residential uses must be located not more than 500 feet from a main entrance to the structure for which the parking is provided. Except when valet parking is provided pursuant to Section 11-7-6, or a shuttle service is provided pursuant to an approved Transportation Management Plan, Sections 11-7-13 through 11-7-16, required parking spaces for non-residential uses must be in parking areas located not more than 1,000 feet from a main entrance to the structure served by the parking. Parking may be located within a required setback, except that parking may not be located between a Building and an adjacent street when so indicated by the applicable Zone Development Standards Table.

11-7-6 Stacked parking: Stacked or valet parking is allowed by Special Permit if an attendant is present to move vehicles. If stacked parking is to be used for required parking spaces, a covenant must be filed on the City land records obligating the property owner to have an attendant available at all times that the lot is in operation. The requirements for minimum spaces and all parking area development standards continue to apply for stacked parking.

11-7-7 Computation of parking spaces: For purposes of computing the minimum required parking spaces pursuant to Section 11-7-2, the following rules apply:

- a. When computing parking spaces based on floor area, areas used for parking are not counted.
- b. Where calculations yield a fractional result, fractions of 0.5 or greater shall be resolved to the higher whole number.

11-7-8 Parking spaces accessible for persons with disabilities: For new construction, (a) where parking spaces are provided for the self parking of vehicles by employees or visitors to a site or use, or (b) where required parking spaces for residential uses exceeds three (3) spaces, parking spaces accessible for persons with disabilities shall be provided in accordance with the minimum ratios set forth in Table 11-7-8 below. Required Accessible Parking Spaces may count as Required Parking Spaces for purposes of Section 11-7-2, Required Parking Spaces.

**Table 11-7-8
Required Accessible Parking Spaces**

TOTAL PARKING SPACES IN LOT	REQUIRED MINIMUM NUMBER OF ACCESSIBLE SPACES
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2 percent of total
1,001 and over	2 percent of total plus 1 for each 100 spaces over 1,000

11-7-9 Standards for Accessible Parking Spaces:

- a. **Signage:** Accessible Parking Spaces must be marked with above-grade signs with white lettering against a blue background and must bear the words "Handicapped Parking: State Permit Required" and "Violators Will Be Fined".

The sign must also bear the international symbol of access. For parking spaces required to be van-accessible, a sign bearing the words "Van-Accessible" must be mounted below the symbol of accessibility. Signs must be positioned so that they are observable from the driver's seat and cannot be obscured by a vehicle parked in the space. When also allowed under federal and state law, Accessible Parking Spaces serving Dwelling units are exempt from this Subsection a. unless a Dwelling unit in the Building being served is occupied by an individual eligible for a state permit pursuant to Section 14-253a or similar provisions of the Connecticut General Statutes. This exception shall not apply to any visitor parking areas for residential structures or parking areas serving accessory facilities for residential structures.

b. Width of Accessible Parking Spaces and passenger access aisles:

1. Spaces: Accessible Parking Spaces must have a minimum width of eight feet.
2. Passenger access aisles: Except for spaces required to be van-accessible, all Accessible Parking Spaces must be served by passenger access aisles with a minimum width of five feet.
3. Van-accessible spaces: One in every eight, but not less than one, required Accessible Parking Spaces must be served by a passenger access aisle with a minimum width of eight feet and must be designated "Van-Accessible" by a sign mounted below the symbol of accessibility. When permitted under federal and state law, residential structures required to have less than two Accessible Parking Spaces serving dwelling units under Table 11-7-8 shall be exempt from this Subsection (3).
4. Combined width of space and passenger access aisle: Irrespective of the minimum widths for spaces and passenger access aisles set forth above, pursuant to Section 14-253a of the Connecticut General Statutes, the combined width of the space and passenger access aisle for all Accessible Parking Spaces may not be less than 15 feet (see also Table 11-7-18).

c. Additional requirements for passenger access aisles: Passenger access aisles must be painted in cross hatching and must be part of an accessible route to the entrance of the Building or facility being served. In parking facilities that do not serve a particular Building or facility, passenger access aisles must be part of an accessible route to an accessible pedestrian entrance of the parking facility.

d. Vertical clearance: All Accessible Parking Spaces and at least one vehicle access route to and from all Accessible Parking Spaces must have a minimum vertical clearance of eight feet two inches.

Pursuant to Section 14-253a of the General Statutes, public parking garages or terminals, as defined by the state building code, constructed on or after October 1, 1985, must have nine feet six inches vertical clearance at a primary entrance and along the route to at least two Accessible Parking Spaces. The two Accessible Parking Spaces must have nine feet six inches of vertical clearance (unless an exception has been granted pursuant to the provisions of subsection (b) of Section 29-269 of the Connecticut General Statutes or a similar state law).

e. Location: Accessible Parking Spaces serving a particular Building shall be

located on the shortest accessible route of travel from adjacent parking to an accessible entrance. In parking facilities that do not serve a particular Building, Accessible Parking Spaces shall be located on the shortest accessible route of travel to an accessible pedestrian entrance of the parking facility. In Buildings with multiple accessible entrances with adjacent parking, Accessible Parking Spaces shall be dispersed and located closest to the accessible entrances.

11-7-10 Relationship of Accessible Parking Space requirements to federal and state law: In addition to the requirements set forth in Sections 11-7-8 and 11-7-7 of these Regulations, federal and state laws contain requirements and specifications for parking spaces accessible to the disabled or handicapped. Property owners and operators of uses on property shall have the responsibility of determining their compliance with federal and state laws, as those laws may from time to time be amended. To the extent that federal or state laws contain standards which are more stringent than those contained in these Regulations, state and federal law shall control.

11-7-11 Joint use parking: Where two or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times, the same parking spaces may be counted to satisfy the off-street parking requirements for each use upon the approval of a Joint Use Parking Plan by the Planning and Zoning Commission. Applications for Joint Use Parking Plan approval shall include:

- a. The names and addresses of the uses and of the owners or tenants who will share the parking.
- b. The location and number of parking spaces to be shared.
- c. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses.
- d. A legal instrument such as an lease, easement or deed restriction that guarantees access to the parking for both uses, designates the time periods under which each use will have rights to count spaces for purposes of the space requirements under Section 11-8-2, and places restrictions on the hours of operation of each use.

11-7-12 Approval of Joint Use Parking: The Planning and Zoning Commission may grant an application for Joint Use Parking if it finds that:

- a. The analysis provided presents a realistic projection of parking demands likely to be generated.
- b. Peak demand is sufficiently distinct so that the Planning and Zoning Commission is able to clearly identify a number of spaces for which there will rarely be an overlap of parking demand.
- c. Rights to the use of spaces are clearly identified so as to facilitate enforcement.

11-7-13 Transportation Management Plan: The Planning and Zoning Commission is authorized to reduce the number of required off-street parking spaces for uses having 200 or more employees and which would otherwise require in excess of 200 spaces under Section 11-7-2 when such reduction is in accord with an approved Transportation Management Plan.

- a. Up to a 10 percent reduction is permitted when the property owner and tenant employers:

1. designate an employee transportation coordinator responsible for promoting ridesharing and public transit use among employees;
 2. participate in an area-wide ride-matching system or provide a ride-matching program at the site;
 3. designate a minimum of 20 percent of the required off-street parking spaces to be offered a discount parking rate to vehicles containing three or more persons (applicable only if there is a charge for parking);
 4. provide preferential parking spaces to vanpool and carpool vehicles; and
 5. prohibit employer subsidized parking, except as provided under subpart (3) of this Subsection a.
- b. Up to a 30 percent reduction in the number of required parking spaces is permitted when the applicant's plan includes a minimum of three of the following techniques:
1. compliance with subsection a. of this Section 11-7-13;
 2. providing vanpools or subscription bus service to employees;
 3. subsidizing employee use of carpools, vanpools or buspools;
 4. providing or participating in shuttle services to off-site parking facilities;
 5. subsidizing transit passes for employees; and
 6. adoption of any other technique which the Planning and Zoning Commission believes will have a significant impact in reducing the demand for off-street parking.

11-7-14 Contents of Transportation Management Plans: At a minimum, a Transportation Management Plan shall contain the following items of information:

- a. The number of off-street parking spaces required under Section 11-7-2 for the current or contemplated uses.
- b. Techniques which will be used to reduce parking demand.
- c. An analysis of the effect each technique is expected to have on the parking demand generated by the site.
- d. The requested reduction.
- e. A description of the number, location, and type of off-street parking spaces that will be provided if the requested reduction is approved.
- f. Location of all vehicular and pedestrian entrances and exits to the structure or use served by the parking.

- g. Description of any restrictions on the use of parking spaces, any transportation that will be available to off-site parking spaces, and any security measures that will be taken to ensure the safety of those using the parking spaces provided.
- h. A comparison of the impact of the site's proposed uses on the City's vehicular and circulation systems with and without implementation of the Transportation Management Plan.
- i. Description of measures that will be used to ensure compliance with the Transportation Management Plan.

11-7-15 Approval of Transportation Management Plans: Transportation Management Plans may be approved by the Planning and Zoning Commission when the Planning and Zoning Commission makes a finding that all of the following provisions have been met:

- a. the plan submitted provides a realistic means of appreciably reducing parking demand generated by the use or structure for which the parking would otherwise be required;
- b. the Planning and Zoning Commission is satisfied that the obligations of the Transportation Management Plan will be fulfilled without creating an enforcement burden on the municipality; and
- c. implementation of the Transportation Management Plan will reduce traffic and congestion on City streets, or will provide other benefits which outweigh the benefit of additional parking.

In ruling on Transportation Management Plans, the Planning and Zoning Commission may deny, approve, or approve subject to conditions. When a plan is approved or approved subject to conditions, the Planning and Zoning Commission shall state the maximum reduction of off-street parking spaces for which approval is granted.

11-7-16 Covenant regarding plan obligations: Before an applicant can rely on an approved Transportation Management Plan, the applicant shall record a covenant on the City land records obligating the property owner to comply with the terms of the Transportation Management Plan. Such covenant shall run with the land.

11-7-17 Transportation management fund: If a transportation management fund is established by the City to provide parking improvements or reduce parking demand, and the terms of such fund are approved by the Planning and Zoning Commission, a property owner or the operator of a use within a zone in which the fund is operating may reduce the minimum number of required off-street parking spaces applicable to his property or use in accordance with the terms established by the fund.

11-7-18 Parking space and vehicle aisle dimensions: All required parking spaces must comply with the minimum dimensions for spaces stated in Figure 11-7-18.

Table 11-7-18
Minimum Parking Space and Vehicle Aisle Dimensions [1]
for Handicapped Spaces

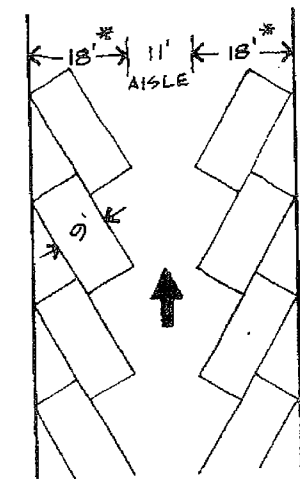
Angle (A) [1]	Type	Width (B) [1]	One-Way Aisle Width (C) [1]	Two-Way Aisle Width (C) [1]	Projection (D) [1]
0° (Parallel)	Accessible	15 ft [2]	10 ft	20 ft	15 ft [2]
	Van-Accessible	16 ft [2]	10 ft	20 ft	16 ft [2]
30 °	Accessible	15 ft [2]	11 ft	22 ft	15 ft
	Van-Accessible	16 ft [2]	11 ft	22 ft	15 ft
	Accessible				
	Van-Accessible				
45 °	Accessible	15 ft [2]	13 ft	22 ft	17 ft
	Van-Accessible	16 ft [2]	13 ft	22 ft	17 ft
60 °	Accessible	15 ft [2]	16 ft	22 ft	18 ft
	Van-Accessible	16 ft [2]	16 ft	22 ft	18 ft
90 °	Accessible	15 ft [2]	20 ft	24 ft	17.5 Ft
	Van-Accessible	16 ft [2]	20 ft	24 ft	17.5 ft

[1] See Figure 11-7-18

[2] Includes parking space and passenger access aisle (See Section 11-7-9)

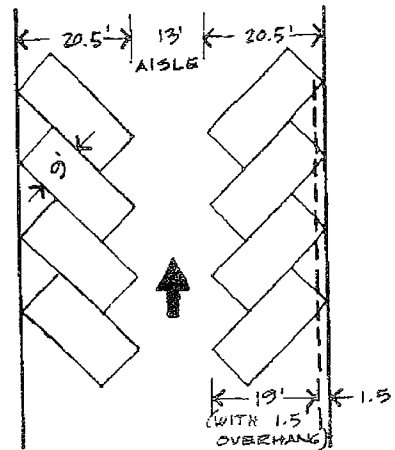
11-7-19 Driveways: Driveways for all parking facilities must have a minimum width of 12 feet for one-way traffic and 22 feet for two-way traffic. Driveways may not exceed 30 feet in width. Driveways must be designed to minimize curb cuts.

Figure 11 - 7 - 18
PARKING AREA DIMENSIONS
 (For Standard-size Vehicles)

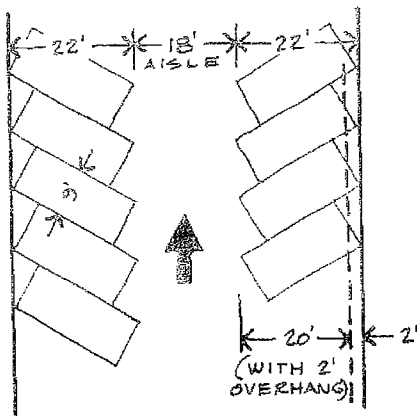


30° PARKING

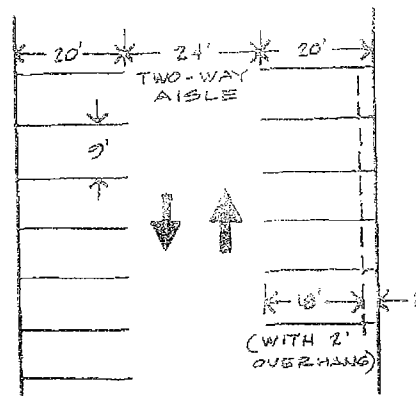
*No overhang allowance



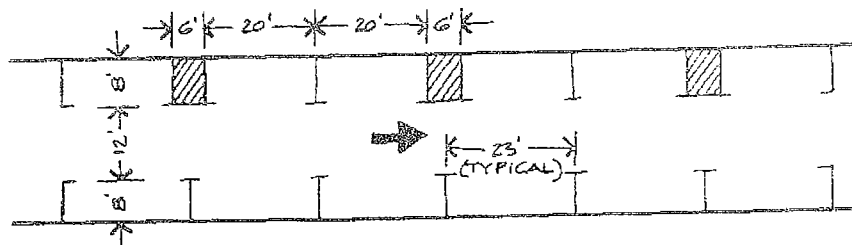
45° PARKING



60° PARKING



**PERPENDICULAR
 (90° PARKING)**



PARALLEL PARKING (ONE WAY)
 (Two parking spacings illustrated)

11-7-20 Improvements:

- a. **Paving:** In order to control dust and mud, all vehicle areas must be paved.
- b. **Striping:** All parking areas must be striped in accordance with the dimension standards found in Section 11-7-18.
- c. **Drainage:** Surfacing, curbing and drainage improvements on all parking and loading facilities must be sufficient to provide adequate drainage and to preclude the free flow of water onto adjacent properties and public rights-of-way. Stormwater discharging off-site and/or to any municipal stormwater system shall be pre-treated so as to: (1) remove the maximum amount of suspended solids practicable, especially from the first inch or less of rainfall; (2) minimize adverse ground water impacts; and (3) protect Long Island Sound, its resources and habitats from pollution. Management systems shall be designed to accommodate and treat stormwater runoff in amounts up to and including a 50-year, 24-hour storm peak discharge.
- d. **Lighting:** Illumination for parking and loading areas must be designed to reflect away from adjacent residential uses.

11-7-21 Parking decks: No parking may be provided in stacked parking decks unless the structure containing such parking conforms to the following requirements:

- a. Deck structure visible from the street must be horizontal rather than sloping.
- b. Screening or other improvements must be made so that parked vehicles are shielded from view at each level of the parking structure.
- c. In D-CB, D-MU and OR-N zones, 75 percent of street level Frontage must be maintained for walk-in retail and service uses.
- d. The parking structure must conform to all setback, height, bulk and landscaping requirements for Buildings within the zone in which the structure is located. If the rooftop is to be used for parking, the roof deck shall be treated as a surface parking lot for purposes of the minimum interior landscaping requirement of Section 11-7-23. Area devoted to hanging gardens, however, may be subtracted on a square foot basis from required interior landscaping. Ornamental trees may be substituted for required Landscape Trees on roofs of parking structures.
- e. No parking is permitted in any structure on the ground level of the structure, or within a space which extends from street level upwards a distance of 10 feet, within 35 feet of a Street Lot Line.

11-7-22 Perimeter landscaping and screening: Surface parking facilities must conform to the minimum landscaping and screening requirements of Table 11-7-22.

Table 11-7-22
Minimum Parking Area Setbacks and Perimeter Landscaping

LOCATION	All Zones Except I-LI	I-LI
Lot line abutting street	5 ft. @ L2 or 10 ft. @ L1	10 ft. @ L2 or 15 ft. @ L1
Lot line abutting an OR, MU or I-Zoned Lot	5 ft. @ L2 or 10 ft. @ L1	5 ft. @ L2 or 10 ft. @ L1
Lot line abutting an R-Zoned Lot	5 ft. @ L3	10 ft. @ L3

11-7-23 Surface parking minimum interior landscaping: All surface parking areas greater than 2,500 square feet or with more than 10 spaces must contain interior landscaping.

- a. For parking areas of less than 20,000 square feet, one square foot of interior landscaping must be provided for every 15 square feet of parking or maneuvering surface.
- b. For parking areas greater than 20,000 square feet, at least one square foot of interior landscaping must be provided for every 10 square feet of parking or maneuvering surface. At least one Landscape Tree, as defined by Section 11-4-3, must be maintained for every 200 square feet of landscaped area. Shrubs or ground cover plants must cover the remainder of the landscaped area.

All landscaping must comply with the standards of Section 11-4, Landscaping and Screening. Trees and shrubs must be fully protected from potential damage by vehicles.

Interior parking area landscaping must be dispersed throughout the parking area. Some trees may be grouped, but groups of trees must be dispersed.

Perimeter landscaping may not substitute for interior landscaping, except as provided in Section 11-7-21 d. However, interior landscaping may join perimeter landscaping as long as it extends four feet or more into the parking area from the perimeter landscape line.

Parking areas that are 30 feet or less in width may locate their interior landscaping around the edges of the parking area. Interior landscaping placed along an edge is in addition to any required perimeter landscaping.

11-7-24 Trucks and Equipment Parking and Storage: The standards for truck and equipment parking apply to business vehicles and equipment that are parked regularly at a site. The regulations do not apply to pick-up and delivery activities, to the use of vehicles during construction, or to services at the site which occur on an intermittent and short term basis. Permissibility of light, medium and heavy truck parking and storage is covered in the individual Zone Development Standards Tables.

Section 11-8 Off-Street Loading

11-8-1 Off-street loading facilities: Except as provided in Section 11-8-3 (Off-Street Loading in D-CB and D-MU Zones), off-street loading facilities must be provided in accordance with the minimum requirements prescribed by Table 11-8-1 for every new Building constructed and every new use established. Off-street loading facilities for additions to existing structures, or enlargements of existing uses, may be provided only for the addition or enlargement.

**Table 11-8-1
Minimum Required
Off-Street Loading Spaces**

<u>USE CATEGORY</u>	<u>FLOOR AREA LOADING BERTH RATIOS</u>		
	Gross Floor Area Requiring Initial Berth (square feet)	Gross Floor Area Requiring Second Berth (square feet)	Gross Floor Area Add
RESIDENTIAL			
Group Living	50,000	150,000	One per 400,000 thereof above
Short-term Lodgings	10,000	150,000	One per 300,000 thereof above
OFFICE			
All Categories	25,000	100,000	One per 300,000 sf
TRADE			
All Categories	10,000	40,000	One per 100,000 and 480,000 sf 200,000 sf ab
INSTITUTIONAL			
All Categories	10,000	100,000	One per 200,000 sf

INDUSTRIAL			
All Categories	5,000	40,000	One per 80,000 sf and 320,000 150,000 sf ab
MULTIPLE USES	Where Buildings or sites contain multiple uses, off-street loading spaces must be supplied for each the number required for the square footage of that use. In the alternative, where multiple uses are in a manner that the uses can be equally and conveniently served by common loading spaces, the Building treated as though the entire square footages were employed under the Use Category for which the spaces would be required.		

11-8-2 Loading berth location: Required off-street loading berths must be provided on the same or adjacent Lot as the structure for which the space is required and must be designed in a manner so that loading activities will not block any required parking area, public right-of-way, public or private access, or sidewalk. Loading berths should be designed to minimize visibility from sidewalks and streets.

11-8-3 Off-street loading in D-CB and D-MU Zones: In D-CB and D-MU Zones, the following conditions and exceptions apply:

- a. When a site is adjacent to an alley, access to off-street loading shall be from the alley. If a site is not adjacent to an alley, street access to off-street loading shall be from the adjacent street having the least volume of vehicle or pedestrian traffic. Access to off-street loading may not be from Main, Broad or State Streets, Fairfield Avenue or Lafayette Boulevard.
- b. Existing structures may be renovated without off-street loading if space is not available on the site.

11-8-4 Loading berth dimensions: Required off-street loading berths must be at least 35 feet long, 12 feet wide and have a vertical clearance of 14 feet.

Section 11-9 Purpose: It is the purpose and intent of these sign regulations to permit such signs that will not, by their size, location, construction or manner of display, confuse or obstruct the vision necessary for traffic safety or otherwise endanger public health, safety and morals and to regulate these structures in such a way as to insure that there is no environmental impact to residential areas located within a one half mile radius of the proposed site, to improve the physical appearance of commercial areas and to preserve and enhance the aesthetics of the community.

11-9-1 Signs: To the extent that the Sign Ordinances of the City of Bridgeport differ from the regulations set out in Sections 11-9 and 14-7-1(d) of these regulations, the more restrictive regulation shall apply.

11-9-2 Regulations Applying To Signs in All Zones:

- a. **Same Lot:** Signs shall be located on the same Lot as the use except for outdoor advertising signs and directional signs where allowed.
- b. **Illumination:** No sign that is illuminated by lighting of flashing, intermittent or varying intensity shall be erected in any zone. There shall be no illumination of any sign that would interfere with the operation of a motor vehicle, except for variable message signs installed and operated by the State Department of Transportation on State Highways.
- c. **Impact on Residential Zones:** There shall be no illumination of any sign that would cause glare observable from a Residential Zone.
- d. **Outdoor Advertising Signs:** By Special Permit, outdoor advertising signs may only be erected in the OR-S, OR-G, OR-R, D-CB, D-MU, I-HI, I-LI, MU-EM, MU-P, PDD, Zoological Park (ZP) and Downtown Regional Sports and Entertainment (D-RSE) Zones. Marquee Signs are permitted to be used as an outdoor advertising sign in the D-RSE Zone. All other Marquee Signs must meet the definition in these regulations of an on-premise sign. Signs are not permitted in the Historic Overlay District Zone, Residential Zones or the OR-N Zones. All signs are restricted to the area, height, length, number of faces, spacing and distances set forth in these regulations, except for signs placed in the D-RSE Zone by special permit, directional or official signs placed in the Public-Right-of-Way. The area of outdoor advertising signs shall not be included in the maximum total area of all signs allowed for any use in a zone.

- e. **Spacing:** Spacing between outdoor advertising signs shall be one thousand five hundred (1,500) feet from any other outdoor advertising sign located along interstate or limited access highways as defined by state statute, and along all other streets and highways.
- f. **Distances:** All distances for spacing of outdoor advertising signs shall be measured along the center line of the street or highway between two vertical planes which are normal or perpendicular to and intersect the center line of the highway and which pass through the terminal of the measured distance.
- g. **Multiple Sign Faces:** An outdoor advertising sign may contain one or two outdoor advertisements facing in the same direction, provided that the total areas does not exceed the maximum area allowed. Back-to-back or V-type sign structures will be permitted with the maximum areas allowed for each facing and considered as one structure.
- h. **Sign Dimensions:**
 - 1. Unless otherwise provided in these regulations, no outdoor advertising sign shall exceed the following:
 - a. Maximum Area - Nine Hundred (900) square feet, including design cutouts and/or embellishments along any Interstate or Limited Access Highway and shall not exceed the dimensions set forth in these regulations for other locations;
 - b. Maximum Length - Sixty (60) feet.
 - 2. Unless otherwise provided in these regulations, no on-premise sign shall exceed the following:
 - a. Maximum area – Three Hundred (300) square feet, including design cutouts and/or embellishments;
 - b. Maximum length – Thirty (30) feet.
 - c. Measurement Points - The area shall be measured by the outer limits of the advertising space.
- i. **Maximum Height:** Except as provided in this Section, the maximum height above ground level of any sign shall be no greater than the maximum height allowable in the zone where situated or twenty-five (25) feet whichever is less. Outdoor advertising signs erected to be visible from any interstate or limited access highway, may extend to a height not greater than twenty-five (25) feet above such highway as measured from the highway surface at the point nearest to the outdoor advertising sign.
- j. **Environmental Impact:** No proposed outdoor advertising sign location may be approved if the erection of the proposed sign at such location would adversely impact the view of any significant natural or local feature. A proposed location will be deemed to have an adverse impact on the view of a significant natural or local feature if it is determined that the proposed sign at such location, when viewed from a distance of one thousand five hundred (1,500) feet to one-half mile from such proposed location, would eliminate or reduce by more than twenty-five (25) percent the view of such significant natural or local feature. The Planning and Zoning Commission shall determine what constitutes a significant natural or local feature and may include in such determination recognition of the horizon, the Long Island Sound, harbors, parks, reservoirs, ponds, and historic buildings and monuments.
- k. **Legal-Nonconforming Signs:** Any outdoor advertising sign legally in existence at the time of the adoption of this amendment is hereby declared to be in conformance with the requirements of this Subsection, provided that if such outdoor advertising sign or its

structural support is voluntarily dismantled by its owner due to wear caused by age or exposure, or is otherwise destroyed by accident, fire, explosion, act of God or act of public enemy to an extent exceeding fifty (50) percent of its fair market value, it shall not be repaired, reconstructed or replaced.

- l. **On-Premises Signs:** No on-premises sign shall be used other than for the purpose of identifying, by name and symbol or trademark, the business, service or industry conducted on the premises upon which the same shall be erected. Such sign may be electrified or otherwise illuminated subject to such limitations as set out in this Section.
- m. **Directional Signs:** Directional signs may be erected in any Office/Retail, Mixed Use or Industrial Zone, provided they do not exceed six (6) square feet in area.
- n. **Temporary Signs:** A temporary sign as defined in these regulations may be placed on the premises near the property boundary, on a temporary protective fence, or on an existing Building or a Building in the process of construction, demolition or remodeling. Temporary signs of contractors, sub-contractors, and material suppliers are also permitted. Signs advertising real property for sale or rental may be erected and displayed upon the property so advertised but shall not be more than twenty-four (24) square feet in area, unless otherwise provided in these regulations. A Certificate of Occupancy or Zoning Compliance Certificate shall not be issued until a temporary sign has been removed from the site. Temporary signs are also subject to Subsection 11-9-4a of this Section when such signs are in a Residential Zone.
- o. **Official Signs:** Official signs are exempt from the requirements of these regulations.
- p. **Pole Signs:** Unless otherwise provided in these regulations, the maximum height of any pole sign, including its base, is twenty-five (25) feet from the established grade of the immediate area. No pole sign shall project over the sidewalk.
- q. **Roof Signs:** For purposes of this Section 11-9, a roof sign includes any on-premises sign painted, applied or installed above the height of the front wall of a Building. Roof signs are subject to issuance only by the granting of a special permit by the Planning and Zoning Commission. No roof sign shall exceed a maximum height of three feet above the top of any building on which it is located, measured to include the equipment necessary to securely anchor the sign on the roof of the building in a manner that results in it being certified safe at that location by a licensed professional engineer. No roof sign shall extend more than the width of the building upon which the same shall be constructed.
- r. **Projecting Signs:** No part of any projecting sign, marquee or marquee sign shall be less than nine feet above the level of any sidewalk, nor shall any part thereof be nearer than eighteen (18) inches to the curbline of the street along which the same is constructed as it is securely fastened to the wall of the building or other surface to which the same shall be attached. Except as provided in Section 11-9-5(e), no sign and no advertising device of any character shall be erected or maintained so as to extend or project over any part of any sidewalk. Any existing sign that violates the prohibition of this Section shall be altered in conformity with the provisions of this Section within a reasonable time frame, or removed by Order of the Zoning Enforcement Officer, and is also subject to monetary fines as set forth in subsection t, below.
- s. **Wall Signs:** Except as otherwise provided in these regulations, no wall sign shall extend more than eighteen (18) inches beyond the exterior wall of the building along which the same shall be constructed.
- t. **Penalty:**

1. Any person who shall violate any provisions of these regulations shall be fined one hundred dollars (\$100.00) for each day, or part thereof, that such sign shall be maintained. In addition to the penalties imposed under this Section, any person who violates any provision of these regulations, any provision of the State Building Code or City Ordinance as it pertains to signs, shall be subject to the revocation of their Certificate of Zoning Compliance, and/or the removal of the sign from its location, by Order of the Zoning Enforcement Officer.
2. Notwithstanding any other sanctions or monetary penalties, the Zoning Enforcement Officer shall be empowered to issue a Notice revoking the Certificate of Zoning Compliance for any sign erected or maintained by any persons who engage in the business of erecting or maintaining any of the signs defined in this Section, either for themselves or others, within the corporate limits of the city without first procuring a license from the building official to conduct such business after receiving notice of this violation from the building official.

11-9-3 Sign inspection, repair, maintenance, removal, replacement, alteration and relocation:

- a. Existing signs, including nonconforming signs, shall be maintained to insure the safety of the public and may be repaired by repainting or modifying letters, words and accompanying symbols or by repairing structural supports. Such repair or modification shall not be considered a replacement under the meaning of this Section, provided that the outside dimensions of signs as measured in this Section are not changed, the structural support of a sign is not replaced and the location, height and illumination of a sign are not changed. The building official is empowered to inspect any sign at any time that he may deem necessary and to order such repairs thereto as in his judgment may be required for the safe and proper maintenance of such sign. It shall be the duty of the owners of such sign to make repairs that the building official shall order thereto within ten days after receiving such order. If such order shall not be obeyed within ten days thereafter, the building official is empowered, if in his opinion said sign is a menace to public safety, to Order the same removed at the expense of the owner. Following the issuance of such an Order, the Zoning Enforcement Officer shall revoke the Zoning Certificate of Compliance for that location.
- b. It shall be the responsibility of the property owner to remove or cause to be removed all on-premises and/or temporary signs within one month from the time the accompanying use is discontinued or the premises are vacated.
- c. No outdoor advertising or roof signs shall be altered, replaced or relocated without a Special Permit. All other signs to be altered, replaced, or relocated shall conform to the existing requirements of this Section as amended from time to time, at the time of such replacement, alteration or relocation. No existing on-premises sign for any Nonconforming Use may be enlarged or relocated unless such sign conforms to this Section.

11-9-4 Residential Zones: The following signs are permitted on each Lot in all Residential Zones under the following conditions:

- a. One temporary sign, as defined by these regulations, not over ten (10) square feet in area advertising the sale, rental, lease, construction, repair or other disposal of a Building or Lot in which such sign is maintained.

- b. One sign not over two (2) square feet in area announcing the existence of an enterprise permitted on the premises, except that public and religious institutions may have an announcement sign not over twelve (12) square feet in area for their own use.
- c. One sign not over two (2) square feet in area having the name of the occupant of a dwelling or the name of such property.
- d. Exterior sign(s) aggregating twelve (12) square feet or less may be erected to advertise a Nonconforming Use that is located in a Residential Zone.
- e. Exterior sign(s) aggregating twelve (12) square feet or less may be erected to advertise a subdivision or a multifamily Building or complex.
- f. All signs shall be placed behind the minimum front or street setback line for the Lot on which such sign is to be located.
- g. The top of any sign erected in a Residential Zone shall not be higher than the eaves line of the Principal or Accessory Building on the Lot on which such sign is located.

11-9-5 Office/Retail Neighborhood Zone (OR-N): Signs in the OR-N Zone shall be permitted under the following conditions:

- a. The total area of any sign placed on the front wall of a Building shall not exceed two (2) square feet in area for each lineal foot of Building Frontage.
- b. The total area of signs placed on the side or rear walls of a Building shall not exceed thirty (30) square feet.
- c. Signs shall not extend above the height of the front wall of the Building.
- d. Where a parking area is provided in the rear or at the side of a Building, a sign may be placed near the rear or side entrance to such Building, not exceeding 12 square feet in area, advertising the name of the occupant. This may be in addition to the thirty (30) square feet specified in Subsection 11-9-5b.
- e. No signs of any type shall project more than twelve (12) inches over sidewalks unless otherwise provided in these regulations.
- f. Freestanding signs or pole signs are not permitted except in parking lot areas, as set forth in subsection d above, and such signs shall not exceed thirty (30) square feet nor shall any dimension exceed eight (8) feet, nor shall any part thereof exceed fifteen (15) feet in height above the ground level.
- g. The total area of all signs for any use shall not exceed one hundred (100) square feet.

11-9-6 Office/Retail Storefront (OR-S), Office/Retail General (OR-G), Office/Retail with Historic District Overlays, and Mixed Use Zones: Signs shall be permitted under the following conditions:

- a. On the front walls of Buildings, the total area of signs shall be limited to an area of two (2) square feet for each lineal foot of Building Frontage.

- b. The total area of signs placed on the side or rear walls of a Building shall not exceed sixty (60) square feet.
- c. Freestanding signs or pole signs are not permitted unless they are located within a shopping center or parking lot and as set forth in subsections d, e and f, below.
- d. The total area of all signs for any individual use in these zones shall not exceed two hundred (200) square feet.
- e. Site identification signs or any other signs for a development of shopping center may not exceed two hundred (200) square feet, and no site may have more than one (1) ground or pole sign exceeding fifty (50) square feet. No freestanding or pole sign shall exceed sixty (60) square feet nor shall any dimension exceed ten (10) feet, nor shall any part thereof exceed more than twenty-one (21) feet in height above the ground level.
- f. Where a parking area is provided in the rear or at the side of a Building, a sign may be placed near the rear or side entrance to such Building, not exceeding twelve (12) square feet in area, advertising the name of the occupant. This may be in addition to the sixty (60) square feet specified in Subsection 11-9-6b.

11-9-7 Office/Retail Regional (OR-R) and Downtown Zones: Signs are permitted under the following conditions:

- a. The gross area of signs allotted to each store or individual use for each street facade shall not exceed two (2) square feet per lineal foot of such facade length.
- b. Wall signs may not project more than twenty-four (24) inches from the face of the Building.
- c. The total area of all signs for any individual use in these zones shall not exceed two hundred and fifty (250) square feet.
- d. Site identification signs or any other signs for a development of shopping center may not exceed two hundred (200) square feet, and no site may have more than one (1) ground or pole sign exceeding fifty (50) square feet, or twenty-five (25) feet in height.

11-9-8 Industrial Zones: Signs shall be permitted under the following conditions:

- a. Subject to Subsection 11-9-1 and 11-9-2, all types of signs shall be permitted in Industrial Zones.
- b. The total area of signs for each use shall not exceed one and one-half (1 ½) square feet for each lineal foot of street Frontage, and no sign shall exceed eighty (80) square feet.
- c. The total area of all signs for any individual use in an Industrial Zone shall not exceed three hundred (300) square feet.
- d. No ground or pole sign shall exceed twenty-five feet in height.
- e. Sites for a single use having not less than ten (10) acres of land are allowed up to a total of nine hundred (900) square feet of signage with no individual sign

exceeding five hundred (500) square feet or erected any higher than the eave line of the building to which it is attached.

11-9-9 Downtown Regional Sports and Entertainment Zone (D-RSE):

The dimensions, height, number of faces, spacing, use of a marquee, and distances shall not apply to signs located in the D-RSE Zone. No sign shall be erected in this Zone without a special permit. All other sign criteria and standards that pertain to all zones as set forth in these regulations shall apply.

Section 11-10 Other General Performance Standards

11-10-1 Illumination

- a. Glare: Glare from any Lot may not directly or indirectly from reflection cause illumination on any other Lot in excess of 0.5 footcandles of light.
- b. Strobe lighting: Strobe lighting visible from any other Lot is not allowed.

11-10-2 Vibration

- a. All uses: Every use shall be operated so that continuous, frequent or repetitive vibrations inherently or recurrently generated may not be perceptible to a person of normal sensitivities on any point of any property line of the Lot on which the use is located.
- b. Exemptions: Vibrations from temporary construction work and vehicles which leave the Lot (such as trucks, trains and helicopters) are exempt from Subsection a., above. Vibrations lasting less than five minutes per day are also exempt. Vibrations from primarily on-site vehicles and equipment are not exempt.

11-10-3 Fences

- a. Types of fences: These standards apply to walls, fences and screens of all types whether open, solid, wood, metal, wire, masonry, or other material.
- b. Location and height:
 - 1. The maximum height for fences in required front Building Setbacks is three and one-half feet.
 - 2. The maximum height for fences in required side or rear Building Setbacks is eight feet.
 - 3. The maximum height for fences that are not in required Building Setbacks is 10 feet.
- c. The use of Razor wire is prohibited in all zones.

11-10-4 Garbage Collection Areas: All outdoor garbage cans and garbage collection areas shall be screened from all public rights of way other than alleys, and from any adjacent properties, to the L3 or F2 standards. Trash receptacles for pedestrian use are exempt.

11-10-5 Mechanical Equipment: Mechanical equipment located on the ground, such as cooling or heating equipment, pumps or generators, shall be screened from the street and any abutting R,

or MU-zoned properties to the L3 or F2 standards. Mechanical equipment on roofs shall be completely screened from the ground level of any abutting Residential-Zoned Lots and substantially screened from all adjacent properties at any level.

Section 11-11 Soil Erosion and Sedimentation Control

11-11-1 Purpose: The Soil Erosion and Sedimentation Control Regulations of this Section 11-11 are intended to fulfill the requirements of Sections 22a-329 and 8-2(b) of the Connecticut General Statutes; reduce soil erosion and sediment deposition resulting in water pollution and damage to land and resources; reduce damage from stormwater runoff; protect Long Island Sound's resources, ecosystems and habitats; and minimize sediment pollution resulting from land development activities.

11-11-2 Activities Requiring a Soil 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; or where any disturbed area extends within 200 feet or less of a wetland, watercourse, water body, estuary and/or Long Island Sound.

11-11-3 Exemptions: Single-family dwellings that are not a part of a subdivision of land are exempt from these sediment and erosion control regulations.

11-11-4 Procedure: All Soil Erosion and Sedimentation Control Plans shall be submitted to the City Engineer for his or her recommendation prior to the approval of any application by either the Planning and Zoning Commission or the Zoning Board of Appeals, as applicable, or prior to the issuance of a Certificate of Zoning Compliance. The City Engineer shall review the plan to determine compliance with these regulations and shall submit a report to the appropriate reviewing authority and the applicant of his/her recommendation within 30 days of the date of receipt of said plan.

- a. The Planning and Zoning Commission or the Zoning Board of Appeals, as applicable, shall certify as to the Plan's compliance with the requirements of this Section and may condition certification upon compliance with specified conditions.
- b. Upon receipt of the City Engineer's recommendations, the Zoning Enforcement Officer shall certify as to the plan's compliance with the requirements of this Section and may condition certification upon compliance with specified conditions.
Certification may be conditioned on the submission of a performance bond in an amount sufficient to ensure the timely installation, operation and maintenance of the control measures.

11-11-5 Inspection: Following approval of the Soil Erosion and Sedimentation Control Plan and based on the schedule identified in said plan, the Zoning Enforcement Officer shall inspect the site for compliance with said plan.

11-11-6 Standards: In addition to the requirements of Section 22a-327 of the General Statutes, a Soil Erosion and Sedimentation Control Plan submitted pursuant to this Section 11-11 shall be developed using the principles and technical standards outlined in Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended with subsequent revisions, and shall include the following:

- a. site plan of the property (at a preferred scale of 1 inch = 20 feet but not less than one 1 inch = 40 feet) and a vicinity sketch (at a scale of not less than 1 inch = 800 feet);

- b. general resource information including soil types (based on the published USDA soil survey of Fairfield County), wetlands, watercourses, flood hazard and floodway boundaries (based on the official Flood Insurance Rate Maps of the City of Bridgeport), stream channel encroachment lines and significant vegetation;
- c. existing topography at two foot contour intervals;
- d. the location of all existing structures and drainage structures on the site and within 75 feet of the site;
- e. proposed topography at two foot contour intervals;
- f. proposed area alterations including those areas to be cleared, excavated, filled or graded, as well as the proposed location of all structures, utilities, roads, and if applicable, new property lines;
- g. the location of and design details for all proposed soil erosion and sediment control measures and stormwater management facilities;
- h. the sequence of grading and construction activities;
- i. the sequence for the installation and/or application of soil erosion and sediment control measures;
- j. the sequence for final stabilization of the development of the site;
- k. measure for the protection of trees and other significant vegetation; and
- l. such other information as may be requested by the City Engineer and is deemed necessary to undertake an adequate review of the effectiveness of the proposed plan.

11-11-7 Enforcement: Site disturbance shall not begin until required control measures and facilities are properly installed and functional. All required control measures shall be maintained in an effective condition throughout the duration of the project.

Final approval and release of the performance bond shall only be granted upon final inspection and written certification that all disturbed areas have been stabilized and that final sediment control measures and stormwater management facilities have been installed in accordance with the plan. When structural measures are required, the applicant shall also submit as-built plans, as prepared by the designer or an independent engineer registered in the State of Connecticut.

In acceptance of an approval pursuant to these Regulations, the owner of the property shall permit the City of Bridgeport or its designee to enter upon the premises to inspect compliance with the approved plan and to perform all work necessary to correct and abate any violations.

ARTICLE 12. CONDITIONAL USE DEVELOPMENT STANDARDS

Section 12-1 Accessory Apartments: Where Accessory Apartments are permitted as a conditional use, the use must conform to the following conditions:

- a. **Size of Structure:** A dwelling with an Accessory Apartment must have at least 1,400 square feet of floor area used exclusively for the primary dwelling. The floor area of the attached garage or other non - living space, such as an unfinished basement, may not be included in the total.
- b. **Location:** An Accessory Apartment may be created only through an internal conversion of existing living area, basement, attic, or the space above an existing attached garage. An Accessory Apartment may not be created through the conversion of floor area currently used or designed for the parking of cars.
- c. **Location of entrances:** Only one entrance to the residential structure may be located at the front of the residential structure, unless the structure contained additional front doors before the conversion.
- d. **Other uses:** An Accessory Apartment is not permitted where the primary dwelling is used for a Home Business.

Section 12-2 Automobile Sales and Service: in areas where retail automotive sales and vehicle service is a conditional use, or a conditional special permit use, the use must conform with the following conditions. These conditions are in addition to any applicable special permit standards set forth in Section 14 -3.

- a. **Appearance of structure:** where an automobile sales establishment includes a repair service operation, service bays shall be located so as not to be visible from the surrounding streets providing access to the site.
- b. **Landscaping:** Minimum landscaped area shall be increased to 1.5 times the amount required in the Base Zone.
- c. **Automobile Display Areas:** Display areas shall be adequately screened by permitted landscaping to the L-2 standard.
- d. **Automobile storage areas:** Automobile storage areas shall be screened by permitted fencing to the F-2 standard.

Section 12-3 Commercial Outdoor Recreation Facility: Where commercial outdoor recreation facilities are permitted as a conditional use, and are adjacent to a residential zone, the facility's hours of operation shall be limited from 9:00 am. to 8:00 pm.

Section 12-4 Community Residential Facility: Where uses are permitted as a conditional use no Community Residential Facility shall be established within one thousand feet of any other Community Residential Facility.

Section 12-5 Drive-Through Facilities: All drive-through facilities, whether a Primary Use or accessory to a Primary Use, must comply with the following conditions:

- a. **Setbacks and landscaping:** Service areas and stacking lanes for a drive - through facility must be set back at least five feet from all lot lines. In all zones other than residential zones, the setback must be landscaped to at least the L-2 standard. Where the setback abuts a residential zone, the setback must be landscaped to at least the L-3 standard.

- b. **Design and layout:** Stacking lanes and service areas must be designed so that there is adequate on-site maneuvering, queuing and circulation area, so that stacking vehicles will not impede traffic on abutting streets, and so that stacking lanes do not interfere with vehicle circulation.

Section 12-6 Group Living: Where group living uses are permitted as a conditional use, or as a conditional special permit use, all structures and parking areas shall be set back a minimum of 10 feet from lot lines adjacent to residential zones. This 10 - foot setback shall include no less than eight feet landscaped to the L -3 standard. This condition is in addition to any applicable Special Permit standards, as set forth in Section 14-4, and regular Base Zone Development Standards for the use and zone.

Section 12-7 Home Occupations: Home Occupations are those uses traditionally not permitted in residential zones. In general these are activities carried out for financial gain that are home based, but that do not materially change the residential nature of the neighborhood in which they are permitted. The uses can include but are not limited to professional offices, independent contractors, artisans and craftsman, dressmakers and tailors. Two categories of Home Occupations are established, each having standards and criteria intended to reduce the impact on neighboring residences.

- a. **Prohibited Uses.** Repair or assembly of vehicles or equipment with internal combustion engines (such as automobiles, motorcycles, scooters, snowmobiles, outboard marine engines, lawnmowers, chainsaws and other engines) and repair or assembly of large appliances (such as washing machines, clothes dryers and refrigerators) or any other work related to the sale or service of motor vehicles and their parts is prohibited. Use of the premises as a headquarters of dispatch center where employees come to the premises and are dispatched to other locations is also prohibited.

12-7-1 Home Office:

- a. **Purpose:** The purpose of this regulation is to recognize that the resident of a dwelling in a residential zone has a right to conduct an office (or a similar use) where such use has no external evidence that alters the residential character of the dwelling, lot or neighborhood.
- b. **Permits:** A Home Office use is permitted as a conditional use in all residential zones.
- c. **Standard and Criteria:** To be considered a home office, the use must meet the following standards and criteria:
 - 1. There shall be no change in the exterior of the residence; no outside display or storage of materials, goods, supplies or equipment; nor is there any exterior visible evidence of home office use.
 - 2. Two categories of home occupations are established, each having standards and criteria in tender to reduce impact on neighborhood residences.
 - 3. Only family members residing in the dwelling shall be employed in the Home Office use.
 - 4. The Home Office use shall be confined to structures that are clearly incidental to the use of a property for a residence.

5. No business shall be conducted from the Home Office except by mail or electronic medium.
6. There shall be no traffic, noise, or electrical interference associated with the Home Office use that exceeds that normally associated with a residence.
7. There shall be no hazardous, flammable or combustible liquids, materials and/or wastes located, stored, used, or displayed in association with uses as a Home Office other than that normally associated with a residence.
8. All activities related to a Home Office must be in completely enclosed structures. The Outdoor Storage or Outdoor Display of goods or equipment is prohibited.
9. The dwelling and site must remain residential in appearance. Interior or exterior changes which will make the dwelling appear less residential in nature or function are prohibited. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks or adding commercial - like exterior lighting or signage.
10. No more than one truck may be parked at the site. The maximum size of truck that is allowed on-site is a Light Truck.
11. Truck deliveries or pickups of supplies or products associated with business activities are allowed at the home only between 8:00 a.m. and 5:00 p.m. Vehicles used for delivery and pickup are limited to those normally servicing residential neighborhoods.

12-7-2 Home Business:

- a. **Purpose:** The purpose of this regulation for a Home Business is to provide the opportunity for the resident of a home to use the property for limited business purposes, subject to criteria designed to maintain the residential character of the lot and the neighborhood, to minimize the conflict of such use with surrounding residential uses, and to protect residential property values.
- b. **Permits:** A Home Business use is permitted as a conditional use, or as a conditional special permit use in certain residential zones. The Commission will authorize the use of a residence as a Home Business when it has been determined that the proposed use meets the requirements of the herein described standards and criteria.
- i. **Renewal:** A Home Business permit must be renewed yearly on or before the anniversary date of the issuance of the initial permit. The Commission (or its Agent) will authorize the renewal of the permit when it determines that the requirements of this regulation are still being met.
- d. **Standards and Criteria:** The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for the Home Business Permit:

- a. Proposed property for a home business use shall have at least the minimum lot area required in the zone district.
2. The Home Business use shall be clearly secondary to the residential use of the property, and shall not change the residential appearance of the lot nor the residential character of the neighborhood.
3. The Home Business use may occupy an accessory building providing that the location and appearance of the accessory building is consistent with the residential character of the lot and of the neighborhood.
4. The Home Business shall not utilize more than 50% of the floor area of the primary residence. For an accessory building constructed after the adoption of this regulation, the home business shall not utilize more than an area equal to 50% of the floor area of the primary residence. In the case of an existing accessory building, not more than 50% of the floor area of the accessory building or an area equal to 50% of the floor area of the primary residence, whichever is larger, may be utilized by the home business.
5. The Home Business use shall not employ more than two persons other than resident family members.
6. The appearance of the lot and of the structures on the lot shall not be altered in a manner that would cause the residence to differ from its residential character by the use of materials, construction, lighting, and signs, nor by the emission of sounds, vibrations, or electrical interference.
7. There shall be no exterior storage of goods, supplies, or materials associated with the Home Business.
8. There shall be no hazardous materials stored, used, or displayed in association with use as a Home Business other than that normally associated with a residence.
9. On-site parking shall be provided to accommodate the parking needs of the home business in accordance with Section 11-7. Landscaping and screening shall be provided along boundaries of adjoining property used for residential purposes.
- e. **Hours:** Customers may visit the premises only during the hours of 7:00 a.m. to 6:00 pm.
- f. **Customers:** No more than eight customers or clients may visit the site in a day.
- g. **Retail sales:** Retail sales of goods must be entirely accessory to any services provided on the site (such as hair care products sold as an accessory to hair cutting or styling).
- h. **Number of accessory uses:** A Home Business is prohibited in a residence with

an Accessory Apartment and no more than one Home Occupation is permitted per dwelling unit.

Section 12-8 Institutional Uses: In areas where institutional uses are allowed only as a conditional use, or as a conditional Special Permit use, the following development conditions must be complied with. These conditions shall apply to new development, exterior alterations, and conversions to institutional uses. These conditions shall be in addition to any Base Zone Development Standards and Special Permit standards. Where a condition of this Section 12-8 conflicts with a Base Zone Development Standard, the more stringent standard shall apply.

- a. **Outdoor storage:** Outdoor Storage of materials or equipment is prohibited.
- b. **Outdoor activity facilities:** Outdoor activity facilities such as swimming pools, basketball courts, tennis courts, baseball diamonds, and playground facilities, must be set back 50 feet from an abutting residential zoned property.
- c. **Mechanical equipment:** Mechanical equipment located on the ground such as heating or cooling equipment or generators must be screened. Mechanical equipment on roofs must be screened from the ground level of any abutting residential zoned properties.
- d. **Electrical substations:** The entire perimeter of electrical substations, including the Street Lot Line (except for the access point), must be landscaped to the L-3 standard stated in Section 11-4-1. Required landscaping must be planted on the outside of any security fence.
- e. **Maximum building coverage:** Building coverage shall not exceed 50 percent of the site area.
- f. **Minimum landscape area:** No less than 25 percent of the site area shall be landscaped.
- g. **Buffering from abutting residential zone:** Landscaping setbacks abutting a residential R-zoned lot shall include no less than a 15 - foot wide buffer landscaped to the L-3 standard.
- i. **Buffering across a street from a residential zone:** Institutional uses on lots across a street from residential zoned property must contain a 15-foot deep Frontage area landscaped to the L-1 standard.
- i. **Setbacks for accessory structures:** All detached accessory structures except fences shall be set back a minimum of 10 feet from any lot line.
- j. **Temporary Educational Facilities:** The Bridgeport Board of Education shall be exempt from any Zone Development Standards found in any applicable zone within the city of Bridgeport and the standards found in Section 12-8 involving only city-owned parcels used by the BOE for a school building except that each temporary educational facility proposal shall appear before the Planning & Zoning Commission for Site Plan Review. *Temporary* shall be defined as being less than 12 consecutive calendar months in duration from the date of approval however; the Board of Education may request extensions of time in one year increments by petitioning the Planning & Zoning Commission no less than 90 days prior to the expiration of the previous approval.

Section 12-9 Major Event Entertainment: In addition to special permit standards set forth in Section 14 -3 applicants for a Major Event Entertainment use shall submit, with their application, a Transportation

Management Plan (TMP) (in addition to a required traffic impact analysis). The TMP should address:

- a. Projected traffic volumes of the proposed facility.
- b. Primary routes for access to and from the facility.
- c. Secondary and emergency routes.
- d. Capacity of area roads and public transportation.
- e. Impact of the proposed use on levels of service on area streets.
- f. Relationship of facility traffic to existing area traffic.
- g. Other appropriate information designed to accurately determine the traffic impact of the use on the neighboring areas.

Section 12-10 Liquor Control Regulation: In addition to any other standards set forth for the following uses the sale of alcoholic liquor is subject to the following additional development standards:

- a. **Package Stores.** No use for which a package store permit is required under Chapter 545 of the Connecticut General Statutes may be located so that an entrance to such use is within a 1,500-foot radius of a Lot containing a church, school, hospital, commercial day care center, or another use requiring a package store permit. Notwithstanding this limitation, a use for which a package store permit was issued and valid at the time of the adoption of these Regulations may move to another building or premises within a 750- foot radius of the building or premises containing the use for which the package store permit was issued.
- b. **Within Fifteen Hundred Feet of Other Liquor Establishments.** No building or premises shall be used either in whole or in part for the sale of alcoholic liquor under any tavern, restaurant, druggist or all-alcoholic liquor package store permit issued by said Liquor Control Commission if any entrance to such building or premises within the territorial limits of the City of Bridgeport shall be within 1,500 feet in any direction from the entrance to any other building or premises which shall be used for the sale of alcoholic liquor under either a tavern, restaurant, druggist or all-alcoholic liquor package store permit, whether it is of the same or of a different class or permit.
- c. **Change from Limited to Less Restricted Permits.** No building or premises within the 1,500-foot area above described which shall be used for the sale of alcoholic liquor under any tavern permit or under any limited restaurant or package store permit issued by said Liquor Control Commission shall be used for the sale of alcoholic liquor under any restaurant, druggist or package store permit which authorizes the sale of additional kinds of alcoholic liquor.
- d. **Change from Restaurant to Package Store.** No building or premises within the 1,500-foot area above described which shall be used for the sale of alcoholic liquor under an all-alcoholic liquor restaurant permit issued by said Liquor Control Commission shall be used for the sale of alcoholic liquor under an all-alcoholic liquor package store permit.
- e. **Change from Package Store to Restaurant.** No building or premises within the 1,500-foot area above described which shall be used for the sale of alcoholic

liquor under an all-alcoholic liquor package store permit issued by said Liquor Control Commission shall be used for the sale of alcoholic liquor under an all alcoholic liquor restaurant permit.

- f. **Termination of Privilege of Liquor Use of Premises.** If any building or premises within the 1,500-foot area above described which shall be used for the sale of alcoholic liquor under a tavern, restaurant, druggist or all-alcoholic liquor package store permit shall cease to be actually so used under any such permit, such premises shall not again be used for the sale of alcoholic liquor under any of such permits, unless within 60 days after said premises shall have ceased to be so used it shall again be occupied and actually used for the sale of alcoholic liquor under a permit issued by said Liquor Control Commission of the same class as that last issued by it with reference to said premises.
- g. **Liquor Use of Certain Nonconforming Premises.** No building or premises devoted to a nonconforming use in any residence zone shall be used for the sale of alcoholic liquor under any tavern, restaurant, druggist or alcoholic liquor package store permit issued by said Liquor Control Commission. No building or premises in any residence zone which shall be used in whole or in part for the sale of alcoholic liquor under any grocery store or package store beer permit shall be used for the sale of alcoholic liquor under any tavern, restaurant, druggist or all-alcoholic liquor package store permit issued by said Liquor Control Commission. No building or premises in any residence zone which shall be used for the sale of alcoholic liquor under any tavern or limited restaurant permit shall be used for the sale of alcoholic liquor under any restaurant or package store permit issued by said Liquor Control Commission which authorizes the sale of additional kinds of alcoholic liquor. No building or premises in any residence zone which shall be used for the sale of alcoholic liquor under any all-alcoholic liquor package store permit shall be used for the sale of alcoholic liquor under any tavern or restaurant permit issued by said Liquor Control Commission.
- h. **Cafe Liquor Permits.** For the purpose of interpretation and enforcement of these Regulations, a Cafe Permit shall be subject to all of the controls applicable to a Restaurant Permit.
- i. **Liquor Use of Shopping Centers.**
1. For the purpose of this section, a Shopping Center shall be a group of not less than ten retail stores and/or personal service establishments or any combination thereof located in a OR-R, OR-S, OR-G and Industrial Light Zone, planned and developed as a single unit having a total ground floor building area of not less than 50,000 square feet, with immediate adjoining off-street parking facilities for not less than three hundred fifty (350) automobiles;
 2. In a Shopping Center, as the term is defined in subsection 1. above, and notwithstanding the provisions of Section b. through f. hereof, there shall be permitted:
 - i) grocery beer permits;
 - ii) restaurant permits;
 - iii) one alcoholic liquor use for a package store pursuant to an alcoholic permit issued by the Liquor Control Commission of

the State of Connecticut; and

- iv) one additional use pursuant to an additional permit issued by the Liquor Control Commission of the State of Connecticut.

Provided that no more than one permit of any type set forth in (c) or (d) above, issued by said Liquor Control Commission, shall be allowed in said Shopping Center.

- j. **Restaurants:** The provisions of Sec. b. through f., inclusive, shall not apply to any application for a restaurant permit, or any existing restaurant permit, located within the D-CB, D-MU and D-RSE Zones, and the OR-S Zone located generally along Fairfield Avenue from the Fairfield town line to the intersections of Albion Street and Burr Road with Fairfield Avenue, as set forth on Official Zoning Map of Bridgeport, CT, Revision No. 1 July 5, 1999. Site Plan Review by the Planning & Zoning Commission, as described in Sec. 14-2, is required for all restaurant permits in the OR-R, OR-S, OR-G Zones and within a PDD.

Section 12-11 Resource Production/ Extraction: In industrial zones where earth removal uses are allowed only as a conditional use, or conditional special permit use, the following development conditions must be complied with. These conditions shall be in addition to any applicable Special Permit standards, as set forth in Section 14 - 3. These conditions shall apply to earth removal and excavation not otherwise necessary for the development of an approved Site Plan or subdivision. Earth removal uses include, but are not limited to, excavation and removal of sand, gravel or stone for use and sale as construction materials, and the construction of ponds, lakes, or stormwater detention facilities.

- a. **Public health safety and welfare:** Applicants shall demonstrate that the proposed earth removal activity will not be detrimental to the public health, safety and general welfare with specific regard to erosion, sedimentation, stagnant bodies of water, dangerous slopes, nuisances, or permanent damage to landscapes.
- b. **Access:** Streets providing access to the site shall be adequate to accommodate Heavy Truck traffic. Access to these areas shall not be through existing residential areas.
- c. **Setbacks and slopes:** No excavation may take place within 50 feet of abutting properties (100 feet if adjacent to a residential zone) or within 50 feet of the abutting Street Lot Line. Finished grade shall not exceed a slope of 25 percent or less as necessary to stabilize the slope to allow for reasonable reuse of the land.
- d. **Fencing:** To the extent possible, earth excavation areas shall be enclosed by a fence for safety purposes. Vehicular access points shall include a gate, which may be locked while the operation is not in progress.
- e. **Spillage:** It shall be the responsibility of the applicant, owner or operator of the facility to clean up any spillage of material that occurs off - site on area streets.
- f. **Drainage:** Proper drainage shall be provided at the site at all times, to avoid stagnant pooling of water, soil erosion problems and excessive runoff.
- g. **Restoration plan:** when earth removal operations are complete, the applicant

shall restore the site consistent with a restoration plan submitted at the time of application prior to commencement of any activity. This restoration plan shall include final grading plans, bank stabilization plans, drainage plans, or other information necessary for the maintenance of the facility in a safe condition.

Section 12-12 Social Service Providers: In the OR-N, OR-S, OR-G, MU-EM and MU-P a facility may only operate between the hours of 7:00 a.m. to 9:00 p.m. daily. This restriction does not apply to shelters.

- a. **Hours of operation:** In mixed-use zones only (MU-EM and MU-P), the facility may only operate between the hours of 7:00 a.m. to 9:00 p.m. daily. This restriction does not apply to shelters.

Section 12-13 Vehicle Service Facilities: Where vehicle repair facilities are permitted as a conditional use, or conditional special permit use, the use must comply with the following conditions. These conditions are in addition to any applicable special Permit standards, as set forth in Section 14 - 4:

- a. **Vehicle repairs:** All repairs of vehicles must occur inside a building.
- b. **Outdoor Storage of Vehicles:** Outdoor Storage areas shall be limited to an area equal to the square footage of the Principal Building on-site.
- c. **Screening of Outdoor Storage areas:** The minimum screening for Outdoor Storage areas shall be a fence meeting the F - 2 fence standard. When adjacent to residential zones, screening requirements shall include the L- 3 landscape standard between the residential lot line and the fence enclosing the Outdoor Storage area.

ARTICLE 13. ADMINISTRATION

Section 13-1 Interpretation of this Article

This Article 13 describes certain administrative items and the powers and duties of administrative bodies and officers. As indicated, some of the powers and duties described are not controlled by these Regulations but are established by City Ordinance or state statute. Furthermore, the descriptions of the powers and duties provided in this Article 13 are not meant to be exhaustive, but are meant instead to be descriptions of those primary duties that are relevant to the application, administration and enforcement of these Regulations.

Section 13-2 Zoning Board of Appeals

13-2-1 Composition: Pursuant to Section 8-5 of the General Statutes, the Zoning Board of Appeals for the City consists of five regular members and three alternate members. The terms of office of members and filling of vacancies are as provided by Chapter 19, Section 5 of the 1992 Charter, as revised.

13-2-2 Powers and Duties:

- a. As provided by Section 8-6 of the General Statutes, the Zoning Board of Appeals has the power to:
 1. hear and decide appeals where it is alleged that there is an error in any order, requirement or decision made by any official charged with the enforcement of these Regulations;
 2. hear and decide matters on which it is required to pass by the terms of these Regulations;
 3. determine and vary the application of the terms of these Regulations in harmony with their general purpose and intent and in conformity with Section 8-6 of the General Statutes and Section 14-7 of these Regulations; and
 4. revoke any approvals or variances it has granted, upon a finding that any conditions or limitations attached to such approval or variance have not been adhered to strictly.
- b. Pursuant to Section 14-421 of the General Statutes, the Zoning Board of Appeals shall also have the authority to issue certificates of approval of location for the sale of gasoline or other fuels regulated under Chapter 250 of the General Statutes.

Section 13-3 Planning and Zoning Commission

13-3-1 Composition: As provided by Chapter 19, Section 5 of the 1992 Charter, as revised, the Planning and Zoning Commission is composed of nine members. The terms of office of members and filling of vacancies are as provided by Chapter 19, Section 5, of the 1992 Charter, as revised.

13-3-2 Powers and Duties:

- a. As provided by Chapter 19, Section 6 of the 1992 Charter, as revised, the zoning authority of the City is vested in the Planning and Zoning Commission, and said Planning and Zoning Commission is vested with all rights, powers and duties provided to zoning commissions under Chapter 124 of the General Statutes. Such powers include, but are not limited to, the power to adopt and amend the

Zoning Regulations, including the boundaries established by the zoning map; the power to provide for the manner in which the zoning regulations will be enforced; and the power to grant or deny special permits or site plan approvals consistent with the Zoning Regulations.

- b. Pursuant to Section 4-2 of the Bridgeport Code of Ordinances, every application to the Liquor Control Commission of the State of Connecticut, for a permit for the manufacture or sale of alcoholic liquor and requiring an endorsement thereon as to the status of the premises and the intended use thereof with respect to zones and zoning regulations of the City, shall be so endorsed solely by the Planning and Zoning Commission, acting through its duly authorized agent. Upon the presentation of each such application for such endorsement, there shall be paid to the Planning and Zoning Commission a fee for the necessary examination of records and making of endorsements, which sums shall be paid by it to the City Treasurer for the use of the City.

Section 13-4 Zoning Enforcement Officers

13-4-1 Composition: The Zoning Official of the City of Bridgeport and his designees shall be the Zoning Enforcement Officers of the City and shall have the enforcement powers and duties described in this Section 13-4. In the event of the Zoning Official's absence from duty, that City official designated as the Assistant Zoning Official, shall possess the powers and duties described in this Section 13-4.

13-4-2 Powers and Duties: Zoning Enforcement Officers are authorized to cause any building, structure, place or premises to be inspected at any time; to assess fines and issue notices pursuant to Section 14-7-1 of these Regulations; and to order the discontinuance of any violations of these Regulations or the remedying of any condition found to be in violation of these Regulations. Zoning Enforcement Officers shall have the authority and responsibility to review requests for certifications as to zoning compliance, including Certificates of Zoning Compliance, and to issue or deny issuance of the same pursuant to Section 14-1 of these Regulations.

Section 13-5 Enforcement

13-5-1 Violations of the Regulations: Violation of these Regulations including violation of any condition or requirement attached to the granting of a Special Permit or variance shall be subject to the procedures and full range of penalties provided below. The owner or agent of any building or premises where a violation of any provision of such regulations has been committed or exists, or the lessee or tenant of an entire building or entire premises where such violation has been committed or exists, or the owner, agent, lessee or tenant of any part of the building or premises in which such violation has been committed or exists, or the agent, architect, builder, contractor or any other person who commits, takes part or assists in any such violation or who maintains any building or premises in which any such violation exists, shall be fined not less than ten nor more than one hundred dollars for each day that such violation continues; but, if the offense is wilful, the person convicted thereof shall be fined not less than one hundred dollars nor more than two hundred and fifty dollars for each day that such violation continues, or imprisoned not more than ten days for each day such violation continues or both; and the superior court shall have jurisdiction of all 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 ten days after such service, or having been served with a cease and desist order with respect to a violation involving grading of land, removal of earth or soil erosion and sediment control, fails to comply with such order immediately, or continues to violate any provision of the regulations made under authority of the provisions of this chapter specified in such order shall be subject to a civil penalty not to exceed two thousand five hundred dollars, payable to the treasurer of the City of Bridgeport.

13-5-2 The Planning and Zoning Commission may utilize outside counsel for the prosecution of civil and criminal penalties.

Section 13-6 **Fees:** Pursuant to Section 8-1c of the General Statutes, application fees and other fees necessary in connection with the procedures set forth in these Regulations, including fees for the preparation of the hearing transcript upon any appeal filed in Court, shall be as established by ordinance adopted by the Common Council and published in the office of the City Clerk.

ARTICLE 14. PROCEDURES

Section 14-1 Certificate of Zoning Compliance

14-1-1 Certificate of Zoning Compliance Required: No vacant land or any unoccupied portion thereof shall be occupied or used, except for farming or gardening purposes, and no building or structure hereafter erected, reconstructed or structurally altered shall be occupied or used for any purpose whatever and no certificate of occupancy shall be issued unless and until a Certificate of Zoning Compliance is issued stating that the land, building and/or structure and the use(s) to be made of the land, building and/or structure comply in all respects with the provisions of these Regulations and the requirements or conditions of any approvals granted under these Regulations.

14-1-2 Certificate of Zoning Compliance as to Nonconforming Uses: No nonconforming use shall be extended, enlarged or changed and no alteration shall be made in any nonconforming use or premises unless and until a Certificate of Zoning Compliance is issued stating that the extension, enlargement, change or alteration of such nonconforming use or premises complies in all respects with the provisions of these Regulations.

14-1-3 Application for Certificate of Zoning Compliance: Application for a Certificate of Zoning Compliance shall be submitted to the Zoning Enforcement Officer by a party having a legal interest in the property, or by the agent of such a party, on forms provided by the Zoning Enforcement Officer, together with the pertinent application fee.

14-1-4 Submittal Requirements: The application shall be accompanied by the following:

- a. Plot plan of the proposed building, structure or use drawn to scale with sufficient clarity to show the lot boundaries; minimum setback lines; the nature of the work to be performed, including off-street parking and buffers, if required; the location of new and existing construction; and the distance of same from the lot lines;
- b. letters from all utilities confirming that any necessary hookups can be made;
- c. all approvals or variances granted by the Planning and Zoning Commission, the Zoning Board of Appeals, Historic District Commission and the Inland Wetlands and Watercourses Agency as required by these Regulations, including any site plans, architectural plans, and/or engineering plans pertinent to such approvals; and
- d. such other information as may be required by the Zoning Enforcement Officer to indicate compliance with these Regulations and to aid in the enforcement of these Regulations.

14-1-5 Review and Disposition: Within 15 days of receiving a complete application, the Zoning Enforcement Officer shall determine whether the proposed development has received all required approvals and/or otherwise conforms to these Regulations and any other pertinent law or regulation, and shall approve or deny the application accordingly in writing. If the application is denied, the writing shall state the reasons for the denial. The writing shall also inform the applicant that the disposition may be appealed to the Zoning Board of Appeals.

14-1-6 Certificate of Zoning Compliance: A true copy of the Certificate of Zoning Compliance shall be kept on site and available for public inspection during the course of construction and until completion.

14-1-7 Issuance of Building Permits: No building permit for the erection, reconstruction or structural alterations of any building or structure shall be issued until

- a. the permit applicant applies for a Certificate of Zoning Compliance;
- b. a Zoning Enforcement Officer completes an endorsement on the application that an application has been made for a Certificate of Zoning Compliance; and
- c. the Zoning Enforcement Officer certifies on the application for the building permit that the work described in the building permit application and shown on any accompanying plans and specifications will comply with the requirements of these Regulations or any approvals granted under the authority of these Regulations.

14-1-8 Certificate Revocation: The Zoning Enforcement Officer shall revoke a Certificate of Zoning Compliance upon a finding that the Certificate application contained material misrepresentations of fact or a finding that the parameters of the permit are materially violated by work or activity that does not conform to the approved plans for which the Certificate has been issued.

14-1-9 Records: The Zoning Enforcement Officer shall keep accurate records of all Certificates of Zoning Compliance issued indicating plat/lot, new construction, additions or modifications and building type. In addition, records are to be kept of all site visits, actions taken and the time and issue date of all permits, certificates, and cease and desist orders. The Zoning Enforcement Officer shall record the conditions warranting a cease and desist order by taking photographs and providing a written description of the non-conforming elements.

14-1-10 Coastal Site Plan Approval: Where Coastal Site Plan approval is required pursuant to Section 14-3 of these Regulations, no Certificate of Zoning Compliance shall be issued by the Zoning Enforcement Officer except upon approval of the Coastal Site Plan by the appropriate reviewing body, and then only in conformity with the approved Coastal Site Plan.

Section 14-2 Site Plan Review

14-2-1 Purpose: The purpose of this Section is to ensure that designated categories of development are comprehensively reviewed for compliance with the requirements of these Regulations and for adequate provision of vehicular and pedestrian circulation, parking, landscaping, buffers, signage, lighting, drainage, utilities and other needs produced by the proposed development. It is also intended that through the procedures established under this Section, development impacts will be evaluated by the Planning and Zoning Commission in light of the City's need to protect its natural, social, and cultural environment in accordance with the Master Plan, and that adverse development impacts will be minimized.

14-2-2 Site Plan Review Required: Site Plan review is required for the use and/or development of any parcel granted a use variance, Special Permit uses, changes in occupancy of an existing building to retail sales when such use exceeds 20,000 square feet of floor area, and for any other uses as may be expressly provided by these Regulations.

14-2-3 Submittal Requirements: An application for Site Plan approval shall be submitted as required by the Zoning Office in 13 copies and shall include the following information:

- a. **Other Properties Affected:** A list of the names and addresses of all property owners within 100 feet of all property lines of the subject property.
- b. **Site Plan:** A Site Plan prepared, signed and sealed by an engineer, architect or landscape architect registered and licensed to conduct business in the State of Connecticut, dated and meeting the following requirements:
 1. The Site Plan must be drawn to a scale of 100 feet or less to the inch.

2. Proposed and existing structures and amenities, including but not limited to, footprints of foundations, porches, decks, walkways, travel lanes and parking areas, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown.
 3. Zone Development Standards shall be indicated, including street and lot lines, setback lines, building heights, and roof profiles. Outdoor illumination and landscaping (including trees and/or shrubs, lawn, other landscape features and natural terrain not to be disturbed) shall also be indicated.
 4. Existing and proposed grades shall be shown at two foot intervals.
 5. One or more benchmarks that can be used in the field to verify conditions shall be indicated.
- c. **Utility Plan:** A written and drawn plan (at a scale of 100 feet or less to the inch) indicating how all utility needs (including storm drainage, sewage disposal, and water supply facilities) will be met.
 - d. **Phasing Plan:** When development is proposed to be undertaken in stages, the applicant must submit a phasing plan indicating the extent of development proposed for each phase.
 - e. If the petitioner is a corporation, a copy of the "Certificate of Incorporation", the most recent annual report & a "Certificate of Good Standing" as filed with the Office of the Secretary of the State of Connecticut must be filed with the petition.
 - f. If the petitioner is an LLC, a copy of the "Articles of Organization", a "Certificate of Legal Existence" & the most recent annual report as filed with the Office of the Secretary of the State of Connecticut must be filed with the petition.

The following may also be required at the discretion of the Planning & Zoning Commission.

- g. **Survey:** A class A-2 survey of the property, improvements and easements.
- h. **Architectural Plans:** Preliminary architectural plans, sections, and/or elevations at 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, facade materials or other features of proposed buildings or structures.
- i. **Models:** Site or building models may be required when extensive construction is proposed; when the relationship to existing buildings is considered critical; when views of important landmarks or natural features may be affected; when the bulk, configuration, or scale of proposed buildings is questioned; or when otherwise deemed necessary by the Planning and Zoning Commission. Models may be simple in technique but must be accurate as to contours, detail and scale.
- j. **Impact Analysis:** An impact analysis of the development upon storm drainage, sanitary sewerage, traffic, site conditions and/or environmental resources, including environmental impacts to coastal resources and the ecosystems and habitats of Long Island Sound.

- k. **Open Space Management Plan:** A management plan indicating how all public space will be maintained, used, and managed.
- l. **Other Information:** Any other such information, including off-site information, as may be requested by the Planning and Zoning Commission to facilitate its review, or as may be requested by the Zoning Enforcement Officer to confirm conformity with or enforcement of the provisions, goals or policies of these Regulations.

14-2-4 Procedures: Site Plan review shall be conducted pursuant to the requirements of Section 8-3(g) of the General Statutes. In addition, the Planning and Zoning Commission may hold a public hearing on the application in which case the Site Plan review shall be conducted by the Planning and Zoning Commission in accordance with the same procedures as are set forth in Section 14-4-2, regarding applications for Special Permits.

14-2-5 Site Plan Review Standards: In reviewing Site Plan applications, the Planning and Zoning Commission shall take into consideration the purposes of these Regulations, including the purposes of the Base Zone, any applicable Overlay Zones, development standards, or other applicable regulations or standards, as well as the goals and policies of the Master Plan; the health, safety, general welfare and convenience of the public in general and of the residents of the neighborhood in particular; any environmental impacts the proposed development would have on Long Island Sound; and the maintenance of property values. In its review, the Planning and Zoning Commission may require a modification or attach reasonable conditions and safeguards as a precondition to approval of a site plan. The Planning and Zoning Commission shall consider the following specific standards and objectives:

- a. **Emergency vehicle access:** The plan shall demonstrate adequate provision for emergency vehicle access, fire lanes, and water pressure for fire-fighting, based upon the recommendations of the Fire Marshal and the public water utility.
- b. **Vehicular access, circulation and parking:** The plan shall include safe, adequate and convenient facilities for pedestrian circulation and circulation, operation and parking and loading of vehicular traffic.
 - 1. **Traffic access:** All proposed traffic access ways shall be adequate but not excessive in number; shall be adequate in width, grade, alignment and visibility; and shall not be located too close to street corners or other places of public assembly. The number of vehicle access drives shall be minimized and shall be located and designed to provide safe and convenient turning movements and safe sight lines as determined in accordance with the Connecticut Department of Transportation Guidelines for Highway Design (also known as the Geometric Highway Design Standards).
 - 2. **Access for persons with disabilities:** The number, locations and dimensions of all vehicular and pedestrian access drives and walkways, parking spaces and dropoff and loading areas shall conform to the standards of Article 11 of these Regulations, and all other applicable standards, including those set forth in the Americans with Disabilities Act and state laws and regulations. Such areas shall be constructed of suitable hard surface materials and be maintained in good condition.
- c. **Circulation and parking:** Adequate off-street parking and loading spaces shall be provided in accordance with Section 11-7, Off-Street Parking, and Section 11-8, Off-Street Loading. The interior circulation system shall be adequate to provide safe accessibility to activity areas.

1. The applicant must demonstrate that area streets and traffic controls have adequate capacity to service the site without causing undue congestion or hazardous conditions, or must submit a plan to improve such streets and traffic controls so that the project will not cause undue congestion or hazardous conditions.
- d. **Design:** The site plan shall demonstrate that the design is in harmony with existing development and provides acceptable levels of landscaping. The Planning and Zoning Commission shall take into consideration the following features and standards:
1. Walls, fences and hedges: The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen parking, loading, garbage collection facilities, outdoor storage areas, access drives, utility installations and other such features. Such landscaping shall be appropriate to the general character of the vicinity and consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.
 2. Landscaping: In addition to requirements for minimum landscaped areas, all open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Planning and Zoning Commission.
 3. Compatibility: The arrangement, location, appearance, apparent bulk, architectural features, materials, texture and color of proposed buildings, structures, lighting and outdoor signs shall establish an architectural character and overall site design compatible with the scale and general character of the neighborhood and the City of Bridgeport.
 4. Open space: Building setbacks and the configuration of open space shall conform to all applicable requirements of these Regulations and shall be appropriate to existing structures on adjoining properties and established patterns of use of side and rear yard areas, and to the existing physical conditions of the site. In multifamily dwelling developments, open space shall be designed to provide functional outdoor living and play areas meeting the needs of intended residents.
 5. Condition of improvements: All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All improvements shall be suitably landscaped to the satisfaction of the Planning and Zoning Commission and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer.
- e. **Environmental and other impacts:** The site plan shall demonstrate protection of environmental quality and minimization of impact on surrounding properties. The Planning and Zoning Commission shall take into consideration the following features and standards:
1. Construction controls: Soil erosion, sedimentation and the release of excessive dust shall be controlled through implementation of suitable short term controls in accordance with the standards and procedures of Section 11-11.

2. **Preservation of natural features:** Site design and development shall seek to preserve existing specimen trees, historic structures and other significant features of the site. Premature demolition or clearance of prospective development sites, whether recent or previously conducted, may be taken into consideration in subsequent site plan review, and approval may be conditioned on restoration.
3. **Impact on nearby properties:** Lighting and noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of nearby properties. The location, height, design and arrangement of outside lighting shall be consistent with safety and shall avoid glare and hazards to traffic.
4. **Utilities:** The applicant shall demonstrate that available public utilities are adequate in capacity to safely service the requirements of the site. Where infrastructure capacity is judged not to be adequate, the Planning and Zoning Commission may accept a binding agreement to perform suitable improvements.
5. **Impermeable surfaces and stormwater runoff:** Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding, erosion and pollution. Site development shall maximize the amount of stormwater that can directly precipitate on and percolate into the soil.

Wherever new development greatly inhibits natural percolation, said use(s) shall detain all stormwater runoff during and after construction, for discharge so as to: (1) remove the maximum amount of suspended solids practicable, especially from the first inch or less of rainfall; (2) minimize adverse ground water impacts; and (3) protect Long Island Sound, its resources and habitats from pollution. Management systems shall be designed to accommodate and treat stormwater runoff in amounts up to and including a 50-year, 24-hour storm peak discharge.

14-2-6 Bonding Requirements: As a condition of special permit or Site Plan approval the Planning and Zoning Commission may require the applicant to post a performance bond.

14-2-7 Amendments: All site improvements shall be carried out in strict compliance with the Site Plan approved by the Planning and Zoning Commission. All amendments or modifications to the Site Plan shall require the approval of the Planning and Zoning Commission.

14-2-8 Expiration of Site Plan Approval: Site Plan approval shall expire 5 years from the date of the approval or within the time frame authorized by Section 8-3(i) of the General Statutes unless construction has commenced and is diligently being pursued, or an application for extension of the approval is received by the Planning and Zoning Commission.

14-2-9 Continuing Nature of Obligation: All conditions and improvements shown on the approved Site Plan shall continue in force as long as the use indicated on the approved Site Plan shall be in operation, regardless of any change in ownership of the property.

Section 14-3 Coastal Site Plan Review and Approval

1. **Purpose:** Coastal Site Plan Review and Approval under this Section is intended to fulfill the requirements of Sections 22a-105 through 22a-109 of the Connecticut General Statutes; to ensure that activities contemplated in the Coastal Boundary will satisfy all lawful requirements; and to ensure that

within the Coastal Boundary the potential adverse impacts of proposed activities on both coastal resources and future Water-Dependent development activities are acceptable.

2. **Applicability:** Pursuant to Section 22a-105 of the General Statutes, applications for activities or projects are subject to the Coastal Site Plan Review requirements of this Section if:
 - a. the site covered by the application is located fully or partially within the Coastal Boundary as defined by Section 22a-94 of the Connecticut General Statutes and as delineated on the Coastal Boundary Map for the City of Bridgeport;
 - b. the application is for a Certificate of Zoning Compliance, a special permit, a variance, site plan approval, subdivision or resubdivision approval, or referral of a proposed municipal project to the Planning and Zoning Commission in accordance with Section 8-24 of the General Statutes; and
 - c. the application is for an activity or use which is not specifically listed in Section 14.3.3 as exempt from this Section.
3. **Exemptions:** As permitted under Section 22a-109 of the General Statutes, the following uses which are not also Shoreline Flood and Erosion Control Structures shall be exempt from the Coastal Site Plan Review Requirements of this Section:
 - a. gardening, grazing and the harvesting of crops;
 - b. additions or modifications to an existing residential structure that do not expand the footprint or floor area of the structure by more than 20 percent above the footprint or floor area existing at the enactment date of these Regulations;
 - c. construction or modification of fences, walks, pedestrian walks, and terraces, utility service lines and underground connections, signs permitted under Section 11-9, and such other minor structures as will not substantially alter the natural character of coastal resources or restrict access along public beach, shorefront or near shore waters;
 - d. construction of or modification of a structure accessory to a residential use that does not exceed 400 square feet in area;
 - e. activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources;
 - f. interior modification of buildings;
 - g. on sites not immediately adjacent or abutting coastal waters, additions to or changes of use involving a non-residential structure or property that cumulatively requires fewer than four parking spaces, less than 500 square feet of floor area, and less than 500 square feet of building coverage (including awnings and exterior staircases or elevators).
4. **Procedure:**
 - a. Application Requirements: Application for Coastal Site Plan Approval shall include all information required in Sections 22a-105 and 106 of the Connecticut Coastal Management Act, and such other information as is requested by the reviewing body.
 - b. Reviewing Body: Where Coastal Site Plan Review is triggered by applications before the Planning and Zoning Commission or for a Certificate of Zoning Compliance, the Planning and Zoning Commission shall review and approve, modify, condition, or deny the coastal site plan review application. Where Coastal Site Plan Review is triggered by

applications before the Zoning Board of Appeals, the Zoning Board of Appeals shall review and approve, modify, condition or deny the coastal site plan review application. In addition, any application for Coastal Site Plan Approval shall be referred to any other agency for review and recommendations where required by statute and/or these regulations.

- c. The reviewing body may require additional supporting facts or documentation necessary to assist in an evaluation of the proposal.
 - d. Issuance of Coastal Site Plan Approval shall be deemed to authorize only the buildings, landscaping, uses and other features shown on the site plan and described in the application, subject to such conditions that may be imposed by the body granting the Site Plan approval. Any changes to approved plans shall require further approval of the reviewing body unless exempted by these Regulations.
 - e. Applications covering Shoreline Flood and Erosion Control Structures shall be referred to the commissioner of environmental protection as required by Section 22a-109(d) of the General Statutes.
 - f. Pursuant to Section 22a-109(e) of the General Statutes, the reviewing body may at its discretion hold a public hearing on any application for Coastal Site Plan Approval. Public hearings shall conform to the timing requirements of Section 8-7d of the General Statutes.
 - g. The reviewing body may approve, modify, condition or deny a Coastal Site Plan based on the criteria found or referenced in Sections 14.2 and 14.3 of these Regulations. The reviewing body must issue its findings and reasons for actions in writing, and shall publish notices of approvals or denials pursuant to the requirements of Section 22a-109(f) of the General Statutes.
 - h. As a condition to an approval, the reviewing body may require a bond, escrow account or other surety or financial security arrangement to secure compliance with any modifications, conditions or other terms stated in its approval of a Coastal Site Plan.
 - i. Any Coastal Site Plan Approval for which a full building permit has not been issued within one (1) year from the approval date shall become null and void, unless an extension of time for no more than one (1) additional year is applied for and granted by the body granting the original approval. No more than one extension of time may be granted.
 - k. Reasonable fees for review of Coastal Site Plans may be set and amended by the Common Council.
5. **Criteria for Review:** In reviewing applications for Coastal Site Plan Approval, the reviewing body shall employ the criteria of Section 22a-106 of the General Statutes; and the criteria of Subsections a., b., c., d., and e. of this Section. In approving any activity proposed in a Coastal Site Plan application, the reviewing body shall make a written finding that the proposed activity with any conditions or modifications imposed meets the criteria of subsection 22a-106(d) of the General Statutes as well as the following criteria:
- a. environmental impacts to coastal resources and the ecosystems and habitats of Long Island Sound are suitably mitigated using best available technology;
 - b. the siting of structures and uses serve to protect and harmonize with significant waterfront resources and unique characteristics of the site;

- c. the direct loss of significant natural resources or scenic values of the harbor area is mitigated;
- d. public views to and along the water are maintained and enhanced wherever possible through careful design and siting of structures; and
- e. except where public safety would be at risk or where public access would unreasonably conflict with a Water-Dependent Use or the preservation or enhancement of significant waterfront resources, public access is promoted and appropriate public amenities are provided.

The review criteria of this Section shall not be construed to prevent the reconstruction of a building after a casualty loss.

Section 14-4 Special Permit Procedures

14-4-1 Submittal Requirements:

- a. **General:** An application for Special Permit approval shall be submitted to the Planning and Zoning Commission on a form provided by the Planning and Zoning Commission, together with: (1) all submittal requirements for Site Plan review as set forth in Section 14-2, Site Plan Review; (2) the appropriate filing fee; and (3) any other information that the Planning and Zoning Commission may request and deem necessary for a proper view of the application.
- b. **Location of Structures:** The submission of a view shed analysis which indicates the visual impact of the placement of the proposed structure by indicating what view would be blocked when the structure is viewed within a one-half mile radius of the proposed location shall be required for any application to site an outdoor advertising sign or on-premise sign that measures a minimum of three hundred square (300) feet.

14-4-2 Procedures: Application review and disposition shall be conducted by the Planning and Zoning Commission in accordance with the following:

- a. **Receipt and completeness:** Upon a finding at any time that an application is incomplete, the Planning and Zoning Commission shall notify the applicant of the manner in which the application is incomplete. The Planning and Zoning Commission may return an incomplete application or waive the requirement under which the application was found lacking.
- b. **Referrals:** To assist with its consideration of an application, the Planning and Zoning Commission may refer the application to any department, agency or official it deems appropriate, to review and comment upon those matters which are the concern or responsibility of such department, agency or official.
- c. **Public hearing required:** Pursuant to Section 8-3c of the General Statutes, prior to the disposition of an application by the Planning and Zoning Commission, a public hearing noticed in accordance with the requirements of Section 8-3 of the General Statutes shall be held. At the public hearing all interested persons shall be given the opportunity to be heard on the proposal.
- d. **Review and disposition:** Following the close of the public hearing on an application, the Planning and Zoning Commission shall deliberate at a meeting open to the public as to whether the proposed development meets all applicable standards. Following deliberation, the Planning and Zoning Commission shall either approve, approve with

conditions, or deny the application. The Planning and Zoning Commission shall act upon the application in accordance with the timing requirements of Section 8-7d of the General Statutes. The decision of the Planning and Zoning Commission shall be in writing and shall set forth the reasons for any condition imposed or for a denial.

14-4-3 **Conditions:** In granting a Special Permit, the Planning and Zoning Commission may impose such additional conditions on the proposed development as it deems necessary to conform to the requirements of Section 14-4-4, Special Permit Standards.

14-4-4 **Special Permit Standards:** No application for a special permit shall be granted until the Planning and Zoning Commission has made the following findings:

1. the Special Permit use(s) and Site Plan are compatible with and implement the objectives and policies of Bridgeport's Master Plan;
2. the Special Permit use(s) and Site Plan will not impair the future development of the surrounding area;
3. the proposed use will not tend to depreciate property values and the character and extent of development of adjoining properties;
4. the height and bulk of buildings in the application proposal are consistent with the Master Plan and applicable Development Standards, internally compatible, and compatible with other structures in the vicinity and the character of the surrounding area;
5. the proposal includes adequate safeguards to protect adjacent property and the neighborhood in general from any detrimental impacts the proposed use might otherwise have;
6. any environmental impacts to Long Island Sound are appropriately mitigated;
7. in the case of any proposed special permit use located in, or directly adjacent to, a residential district, 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 in the case of any proposed special permit use located in, or directly adjacent to, a residential district, 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 relations 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 incongruous with residential uses, and will not present an undue hazard or inconvenience to residents; and
8. in the case of the siting of a new outdoor advertising sign or on-premises roof sign, or the relocation or replacement of an existing outdoor advertising sign or on-premises roof sign, that the proposed sign at the proposed location, when viewed from any residentially zoned property within a one-half mile radius of the proposed sign location will not eliminate or reduce by more than twenty-five (25) percent the view of a significant natural or local feature, as set forth in Section 11-9-2j.
9. No detrimental impacts would result based on the proximity of dwellings, churches, schools, public buildings, and other places of public gatherings.

14-4-4a. **Asphalt Plants and Associated Activities**

- 14-4-4a-1** Purpose: The location of structures that manufacture, refine, prepare and/or distribute Asphalt or other bituminous concrete products only if such location will not result in the migration of air borne particles and other pollutants or otherwise have an adverse impact on properties in the area.
- 14-4-4a-2** Use: The new construction, relocation or conversion of an existing structure for the purpose of Asphalt manufacturing or refining or preparation, as well as sites for the manufacturing or refining of Asphaltic materials or by-products, and/or other bituminous concrete products used for road restoration shall require a special permit, except when the use of these materials are incidental to construction.
- 14-4-4a-3** Additional Standards: In addition to standards 1-8 set forth in Section 14-4-4 above, an application for a special permit for the new construction, relocation or conversion of an existing structure for the purpose set forth in Section 14-4-4-a-2 above shall demonstrate that the activities:

Will not result in pollution and/or airborne particles, as defined by the regulations of the State Department of Environmental Protection, migrating to any property in any zone, which is within 500 feet of the site or within 500 feet of the property line or within 1/3 mile radius from a hospital, nursing home, school or house of worship; and

Will not result in any adverse effect including but not limited to any odor that annoys, disturbs, injures, or endangers the comfort, repose, health, safety or welfare of others; and

Will not result in a diminution of property values for any property located in any zone, which is within 500 feet of the site.

- 14-4-5** Expiration of Special Permit Approval: Special permit approval shall expire 12 months from the date of approval unless a building permit has been issued and construction has commenced and is being diligently pursued, or an application for extension has been received by the Planning and Zoning Commission. Denial of an application for the extension of a special permit approval shall result in termination of the Special Permit approval.

Section 14-5 **General Development Plan Review**

- 14-5-1** Purpose: To provide the Commission with a comprehensive overview of the PDD inclusive of proposed uses, phasing site layout and design parameters of the development.
- 14-5-2** General Development Plan Review Required: GDP review by the Planning & Zoning Commission is required for all applications made in accordance with Article 5-4 and constitutes the change of zone request.
- 14-5-3** Submittal Requirements: An application for a GDP approval within a PDD shall be submitted on a form as required by the Planning & Zoning Commission in thirteen (13) copies together with: (1) the appropriate filing fee; and (2) any other information that the Planning and Zoning Commission may request and deem necessary for a proper review of the application including but not limited to, thirteen (13) copies of the following:
- a. Existing Conditions Map: Location and size of property including a boundary map with an accuracy meeting or exceeding the standards for a Class A-2 survey. Said map is to show the precise boundaries of the PDD as well as the boundaries of any designated wetlands areas;
 - b. Conceptual Land Use Plan: Present and proposed uses, proposed locations of any and all buildings, parking lots, misc. structures, etc., and the acreage dedicated to the specific uses.

The establishment of these uses will act to cluster compatible land uses and coordinate internal traffic flow and service;

- c. Land Use Intensity Plan: A plan which sets forth the proposed density for the PDD;
- d. Phasing Plans: A plan which identifies the phasing of the development within the PDD and the extent of development proposed for each phase;
- e. Design Parameters: A chart setting forth the design standards established for FAR, perimeter setbacks, buffer, height and open space requirements;
- f. Other Properties Affected: A list of the names as shown on the Tax Assessor's records and the addresses of all property owners within two-hundred and fifty (250) feet of all property lines of the subject property as shown on the Tax Assessor's maps;
- g. Parking Plan: A plan which shall consider a detailed plan for parking, which shall include, but not be limited to, the areas of off-street parking, square footage analysis in anticipation of services, joint use parking operational plans, parking areas, dimensions, truck and equipment parking and storage, off-street loading, and improvements may be guided by Section 11 of the Zoning Regulations.
- h. Off-site Traffic Impact Study: A comprehensive Traffic Impact Study shall be required that, in addition to studying the interior site plan's traffic circulation and impacts, will identify and recommend viable and achievable solutions to mitigate any and all anticipated traffic impacts resulting from the proposed development.
- i. Impact Analysis: An impact analysis of the development, designed to the maximum proposed density, upon storm drainage, sanitary sewerage, traffic, site conditions, and/or environmental impacts to coastal resources and the ecosystems and habitats of Long Island Sound.
- j. Bonus Eligibility: A proposed PDD may be eligible for a bonus as to the height which may be granted by the Planning and Zoning Commission for an increase of up to 20% of the allowable height if the applicant can demonstrate:

(1) the need for an increase in such height;

(2) the height is compatible with the existing uses in the immediate vicinity of the subject property;

(3) the proposed height does not create an overuse of the property;

(4) appropriate consideration and plans for parking, traffic, and perimeter setback have been addressed;

(5) the structure does not unreasonably impair primary scenic view (such as waterfront) of the surrounding area.

14-5-4 Procedures: Application review and disposition shall be conducted by the Planning and Zoning Commission in accordance with the following:

- a. Receipt and Completeness: Applications submitted at least thirty (30) calendar days prior to a regularly scheduled meeting of the Planning and Zoning Commission shall be received at said meeting. Upon a finding at any time that an application is incomplete, the Planning and Zoning Commission shall notify the applicant of the manner in which the application is incomplete. The Planning and Zoning Commission may return an incomplete application, permit a continuance for thirty-five days to allow the applicant to provide the necessary incomplete information, or waive the requirement under which the application was found lacking.
- b. Preliminary Review Conference: To assist with its consideration of a proposed application, the developer will submit all applications of a GDP for preliminary review to the Commission and its staff. The meeting will be primarily an information exchange allowing the applicant/developer an opportunity to discuss the development proposal with planning staff

and local officials from related departments and agencies. Any review or comments shall not be considered as a commitment by the Planning and Zoning Commission as to the final decision of the Commission.

- c. Referrals: To assist with its consideration of an application, the Planning and Zoning Commission may refer the application to any department, agency or official it deems appropriate, to review and comment upon those matters which are of concern or responsibility of such department, agency or official.
- d. Public Hearing Required: Pursuant to Section 8-3c of the Connecticut General Statutes, prior to the disposition of an application by the Planning and Zoning Commission, a public hearing noticed in accordance with the requirements of Section 8-3 of the Connecticut General Statutes shall be held. At the public hearing all interested persons shall be given the opportunity to be heard on the proposal.
- e. Review and Disposition: Following the close of the public hearing on an application, the Planning and Zoning Commission shall deliberate at a meeting open to the public. Following deliberation, the Planning and Zoning Commission shall either approve, approve with conditions, or deny the application. The Planning and Zoning Commission shall act upon the application in accordance with the timing requirements of Section 8-7d of the Connecticut General Statutes. The decision of the Planning and Zoning Commission shall be in writing and shall set forth the reasons for any conditions imposed or for a denial. The effective approval date of the PDD shall be midnight of the day after the publication of the Planning & Zoning Commission's decision.

14-5-5 Conditions: In granting a GDP, the Planning and Zoning Commission may impose such additional conditions on the proposed development as it deems necessary to conform to the requirements of Section 14-5-6, GDP Findings.

14-5-6 General Development Plan Findings: No application for a GDP shall be granted until the Planning and Zoning Commission has made the following findings:

1. The GDP is compatible with the Comprehensive Plan and implements the objectives and policies of the Bridgeport Master Plan.
2. The GDP demonstrates respect for environmental qualities of the site, addresses the water dependent uses, and provides open space for the proposed use(s).
3. The GDP promotes the public health, safety and general welfare.
4. The GDP demonstrates respect for the surrounding properties through appropriate setbacks or other design controls.
5. The GDP promotes the economic well-being of the City.
6. The GDP is for a tract of land which exceeds twenty-five (25) acres in size.

14-5-7 Duration of General Development Plan Approval: GDP approval shall run with the land and shall be binding on the applicant and its successors, assigns and heirs subject to the rights of the applicant under Section 14-5-8 and subject to the right of the applicant, its successors, assigns and heirs, and upon request to the Planning and Zoning Commission, to abandon the approval.

The applicant shall be required to file the approved GDP, and any subsequent amendments, in the Land period. Evidence of the applicant's actions in the form of a copy of the documentation filed and the date, volume, and page numbers identifying this action shall be supplied to the Clerk of the Planning and Zoning Commission at the time of filing.

14-5-8 Amendment(s) to GDP: Any modifications, amendments or changes to the range of development standards established under the GDP after its initial approval shall be reviewed and approved by the Planning and Zoning Commission. The Planning and Zoning Commission may require additional information from the petitioner during the course of its review of the request for a modification or amendment of the GDP. Major modifications or amendments shall, at the Commission's discretion, be required to be processed in accordance with the provisions required

for a new GDP application. The Commission at its discretion, may waive any GDP application requirements in the amendment process that it deems prudent. An applicant who has what it determines to be a minor modification may submit such for approval to the next regularly scheduled hearing of the Planning & Zoning Commission which the Commission shall consider whether approval will be given absent the requirement of a public hearing.

Section 14-6 Detailed Development Plan Review:

14-6-1 Purpose: To provide detailed information sufficient to allow the Planning and Zoning Commission to assess the proposed development's compliance with the purpose and intent of the GDP.

14-6-2 DDP Review Required: DDP review by the Planning & Zoning Commission is required for all applications made in accordance with Article 5-4.

14-6-3 Submittal Requirements: An applicant may elect to submit multiple DDPs for portions or phases of the PDD. In this event, the initial DDP submitted must involve an area of not less than ten (10) acres. Subsequent DDPs within the PDD, i.e., subsequent phases, must involve areas of not less than five (5) acres unless the GDP provides otherwise. Subsequent DDPs within the PDD, (i.e. subsequent phases) shall be submitted within the time parameters, if any, established as a part of the GDP.

At a minimum, the submission requirements of the DDP shall include the following:

- a. Site Development Plan showing building footprints, parking and loading areas, proposed streets, and driveways which will be in accordance with engineering practices and standards and adequate to accommodate anticipated travel and that the projected development intensity will not generate traffic in such amount as to cause traffic congestion on any of the City's network of roadways and intersections.
- b. Utility Plan indicating how all utility needs (including storm drainage, sewerage disposal, and water supply facilities) will be met.
- c. Existing Conditions Plan showing building footprints, parking and loading areas, streets, and driveways.
- d. Architectural plans, sections, and elevations showing exterior elevations, roof lines, facade materials or other features of the proposed buildings or structures.
- e. An Open Space Management Plan.
- f. A Landscape Plan.
- g. An Impact Analysis of the proposed development upon the storm drainage, sanitary sewerage, traffic site conditions, and/or environmental resources.
- h. An Alcoholic Beverage Plan: Section 12-10b through f inclusive of the Bridgeport Zoning Regulations and its subsequent revisions shall not apply to liquor establishments within a PDD. The applicant shall submit a plan or proposal outlining the placement of liquor establishments within the PDD for approval by the Planning & Zoning Commission.

14-6-4 Procedures: Application review and disposition shall be conducted by the Planning and Zoning Commission in accordance with the following:

- a. Receipt and Completeness: Applications submitted at least fifteen (15) business days prior to a regularly scheduled meeting of the Planning and Zoning Commission shall be received at said meeting. Upon a finding at any time that an application is incomplete, the Planning and Zoning Commission shall notify the applicant of the manner in which the application is incomplete. The Planning and Zoning Commission may return an incomplete application or waive the requirement under which the application was found lacking.
- b. Referrals: To assist with its consideration of an application, the Planning and Zoning Commission may refer the application to any department, agency or official it deems

appropriate , to review and comment upon those matters which are of concern or responsibility of such department, agency or official.

- c. **Public Hearing Required:** Pursuant to Section 8-3c of the Connecticut General Statutes, prior to the disposition of an application by the Planning and Zoning Commission, a public hearing noticed in accordance with the requirements of Section 8-3 of the Connecticut General Statutes shall be held. At the public hearing all interested persons shall be given the opportunity to be heard on the proposal.
- d. **Review and Disposition:** Following the close of the public hearing on an application, the Planning and Zoning Commission shall deliberate at a meeting open to the public, as to the development which has addressed all relevant standards and has provided acceptable standards to the Planning & Zoning Commission. Following deliberation, the Planning and Zoning Commission shall either approve, approve with conditions, or deny the application. The Planning and Zoning Commission shall act upon the application in accordance with the timing requirements of Section 8-7d of the Connecticut General Statutes. The decision of the Planning and Zoning Commission shall be in writing and shall set forth the reasons for any conditions imposed or for a denial.

14-6-5 Conditions: In granting a DDP, the Planning and Zoning Commission may impose such additional conditions on the proposed development as it deems necessary to conform to the requirements of Section 14-6-6, DDP Findings.

14-6-6 Detailed Development Plan Findings: In approving a DDP, the Planning and Zoning Commission must find that the proposed DDP:

- 1. accomplishes the purpose of the General Development Plan;
- 2. complies with the general development standards set forth in the General Development Plan;
- 3. proposes streets and drives which will be suitable and adequate to accommodate anticipated traffic and that the projected development intensity will not generate traffic in such amounts as to cause traffic congestion; and
- 4. concerns a tract of land subdivided only by accepted rights-of-way which, at a minimum, is ten (10) acres in size.

14-6-7 Duration of Detail Development Plan: DDP approval shall expire upon the completion date set forth in the approval of the DDP unless an extension is granted prior to the completion date. The Planning and Zoning Commission shall, at its discretion, grant extensions of time to complete the development, each extension not to exceed a twelve (12) month period, provided the applicant demonstrates:

- a. The request is submitted prior to the completion date set forth in the approval and any amendments thereto; and
- b. Conditions have not changed so substantially as to warrant Planning and Zoning Commission reconsideration of the approved development.

14-6-8 Subdivision of Property with DDP Plan: Subject to the approval of the Planning and Zoning Commission at the time any DDP application is made, the applicant may, with respect to any DDP Plan, subdivide the tract of land that is subject to the DDP application into separate parcels of land so that each separate parcel may be separate for tax and conveyance purposes. Upon such approval by the Planning and Zoning Commission, no further subdivision application or approval shall be required under City of Bridgeport Planning and Zoning Regulations.

14-6-9 Amendment(s) to DDP: Any modifications, amendments or changes to the range of development standards established under the DDP after its initial approval shall be reviewed and approved by the Planning & Zoning Commission. The Planning and Zoning Commission may require additional information from the petitioner during the course of its review of the request for

a modification, amendment or change to the DDP. At its discretion, the Planning & Zoning Commission may require the petitioner to file a new application for a DDP in accordance with the provisions required for a new DDP application. The Commission at its discretion, may waive any DDP application requirements in this process that it deems prudent. An applicant who has what it determines to be a minor modification may submit such for approval to the next regularly scheduled hearing of the Planning & Zoning Commission which Commission shall consider whether approval will be given absent the requirements of a public hearing.

Section 14-7 Variance

14-7-1 Purpose: Variances Restricted or Prohibited

- a. **Purpose:** This Section is intended to allow for variances from the Development Standards of these Regulations, pursuant to Section 8-6 of the General Statutes, in circumstances where owing to conditions especially affecting a parcel of land, but not affecting generally the zone in which such parcel is located, a literal enforcement of these Regulations would result in exceptional difficulty or unusual hardship and the variance if granted will be in harmony with these Regulations and their general purpose and intent.
- b. **Site Plan Required:** Site plan review by the Planning & Zoning Commission, as set forth in Section 14-2, is required prior to the use and/or development of any parcel granted a use variance. The purpose of such review is to determine compliance with all other applicable Development Standards of these Regulations.
- c. **Sign Variances Prohibited:** No variances shall be granted for the placement and/or construction of any new sign, or the replacement, and/or modification of any existing sign, regarding its height, width, the number of faces, its location, or its distance from other signs located in the City.

14-7-2 Submittal Requirements: An application for a variance shall include information showing the following:

- a. The names and addresses of all property owners within 100 feet of all boundaries of the subject property.
- b. The specific provision of the Regulations from which the variance is sought.
- c. The justification for the variance in light of the standards set forth in this section.
- d. How the granting of the requested variance relates to the intent and purposes of these Regulations and the Master Plan.

14-7-3 Procedures: Review of an application for variance shall be conducted by the Zoning Board of Appeals and shall be in accordance with the following:

- a. **Application:** An application for variance shall be submitted to the Zoning Board of Appeals by the owner of the property, a holder of a legal interest in the subject property, or the owner's or holder's agent, on forms provided by the Board, together with all submittal requirements set forth in this Section and the appropriate application fee. The Zoning Board of Appeals shall review applications so submitted at its next regularly scheduled meeting following submittal. Applications must be submitted at least one day prior to the regularly

scheduled meeting of the Board in order to be received at said meeting. Upon review of the application, the Board shall either accept the same as complete or return an incomplete application to the applicant with an explanation of the submittal requirements not met.

- b. **Public hearing required:** Prior to disposition of an application for a variance by the Zoning Board of Appeals, a public hearing noticed in accordance with the requirements for appeals under Section 8-7 of the General Statutes shall be held. At the public hearing, all interested persons shall be given the opportunity to be heard on the proposed variance. Notice of the public hearing on an application for a variance shall be sent by the Applicant by certified mail return receipt requested to all abutting property owners at least ten days prior to the public hearing thereon.
- c. **Review and disposition:** The Zoning Board of Appeals shall act upon all applications for a variance in accordance with the timing requirements for public hearings set forth in Section 8-7d of the General Statutes:

In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards to promote the purposes and protect the integrity of these Regulations. Violations of such conditions and safeguards, when made part of the terms under which the variance is granted, shall be deemed a violation of these Regulations.

14-7-4 Standards: Pursuant to Section 8-6 of the General Statutes, a variance shall be granted only if the following standards are met:

- a. the literal enforcement of the provisions of these Regulations would result in exceptional difficulty or unusual hardship;
- b. the exceptional difficulty or unusual hardship claimed results from conditions especially affecting the subject parcel but not affecting other properties in the zone in which it is situated;
- c. the exceptional difficulty or unusual hardship sought to be avoided is not the result of any prior action by the applicant;
- d. the variance asked for is the minimal deviation from the provisions of the Regulations sufficient to remove the exceptional difficulty or unusual hardship to the applicant; and
- e. relief can be granted without detriment to the public welfare or impairment to the integrity of these Regulations.

14-7-5 Application after Denial: Pursuant to Section 8-6 of the General Statutes, once an application for a variance is denied by the Zoning Board of Appeals, the Board may decline to consider an application that is substantially the same for a period of six months after a decision by the Board or court on the earlier application.

Section 14-8 General Procedures

14-8-1 Applicant's Participation: At any hearing of the Planning and Zoning Commission or the Zoning Board of Appeals before which an application is pending, it is encouraged that the applicant or his agent appear and stand ready to answer questions regarding the proposal submitted.

14-8-2 Notice of Hearing: Notice of any public hearing on an application before the Planning and Zoning Commission or the Zoning Board of Appeals shall be in accordance with the following:

- a. **Publication:** Pursuant to the General Statutes, notice of said hearing shall be published in a newspaper of general circulation within the City in accordance with the applicable provisions of Chapter 124 of the General Statutes, including but not limited to Sections 8-3, 8-3c and 8-7.
- b. **Notice to Adjoining Municipalities:** Notice to adjoining municipalities and/or the regional planning agency shall be provided as required by Sections 8-3b, 8-3h, 8-7b, 8-7c or other applicable sections of the General Statutes.
- c. **Sign Posting:** The applicant shall display a Public Information Notice Sign on the site giving notice that an application is pending before the Planning and Zoning Commission or the Zoning Board of Appeals. The sign shall be in a manner and form as prescribed by the Planning and Zoning Commission or Zoning Board of Appeals and shall be provided by the Planning and Zoning Commission or Zoning Board of Appeals to the applicant. It shall be displayed in a highly visible place at each location on the site where the property line abuts a public or private street or at a visible location nearest the site. It shall be the responsibility of the applicant to insure that the signs remain on display for a period of seven days prior to the public hearing and are removed within seven days following the close of the public hearing.

14-8-3 Fees: Fees for Certificates of Zoning Compliance, and for all applications before the Planning and Zoning Commission and the Zoning Board of Appeals shall be established by the City Council and shall include the estimated cost of any publication.

Section 14-9 Amendments to the Zoning Regulations

14-9-1 General: These Regulations and/or the Zoning Map may be amended from time to time by the Planning and Zoning Commission on its own initiative or by a private application made by any person having a legal property interest, including but not limited to owners, lessees, holders of development rights, in property located within the City.

14-9-2 Submittal Requirements: Private applications to amend the Zoning Regulations shall be accompanied by the following:

- a. **Amendments:** All applications for amendments to these Regulations shall include:
 1. A description, with any appropriate supporting documentation, of how the proposed amendment relates to the needs of the City, the Master Plan and the intents and purposes of these Regulations; and
 2. such other information as is requested by the Planning and Zoning Commission to facilitate its review of the proposed amendment in light of the standards of applicable enabling legislation.
- b. **Boundary Change:** All applications for a boundary change shall include:
 1. A survey showing the parcel of land to be rezoned, and the existing zone of the subject property and of all abutting properties.
 2. A list of the names & addresses of all property owners within 100 feet of all property lines of the subject property.

14-9-3 Procedures: Submittal, review and disposition of an application to amend these Regulations shall be conducted as follows:

- a. **Application:** An application to amend the Regulations shall be submitted to the Planning and Zoning Commission on a form provided by the Planning and Zoning Commission together with the appropriate filing fee.
- b. **Public hearing required:** Pursuant to Section 8-3 of the General Statutes, prior to disposition of an application to amend the Regulations by the Planning and Zoning Commission, a duly noticed public hearing shall be held at which opportunity shall be given all interested persons to be heard on the proposed amendment.
- c. **Notice of public hearing:** Notice of public hearings on amendments to these Regulations shall be provided as follows:
 - 1. **All amendments:** On all amendments to these Regulations the Planning and Zoning Commission shall cause notice to be published pursuant to the requirements of Section 8-3 of the General Statutes.
 - 2. **Amendments affecting parcels within 500 feet of the City line:** For proposed amendments affecting parcels within 500 feet of the municipal boundary, the Planning and Zoning Commission shall provide written notice to the Regional Planning Agency as required by Section 8-3b of the General Statutes.
 - 3. **Amendments affecting adjoining municipalities:** For amendments potentially affecting adjoining municipalities, as set forth in Section 3h of the General Statutes, the Planning and Zoning Commission shall provide written notice as required by that statute.
 - 4. **Private applications:** For all amendments initiated by private application the applicant shall be required to meet the requirements of Subpart c, Sign Posting, of Section 14-8-2 of these Regulations.
- d. **Review and disposition:** Pursuant to Section 8-3 of the General Statutes, following the close of the public hearing, the Planning and Zoning Commission shall adopt or deny the changes requested and shall state upon the record the reason for the disposition. The Planning and Zoning Commission may decline to consider any application relating to the same changes or substantially the same changes more than once in a period of 12 months.
- e. **Effective date:** Unless otherwise provided by the Planning and Zoning Commission, any approved change in a regulation or boundary shall become effective 10 days following publication of notice of the Planning and Zoning Commission's action, including notice of the effective date of the amendment, in a newspaper of substantial circulation in the City, provided a copy of the amendment is filed in the office of the City Clerk. Pursuant to Section 8-3 of the General Statutes, the Planning and Zoning Commission shall cause such notice to be published within a 15 day period after the amendment has been adopted. If the Planning and Zoning Commission fails to cause notice to be published within the 15 day period, any applicant or petitioner may cause such notice to be published within 10 days thereafter.

Section 14-10 Appeals

- 14-10-1 Appeals from Zoning Enforcement Decisions:** Appeals from zoning enforcement decisions may be taken pursuant to the requirements of Section 8-7 of the General Statutes.
- 14-10-2 Appeals from Decisions of the Zoning Board of Appeals:** Appeals to the Superior Court may be taken by any party aggrieved by a decision of the Zoning Board of Appeals, in accordance with state law, and in particular Section 8-8 of the General Statutes.
- 14-10-3 Appeals from Decisions of the Planning and Zoning Commission:** Appeals to the Superior Court may be taken by any party aggrieved by a decision of the Planning and Zoning Commission in accordance with state law and in particular with Section 8-9 of the General Statutes.

Section 14-11 Telecommunication Facility:

- 14-11-1 Site Plan Review Required:** An application for a Site Plan Review of the installation of telecommunications' antenna(s) and associated equipment on, over or in a building located within the City of Bridgeport, and on the adjoining property when applicable, shall be filed jointly by the property owner and by an telecommunications entity licensed by the Federal Communications Commission (FCC), and the Department of Public Utility Control when applicable. Site Plan review and approval is required prior to installation of antennas and equipment to insure compliance with all FCC Electronic Magnetic Field (EMF) Emission Standards, and to evaluate the impact of said installations in light of the City's need to protect the natural, social, and cultural environment in accordance with the Master Plan, and that adverse development impacts will be minimized. Applications for the installation of a telecommunications tower shall be filed only with the State of Connecticut Siting Council.
- 14-11-1 Submittal Requirements:** Telecommunication Site Plan applications shall be accompanied by the requirements as set forth below. In addition, a drawing showing the proposed antennas and equipment installed on, over or in the structure location shall be filed to demonstrate the impact of installation on the environment, and to safeguards have been taken to insure the public safety.
- a. **Other Properties Affected:** A list of the names and addresses of all property owners within 100 feet of all property lines of the subject property.
 - b. **Site Plan:** A Site Plan prepared, signed and sealed by an engineer, architect or landscape architect registered and licenses to conduct business in the State of Connecticut, dated and meeting the following requirements:
 - 1. The Site Plan must be drawn to a scale of 100 feet or less to the inch.
 - 2. Proposed and existing structures and amenities, including but not limited to, footprints of foundations, porches, decks, walkways, travel lanes and parking areas, shall be indicated. Dimensions to property lines from structures and overall building dimensions shall also be shown.
 - 3. Zone Development Standards shall be indicated, including street and lot lines, setback lines, building heights and roof profiles. Outdoor illumination and landscaping (including trees and/or shrubs, lawn, other landscape features and natural terrain not to be disturbed) shall also be indicated.
 - 4. Existing proposed grades shall be shown at two foot intervals.
 - 5. One or more benchmarks that can be used in the field to verify conditions shall be indicated.

c. **Phasing Plan:** When development is proposed to be undertaken in stages, the applicant must submit a phasing plan indicating the extent of development proposed for each phase.

The following may also be required at the discretion of the Planning and Zoning Commission:

d. **Survey:** A class A-2 survey of the property, improvements and easements.

e. **Architectural Plans:** Preliminary architectural plans, sections and/or elevations of 1/4" or 1/8" = 1' showing exterior wall elevations, roof lines, façade materials or other features of proposed buildings or structures.

f. **Models:** Site or building models may be required when extensive construction is proposed; when the relationship to existing buildings is considered critical; when views or important landmarks or natural features may be affected; when the bulk, configuration, or scale of proposed buildings is questioned; or when otherwise deemed necessary by the Planning and Zoning Commission. Models may be simple in technique but must be accurate as to contours, detail and scale.

g. **Impact Analysis:** An impact analysis of the development upon the horizon, storm drainage, sanitary sewerage, traffic, site conditions and/or environmental resources, including environmental impacts to coastal resources and the ecosystems and habitats of Long Island Sound, shall be demonstrated with the submission of photo simulation indicating the site before and after the proposed installation of antenna(s) and associated equipment.

h. **Licenses and Approvals:** A copy of the applicant's FCC license, and approval from the DPUC where applicable, to provide telecommunications services in Connecticut, and a copy of the Certificate of Incorporation, Company or Partnership from the governing authority, shall accompany the application.

i. **Other Information:** Any other such information, including off-site information, as may be requested by the Planning and Zoning Commission to facilitate its review, or as may be requested by the Zoning Enforcement Officer to confirm conformity with or enforcement of the provisions, goals or policies of these Regulations.

14-11-3 **Site Plan Review Standards:** In reviewing Telecommunications Site Plan Applications, the Planning & Zoning Commission shall take into consideration the goals and policies of the Master Plan; the health, safety, general welfare and convenience of the public in general, and of the residents of the neighborhood in particular; any environmental impacts the proposed installation would have on Long Island Sound; and the maintenance of property values. In its review, the Planning & Zoning Commission may require a modification or attach reasonable conditions and safeguards as a precondition to approval of a site plan. The Planning & Zoning Commission shall consider the following specific standards and objectives:

a. **Public Convenience and Necessity:** That the Telecommunications antenna(s) and associated equipment are necessary to provide telecommunication services to the residents and businesses of the City of Bridgeport.

b. **Design:** The Design requirements as set forth below:

1. **Walls, fences and hedges:** The location, height, design and materials of walls, fences, hedges and plantings shall be appropriate to the vicinity and shall suitably screen the proposed installations and other such features. Such landscaping shall be appropriate to the general character of the vicinity and

consider the proximity and nature of abutting uses and the level of use of adjoining public streets and walkways.

2. **Landscaping:** In addition to requirements for minimum landscaped areas, all open space areas, exclusive of undisturbed natural areas, shall be suitably landscaped to the satisfaction of the Planning and Zoning Commission.
3. **Condition of improvements:** All buildings and grounds and other structures shall be maintained in good repair and in safe, clean and sanitary condition. All improvements shall be suitably landscaped to the satisfaction of the Planning and Zoning Commission and shall thereafter be maintained in accordance with an agreement to be made part of the application of record, which agreement shall be enforced by the Zoning Enforcement Officer.
4. **Federal Aviation Requirements:** Verification as to whether or not the proposed structure will be in a clear zone and a light will be required by the Regulations of the Federal Aviation Administration.

c. **Environmental and other impacts:**

1. **EMF Emissions:** Verification shall be submitted that the combined total impact of all telecommunication antenna(s) and equipment at this location are within the guidelines established by the FCC for EMF Emissions.
2. **Construction controls:** Soil erosion, sedimentation and the release of excessive dust shall be controlled through implementation of suitable short term controls in accordance with the standards and procedures of Section 11-11.
3. **Preservation of natural features:** Site design and development shall seek to preserve existing specimen trees, historic structures and other significant features of the site. Premature demolition or clearance of prospective development sites, whether recent or previously conducted, may be taken into consideration in subsequent site plan review, and approval may be conditioned on restoration.
4. **Impact on nearby properties:** Lighting and noise, odors, particles and other disturbances shall be controlled to avoid interference with the use and enjoyment of nearby properties. The location, height, design and arrangement of outside lighting shall be consistent with safety and shall avoid glare and hazards to traffic.
5. **Impermeable surfaces and stormwater runoff:** Surface water drainage facilities shall be adequate to safely drain the site while minimizing the risk of downstream flooding, erosion and pollution. Site development shall maximize the amount of stormwater that can directly precipitate on or percolate into the soil.

Wherever new development greatly inhibits natural percolation, said use(s) shall detain all stormwater runoff during and after construction, for discharge so as to: (1) remove the maximum amount of suspended solids practicable, especially from the first inch or less of rainfall; (2) minimize adverse ground water impacts; and (3) protect Long Island Sound, its resources and habitats from pollution. Management systems shall be designed to accommodate and treat stormwater runoff in amounts up to and including a 50-year, 24 hour storm peak discharge.

- 14-11-4 **Bonding Requirements:** As a condition of Site Plan approval, the Planning and Zoning Commission shall require that applicant to post a surety removal bond to insure the future removal of the antenna(s), associate equipment and any accompanying debris fro the approved location in the antenna(s) and/or equipment installed are taken out of service and/or remain unused for a period of six (6) months. The amount of the surety bond shall be set by the Office of the City Attorney based on a review of the estimated cost of installation and removal of antenna(s) and equipment.
- 14-11-5 **Amendments:** All site improvements shall be carried out in strict compliance with the Site Plan approved by the Planning & Zoning Commission. All amendments and modifications, including the transfer of an approved plan from the original applicant to another telecommunications entity, shall require the approval of the Planning & Zoning Commission.
- 14-11-6 **Expiration of Site Plan Approval:** Site Plan approval shall expire five (5) years from the date of approval or within the time frame authorized by the General Statutes of Connecticut unless construction has commenced and is diligently pursued, or an application for extension of approval is received and approved by the Planning & Zoning Commission prior to the expiration of the time frame set forth herein.
- 14-11-7 **Continuing Nature of Obligation:** All conditions and improvements shown on the approved Site Plan shall continue in force as long as the use indicated on the approved Site Plan shall be in operation, regardless of any change in the ownership of the property on, over or in which the antenna(s) and associated equipment are located.