

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

**RPC
Representatives**

Bethany:
Michael Calhoun

Branford:
Charles Andres

East Haven:
Vacant

Guilford:
Walter Corbiere

Hamden:
Ryszard Szczypek

Madison:
Christopher Traugh

Meriden:
David White

Milford:
Benjamin Gettinger

New Haven:
Kevin DiAdamo
(Chair)

North Branford:
Frances Lescovich

North Haven:
James Giulietti
(Vice-Chair)

Orange:
Vacant

Wallingford:
Vacant

West Haven:
Christopher Suggs
(Secretary)

Woodbridge:
Vacant

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Thursday, December 10, 2015 RPC Meeting at 5:15pm in the SCRCOG Offices:
127 Washington Avenue, North Haven, CT 06473

AGENDA

1. Administration

1.1. Minutes of the November 12, 2015 RPC Meeting **2**

2. Action Items

2.1. City of New Haven: Proposed Zoning Regulation Amendments pertaining to Article V Section 42.0 (Use Table) concerning uses in the IL District and certain other Business and Industrial Districts. Submitted by: City of New Haven. Received: November 12, 2015. Public Hearing: TBD. **5**

2.2. City of Milford: Proposed Zoning Regulation Amendment pertaining to Structures or Accessory Buildings in Residential Districts. Submitted by: City of Milford. Received: November 18, 2015. Public Hearing: TBD. **48**

2.3. City of Milford: Proposed Zoning Regulation Amendment pertaining to Corridor Design Development District 2. Submitted by: Private Applicant. Received: November 20, 2015. Public Hearing: TBD. **50**

2.4. Town of Prospect: Proposed Zoning Regulation Amendments pertaining to Section 3.1, Uses by District. Submitted by: Town of Prospect. Received: November 30, 2015. Public Hearing: January 6, 2016. **54**

3. Other Business

3.1. 2016 Meeting Calendar **56**

3.2. Annual Dinner

The agenda and attachments for this meeting are available on our website at www.scrco.org. Please contact SCRCOG at (203) 234-7555 for a copy of agenda in a language other than English. Auxiliary aids/services and limited English proficiency translators will be provided with two week's notice.

La Agenda y Adjuntos para esta reunión están disponibles en nuestro sitio web en www.scrco.org. Favor en contactar con SCRCOG al (203) 234-7555 para obtener una copia de la Agenda en un idioma distinto al Inglés. Ayudas/servicios auxiliares e intérpretes para personas de Dominio Limitado del Inglés serán proporcionados con dos semanas de aviso.

DRAFT - Not yet approved by the Commission

MEETING MINUTES

To: Regional Planning Commission
From: Eugene Livshits, Regional Planner
Subject: Minutes for Thursday, November 12, 2015 Meeting

Present: Kevin DiAdamo, James Giulietti, Charles Andres, Christopher Traugh, David White, Fran Lescovich, Eugene Livshits

1 Administration

1.1 Minutes of the October 8, 2015 RPC meeting.

Motion to accept the minutes as presented: Charles Andres. Second: Christopher Traugh. Vote: Unanimous.

2 Statutory Referrals

2.1 Town of Bethany: Proposed Subdivision at 48 Mesa Drive

There was discussion pertaining to the roadway design and whether the turn radius would allow for emergency vehicles. The calculation of open space on the submitted documents was inaccurate. The overall site plan has a table that shows the open space for this project as being 2.80 acres, which does not meet the 20% requirement.

By resolution, the RPC has determined that the proposed Subdivision Application does not appear to cause any inter-municipal impacts to the towns in the South Central Region nor does there appear to be impacts to the habitat and ecosystem of the Long Island Sound. The commission shares the following two comments regarding the proposed application. The proposed Subdivision Application has a miscalculation in the open space requirement and does not meet the 20% Open Space requirement per the Town of Bethany Regulations. Consideration should be given if the roadway design can accommodate emergency vehicles.

Motion: James Giulietti. Second: Charles Andres. Vote: Unanimous.

2.2 City of New Haven: Proposed Zoning Regulation Amendment pertaining to Parking Plan amendments to a planned development

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: James Giulietti. Second: Charles Andres. Vote: Unanimous.

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Regional Planning Commission

2.3 Town of Prospect: Proposed Zoning Regulation Amendment pertaining to Section 8.3, Signs Allowable in RA-1 and RA-2 Zones

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Kevin DiAdamo. Vote: Unanimous.

2.4 City of Milford: Proposed Zoning Regulation Amendments pertaining to Section 3.17.2.16, Mixed-Residential Use Lots

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: James Giulietti. Second: Fran Lescovich. Vote: Unanimous.

2.5 City of Milford: Proposed Zoning Regulation Amendment pertaining to Section 5.85, New Building Applications

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Kevin DiAdamo. Second: Charles Andres. Vote: Unanimous.

2.6 City of Milford: Proposed Zoning Regulation Amendment to Commercial Advertising Signs

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Christopher Traugh. Vote: Unanimous.

2.7 Town of Prospect: Proposed Zoning Regulation Amendment pertaining to add Section 4.19, Gateway Overlay Districts

By resolution, the RPC has determined that the proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: David White. Second: James Giulietti. Vote: Unanimous.

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2.8 Town of Hamden: Proposed Zoning Regulation Amendments pertaining to Student Housing

By resolution, the RPC has determined that the proposed Zoning Regulation Amendments do not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Motion: Charles Andres. Second: Christopher Traugh. Vote: Unanimous.

3 Other Business

3.1 Nominations for Officers and Executive Committee:

Chairman: James Giulietti

Vice-Chairman: Christopher Suggs

Secretary: David White

Charles Andres, Christopher Traugh, Kevin DiAdamo, Michael Calhoun

3.2 RPC Annual Dinner: The following restaurants were discussed as the location for the Annual Dinner: Bellini's (North Haven) and Adriana's (New Haven).

3.3 There was discussion pertaining to the guest speaker for the dinner and a suggestion was made for Mathew Nemerson, the Economic Development Administrator for New Haven. The potential topic would be Regional Economic Development.

Motion to Adjourn: Kevin DiAdamo. Second: James Giulietti . Vote: Unanimous.

Referral 2.1: City of New Haven

Subject:

Proposed Zoning Regulation Amendments pertaining to Article V Section 42.0 (Use Table) concerning uses in the IL District and certain other Business and Industrial Districts

Staff Recommendation:

The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The City of New Haven has proposed Zoning Regulation Amendments to Article V Section 42: Use Table concerning IL Districts. The amendments would allow certain uses that are permitted in the Business Zones to be permitted in the light industrial district. The uses would include offices, technology and design firms, food service, food manufacturing with a retail component as well as others. The amendments to the permitted uses can be reviewed in the agenda packet.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



NEW HAVEN CITY PLAN DEPARTMENT
165 CHURCH STREET, NEW HAVEN, CT 06510
TEL (203) 946-6378 FAX (203) 946-7815

November 5, 2015

Honorable Tyisha Walker,
President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the Zoning Ordinance Text of Article V Section 42.0 (Use Table) concerning uses in the IL (Light Industry) District and certain other Business and Industrial Districts

Honorable Ms. Walker and Mr. Smart:

I am pleased to submit for your Honorable Board's consideration a Petition for an Ordinance Amendment to the Zoning Ordinance Text and a proposed Ordinance for the Board of Aldermen amending the Zoning Ordinance Text of Article V Section 42.0 (Use Table) concerning the IL (Light Industry) District and certain other Business and Industrial Districts.

The Economic Development Administration of the City of New Haven, and the residents, business owners and elected officials in the Mill River District worked diligently on the Mill River District Plan for the revitalization of this industrial area bordering both sides of the lower Mill River. The Mill River District as described in the Plan is generally bounded by I-91 on the west and north, by James Street on the east and by the harbor and I-95 to the south. It includes the Mill River Municipal Development Plan area, but goes beyond it. The City worked with the Economic Development Corporation of New Haven, The Livable City Initiative, the City Plan Department and the Transportation Department to look at the current uses and the vacant or underutilized parcels and buildings to understand how the district has changed as the regional and national economy has changed. The district is largely zoned IL and IH, with some areas of BA; and much of it is within the Coastal Area Management boundary. The Mill River District Plan was approved by the Board of Alders.

As envisioned, the Mill River District Plan, when fully realized will increase New Haven's vitality and livability and provide significant new job generation as well as overall economic and fiscal benefit to the city. The plan makes use of the area's location near residential areas as well as major highway corridors by proposing to increase the variety of goods and services produced, as well as suggesting improvements to the appearance of the district and the pedestrian environment. The plan recommends

adding many commercial, retail and services to the mix of uses already permitted in IL districts in order to achieve multiple objectives, summarized for Mill River in the plan as: 1) An Industrial Village, 2) A Home Improvement Marketplace, and 3) a Mercantile Food Hub.

The IL District is mapped to other areas of the City, beyond the Mill River, where we have seen similar vacancy in older buildings and even in newer ones as nationwide economic shifts are played out here in New Haven. As heavy and skilled manufacturing jobs decline, there are still a number of manufacturers in New Haven, including hardware, applied and high –tech manufacturing, food processing and distribution. There is also an opportunity for digital businesses which may not have any stock in trade but are interested in flexible open floor plan spaces that re-purposed manufacturing buildings provide. These spaces can be expanded rapidly and are often less expensive than central business district office spaces.

The proposed text amendments to the IL District, would allow a number of uses that are permitted in Business Zones to also be permitted in the IL Zone, including offices and high technology and design firms, food service and food manufacturing coupled with a retail component. The amendment would affect the IL zone wherever it is mapped, not just the Mill River District.

The proposed Zoning Ordinance Text Amendment makes sound land use and zoning sense and conforms to the recommendations of the Mill River District Plan as well as the recently revised Comprehensive Plan.

Very truly yours,

Karyn M. Gilvarg, A.I.A.

cc: Matthew Nemerson Economic Development Administrator
Serena Neal-Sanjurjo, Executive Director, Livable City Initiative.

Attachment A: Petition to amend the Zoning Ordinance Text for IL zone

Attachment B: Order to Amend the Zoning Ordinance Text

Attachment C: Zoning Ordinance Text: Existing and Proposed

ATTACHMENT A
CITY OF NEW HAVEN
BOARD OF ALDERS

In re Petition of the City Plan Director of the
City of New Haven for Zoning Ordinance Text
Amendment concerning Article V, Section 42.0
(Use Table) concerning uses in the IL District
(Light Industry) and certain other Business and
Industrial districts

**PETITION TO AMEND THE NEW HAVEN ZONING ORDINANCE TEXT OF
ARTICLE V SECTION 42.0 (USE TABLE) CONCERNING USES IN THE IL
DISTRICT (LIGHT INDUSTRY) AND CERTAIN OTHER BUSINESS AND
INDUSTRIAL DISTRICTS**

Pursuant to 1925 Special Act No. 490, § 5, Article VI § 19 Article VII, § 3L and Article XIII § 2 of the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), Petitioner, Karyn Gilvarg, Executive Director of the City Plan Department of the City of New Haven (“Petitioner”), hereby petitions the Board of Alders of the City of New Haven to amend the Zoning Ordinance Text for Article V, Section 42.0 (Use Table) concerning the IL District (Light Industry and certain other Business and Industrial Districts).

In support of this Petition, Petitioner represents as follows:

1. The City of New Haven (the “City”), working through its Economic Development Administration including the Livable City Initiative , the Departments of City Plan, Transportation and Business Development and the Economic Development

Corporation Inc., of New Haven has developed the “Mill River District Plan” by working with businesses, residents, and elected officials.

2. The Mill River District Plan has been approved and adopted by the City Plan Commission as an amendment to the Comprehensive Plan of Development of the City on January 15, 2014, City Plan Commission Report 1488-08.

3. The Mill River District Plan has been approved by the New Haven Development Commission on October 8, 2013.

4. The Mill River District Plan has been approved by the New Haven Redevelopment Agency on October 12, 2013.

3. The Mill River District Plan has been approved and adopted by the Board of Alders as an amendment to the Comprehensive Plan of Development of the City on August 6, 2014.

4.. The City now seeks to implement some of the zoning recommendations in the Mill River District Plan concerning permitting additional uses in the IL (Light Industry) zone.

5. The Petitioner has submitted a separate and accompanying Order to change the Zoning Text for Article V, Section 42 Use Table concerning the IL (Light Industry) and certain other business and commercial districts.

6. The proposed text change allows new business and commercial uses in the IL (Light Industry) zone and certain other business and industrial districts.

7. As required by Article VII Section 3L and Article XIII Section 2 of the City of New Haven Charter, the proposed Zoning Ordinance Text amendments are in accordance with the Comprehensive Plan of Development for the City of New Haven as

such amendments will encourage reuse of existing underutilized or vacant structures or lots and. As also required by, Article VII Section 3L and Article XIII 2, these amendments are designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for transportation and other public requirements, reflect the character of the applicable zoning districts and their peculiar suitability for the uses to be allowed in such districts, conserve the value of existing buildings, and encourage the most appropriate use of land in the City.

8. As required by of the City of New Haven Charter, the proposed amendments are uniform for each class of buildings or structures within the IL (Light Industry) District.

WHEREFORE, Petitioner requests that the Board of Alders approve the Ordinance Amendments to the Zoning Ordinance Text of Article V., Section 42.0 set forth in Schedule B and attached hereto.

Respectfully submitted

Karyn M. Gilvarg
Executive Director, City Plan Department

ATTACHMENT B

**ORDINANCE RE: ZONING ORDINANCE AMENDMENT APPROVING TEXT AMENDMENTS
TO ARTICLE V SECTION 42: USE TABLE CONCERNING IL DISTRICT (LIGHT INDUSTRY)
AND CERTAIN OTHER BUSINESS AND INDUSTRIAL DISTRICTS**

WHEREAS, on October 13, 2015 , pursuant to 1925 Special Act No. 490, § 5, Article VII § 3L and Article VI §19 the Charter of the City of New Haven, and Section 64(d)(1) of the Zoning Ordinance, City of New Haven (the “Zoning Ordinance”), the Executive Director of the City Plan Department filed with the New Haven City Clerk for transmission to the Board of Alders a Petition requesting that the Board of Alders Amend the Text of the Zoning Ordinance concerning Article V, Section 42 the Use Table concerning IL Districts (Light Industry) and certain other business and industrial zones; and

WHEREAS, on _____, 2015 , pursuant to Article VII, Section 3L and Article XIII § 2 of the City of New Haven Charter, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing;

WHEREAS, on _____, 2015 the City Plan Commission, following their public hearing, rendered an advisory report to the Board of Alders after considering the factors set forth in Section 64(d)(2) of the Zoning Ordinance recommending approval of the Petition, City Plan Commission Report No. _____; and

WHEREAS, the Legislation (CK?) Committee of the Board of Alders, following their public hearing on the matter, accepted the recommendation of the City Plan Commission and on _____ recommended to the full Board with Favorable report that the Zoning Ordinance Text Amendment be adopted; and

WHEREAS, the Board of Alders finds that the Text Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development for the City of New Haven and with the Mill River District Plan as such amendments will encourage reuse of existing underutilized and vacant buildings and encourage new development, and will increase the types of commercial uses permitted in existing IL (Light Industrial) Zoning Districts and;

WHEREAS, the Board of Alders further finds that the Text Amendments to the Zoning Ordinance requested in the Petition are designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Text Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the IL (Light Industry) district and any zoning district to which such amendments will apply; and

NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Text Amendment to the Zoning Ordinance set forth in the Petition of the Executive Director of the City Plan Department, and shown in Attachment B are hereby approved and that the Zoning Ordinance Text shall be amended in the manner set forth in Schedule B attached hereto which schedule is incorporated by reference. This
Attachment B: Ordinance Re Text Amendment IL

Ordinance shall be effective on the day after the date of publication of this Ordinance
Text Amendment.

_____ Signed Date _____

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Hotel, Bed Breakfast or Tourist Home, 12 or fewer guest rooms	R	R	X	SP	R	R	R	R	X	X	X	X	a	y
Hotel, Bed Breakfast or Tourist Home, 13 or more guest rooms	R	X	X	SE	R	R	R	R	X	X	X	X	a—See Also § 45(a)(1)a.1	y
Motel.	R	X	X	SE	R	X	X	X	X	X	X	X	a	y
Boatel.	X	X	X	SE	X	X	X	X	X	X	X	X	b	y
C. Sale of Food, Drink & Pharmaceuticals														
STORE SELLING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS Bakery (Wholesale bakery, see § 42 S. Heavy Commercial).	R	R	X	X	R	R	R	R	R	R	X	X	c	x
Drug Pharmacy or Cosmetic store, including sale of goods and services customarily incidental thereto.	R	R	X	SE	R	R	R	R	R	X R	X	R	c	x
Convenience store	R	SP	X	SP	R	R	R	R	R	X	R	R	c	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted

In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Food specialty store, including but not limited to following lines: Eggs, fish, meat (excluding slaughtering and eviscerating), poultry (excluding slaughtering), fruits, nuts, candy, teas, coffee, confection, dairy products, health foods, vegetables.	R	R	X	SE	R	R	R	R	X	X R	X	X	c	x
Grocery, Delicatessen, Supermarket or other store carrying a variety of food and related goods.	R	R	X	SE	R	R	R	R	X	X R	X	X	c	
Package Alcoholic liquor, subject to § 42.1. provisions.	R	SE	R	X	R	R	R	R	R	R	X	R	c	x
Poultry market, including slaughtering of poultry for sale on the premises (for other slaughtering, see § 42 T.)).	SE	SE	X	X	SE	X	X	X	X	X SE	X	X	c	x
D. Personal Services														
Barber shop, beauty shop, reducing salon.	R	SE	X	SE	R	R	R	R	X	X	X	X	c	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted

In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
										R				
Laundry, cleaner, dyer, clothing storage establishment (all, including pick-up station), or self-service laundromat, all performing services entirely for retail trade on premises	R	SE	X	SE	R	R	R	R	X	R	X	X	c	x
Health clubs, gyms, personal training, with associated classes	R	R	X	X	R	R	R	R	X	R	X	X	c	x
Tailor, dressmaker, shoe shine or shoe repair shop.	R	R	X	X	R	R	R	R	X	X	X	X	c	x
Repair shop for repairs or adjustments to appliances, watches, locks and similar items.	R	R	X	X	R	R	R	R	R	X	X	X	c	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Photographic studio.	R	R	X	X	R	R	R	R	X	X	X	X	c	y
Travel agency, travel ticket office.	R	R	X	X	R	R	R	R	R	X	X	X	c	y
Vocational, trade or business school.	R	SE	X	X	R	R	R	R	R	R	X	X	h	y
Driving school.	R	SE	R	X	X	X	X	R	X	X R	X	X	i	y
Funeral home.	R	SE	X	X	R	R	R	X	X	X	X	X	f—See Also § 45(a)(1)a.1B	y
Gun and weapons repair, firearms training.	SE	X	X	X	SE	X	X	X	SE	SE	X	SE	c	y
Firing range.	X	X	X	X	X	X	X	X	X	SE	X	SE	c	y
Pawn shop or swap shop (may include second-hand goods, precious metals purchase or resale), provided no location is within 1,500 feet from the outside entrance to another such use.	SE	SE	X	X	SE	X	X	X	X	X	X	X	c	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
E. Eating, Drinking Places & Entertainment														
ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE.														
FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO ANOTHER SHALL BE CONSIDERED A NEW USE.														
EATING AND DRINKING PLACES														
Establishment selling food for immediate consumption on or off premises.	R	R	R	SE	R	R	R	R	R	R	SP	R	f	x
Restaurant, As defined in Article I, Section 1, selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	SE	SE	SE	SE	R	R	R	R	SE	R	SP	R	f	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	SE	SE	SE	SE	R	SE	SE	R	SE	R	SP	R	f See also § 45(a)(1)a.1C.	x
Drive-in establishment selling food for immediate consumption on or off premises — more than 250 feet from any residential use.	R	X	R	X	R	X	X	X	R	R X	X	R	f	x
Drive-in establishment selling food for immediate consumption on or off premises — within 250 feet of any residential use.	SE	X	SE	X	X	X	X	X	SE	SE X	X	SE	f	x
ADULT ENTERTAINMENT ESTABLISHMENTS														
Adult cabaret less than 1,500 feet from another adult cabaret, bar in the same structure, or adult use as defined in § 42.3 of this ordinance.	X	X	X	X	X	X	X	X	X	X	X	X	f	x
Adult cabaret more than 1,500 feet from another adult cabaret, bar in the same structure, or adult use as defined in § 42.3 of this ordinance:														

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted															
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.															
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾	
With Liquor Service.	X	X	X	X	SE	X	X	X	SE	SE	X	SE	f	x	
No Liquor Service.	X	X	X	X	SE	X	X	X	SE	SE	X	SE	f	x	
F. Vending Machines															
> Vending machine selling food or personal articles or services, so placed that it is not beyond any street or building line, not within any required yard, and does not interfere with pedestrian or vehicular traffic.	R	X	R	SE	SE	SE	SE	SE	R	R	X	R	See 45(c)	See 45(c)	
Pedestrian-accessible automatic teller machines (ATM) located in fully enclosed buildings or structures	R	R	R	R	R	R	R	R	R	R	R	R	See 45(c)	See 45(c)	
G. General Merchandise and Clothing															
STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:															
Apparel, including all apparel specialties.	R	R	X	X	R	R	R	R	X	X	X	X	c	x	

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Department store (includes sale of specific items mentioned elsewhere in table, if customarily sold in store).	R	R	X	X	R	R	R	R	X	X	X	X	c	x
Variety store (including sale of specific items mentioned in this table, if customarily sold in store).	R	R	X	X	R	R	R	R	X	X	X	X	c	x
H. Personal Goods														
SPECIALTY STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LINES: Books, News Tobacco, Gifts, Cards, Art supplies, Stationery, Pets, Toys, Coins, Flowers, Jewelry, Leather goods, Luggage, Novelties, Sporting goods, Bicycles, Stamps, Hobbies, Art Work, Photo supplies, Music, Musical Instruments, Optical goods, Religious articles.	R	R	X	SE	R	R	R	R	X	X	X	X	c	x
Gun shops and accessory goods sales including ammunition, subject to § 42.4 zoning ordinance. provisions.	X	X	X	X	SE	X	X	X	SE	SE	X	SE	c	x
I. Home Goods and Furnishings														

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾

	STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:													
China, glass, pottery.	R	R	X	X	R	R	R	R	X	X R	X	X	c	x
Antiques and second hand goods, excluding motor vehicles/parts, and excluding materials held only for discard or reprocessing.	R	R	X	X	R	R	R	R	X	X R	X	X	c	x
Fabrics, curtains, linens knitting & upholstery supplies.	R	R	X	X	R	R	R	R	X	X R	X	X	c	x
Furniture, floor covering, appliances.	R	R	X	X	R	R	R	R	X	X R	X	X	c	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted

In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Farm & garden supplies, includes greenhouse, nursery.	R	R	X	X	X	R	X	R	R	R	X	X	c	x
Hardware, paint, wallpaper.	R	R	X	X	R	R	R	R	X	R	X	X	c	x
SPECIALTY HOME GOODS & SKILLED TRADES WITH A COMBINATION OF ON PREMISES FABRICATION AND SALES, AS FOLLOWS:														
Art work, art supplies, baskets, books, candles, curtains, dresses, fabrics, furniture, gifts, glass, jewelry, linens, , musical instruments, optical goods, pottery, photography, printing, sporting goods, stationary, toys, upholstery.	R	R	R	R	R	R	R	R	SP	R	SP	SP	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Music, Film and Recording Studios	SP	SP	X	X	SP	SP	SP	SP	SP	SP R	SP	SP	i	x
J. Financial Services														
Bank or other credit agency.	R	R	R	X	R	R	R	R	R	R	X	X	c, e	y
Broker Investment company.	R	R	X	X	R	R	R	R	R	X R	X	X	c, e	y
Insurance company or agency.	R	R	R	X	R	R	R	R	R	X R	X	X	c, e	y
Renumeration, money order, notary establishments	SE	SE	SE	X	SE	SE	SE	R	SE	X	X	X	c, e	y
Check cashing or payday loan establishments	SP	SP	SP	X	SP	SP	SP	X	SP	X	X	X	c, e	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
K. Office														
OFFICE - NO STORAGE OF A STOCK IN TRADE (EXCEPT SAMPLES) OR HEAVY MATERIALS OR EQUIPMENT, & NO COMMODITIES SALE ON PREMISES, AS FOLLOWS:														
General, charitable, philanthropic, other professional.	R	R	X	X	R	R	R	R	X	X R	X	X	e	y
Radio or television stations studio and/or offices only.	R	R	X	X	R	R	R	R	R	X R	X	X	e	y
Utility, including exchange.	R	SP	SE	SE	R	R	R	R	R	X R	X	X	e	y
Wholesale or distribution.	R	SP	X	X	R	R	R	X	R	X R	X	X	e	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
L.	Amusements and Recreation													
	ESTABLISHMENT SO ARRANGED THAT LIGHTS, NOISE, VIBRATION, AND ALL OTHER POSSIBLE DISTURBING ASPECTS CONNECTED WITH ITS OPERATION ARE ENCLOSED, SCREENED OR OTHERWISE CONTROLLED TO THE EXTENT THAT THE OPERATION OF THE ESTABLISHMENT WILL NOT UNDULY INTERFERE WITH THE USE AND ENJOYMENT OF STREETS OR PROPERTIES IN THE SURROUNDING AREA, AS FOLLOWS:													
	Adult businesses, including adult bookstores, Adult theaters, adult entertainment centers, rap parlors, massage parlors, saunas, subject to § 42.3 provisions.													
	X	X	X	X	X	X	X	X	R	R	X	R	c	x
	<i>Assembly Hall</i> and outdoor areas of assembly													
	SE	SP	X	X	SE	SE	SE	SE	SE	SE SP	X	X	f See Also § 45(a)(1)a.1F.	y
	<i>Auto Racing Clubs</i>													
	SE	X	SE	X										

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Bowling alley, billiard or pool hall, indoor amusement <i>center</i> , drug paraphernalia center.	SE	SE	X	X	SE	SE	X	SE	SE	SE	X	X	g	y
Dance hall, social club, club, lodge, veterans or fraternal organization, fraternity, sorority.	SE	SP	X	X	SE	SE	SE	SE	SE	SE	X	X	^g See Also § 45(a)(1)a.1G.	y
Fair, carnival.	SE	SP	X	X	X	X	X	X	X	SE	X	SE	g	y
Game machines as an accessory use, subject to § 42.2 provisions.	R	R	R	SE	R	R	R	R	R	R	X	R	none	none
Game rooms, subject to § 42.2 provisions.	SE	SE	SE	X	SE	X	SE	SE	SE	SE	X	SE	j	y
Miniature golf, golf driving range.	SE	X	X	X	X	X	X	X	X	X R	X	X	g	y
Music or dancing school.	R	X	X	X	R	R	X	R	X	R	X	X	g	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Public access park (passive or action recreation), open space or community garden	R	R	R	R	R	R	R	R	R	X R	R	R		
State sponsored off-track betting facilities and teletrak facilities, teletheater or other legalized wagering systems, facilities & services.	X	X	X	X	SE	X	X	X	X	X	X	SE	g	y
Theater, excluding drive-in, 250 or fewer seats.	R	R	X	X	R	R	X	R	X	X	X	X	f	y
Theater, excluding drive-in, 251 or more seats.	R	SP	X	X	R	SE	X	R	X	X	X	X	^f See Also § 45(a)(1)a.1H.	y
Trampoline center.	SE	X	X	X	X	X	X	X	X	X R	X	X	g	y
M. Automotive														

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
ESTABLISHMENT CONFORMING TO STATE OF CONNECTICUT REGULATIONS AND § 45, AS FOLLOWS:														
Sale of automotive accessories, parts, tires, batteries, other supplies.)	R	X	R	X	R	R	X	X	R	R	X	R	See 45(b)	See 45(b)
Gasoline station, as defined by Ch. 250, C.G.S.	SE	X	R	X	SE	SE	SE	SE	SE	SE	X	SE	See 45.B	See 45(b)
Car wash (a/k/a auto laundry).	SE	X	R	X	X	X	X	X	X	X R	X	X	See 45(b)	See 45(b)
Motorcycles: Sale or rental with inventory, repair.	X	X	R	X	X	X	X	X	X	X R	X	X	See 45(b)	See 45(b)
House trailers. Sale or rental with inventory, repair	X	X	R	X	X	X	X	X	X	X	X	X	See 45(b)	See

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted

In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
														45(b)
Automobiles, automobile trailers, and trucks.														
1. Repair of such vehicles, no full body paint spraying or body and fender work except replacement.	R	X	R	X	SE	X	X	X	R	R	X	R	See 45(b)	See 45(b)
2. Repair of such vehicles, including full body paint spraying and all body and fender work.	SE	X	R	X	SE	X	X	X	SE	R	X	R	See 45(b)	See 45(b)
3. Rental of such vehicles with inventory. Inventory within structure shall be permitted by special exception.	R	X	R	X	R	X	SE	SE	R	R	X	R	See 45(b)	See 45(b)
4. Sale of such vehicles with inventory when used, where incidental to operation of a gas station or repair garage, and where no more than 5 used vehicles for sale are kept on premises at one time.	SE	X	R	X	SE	X	X	X	R	R	X	R	See 45(b)	See 45(b)
5. Sale of such vehicles with inventory when used, with no limit on quantity of vehicles.	X	X	R	X	X	X	X	X	X	R	X	R	See 45(b)	See 45(b)

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
6. Sale of such vehicles with inventory when new:														
a. Automobiles.	X	X	R	X	X	X	X	X	X	X	X	X	See 45(b)	See 45(b)
b. Automobile trailers or trucks.	X	X	R	X	X	X	X	X	R	R	X	R	See 45(b)	See 45(b)
Sale or rental of any vehicle described above, with no inventory of such vehicles kept on premises, but with incidental show models and demonstrator vehicles permitted in case of sales.	R	X	R	X	R	R	SE	SE	R	R	R	X	c	y
N. Marine														
Marina, yacht club).	X	X	X	⁽⁴⁾	X	X	X	X	X	X	SP	X	k	y
Fishing, fish sales (including shellfish).	X	X	X	SP	X	X	X	X	R	X	R	X	l	x
Sale of boats, boat parts & accessories, fishing equipment, boat fuel & ice,	X	X	X	SP	X	X	X	X	R	R	R	R	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
& similar supplies.														
Boat rental or charter, boat sightseeing.	X	X	X	SP	X	X	X	X	R	X R	R	R	i	y
Boat building, repair, service and storage:														
100 foot length or less.	X	X	X	SP	X	X	X	X	X	R	R	R	i	x
Over 100 foot length.	X	X	X	SP	X	X	X	X	SE	R	SP	R	i	x
Deep-sea shipping facility or Seaplane base.	X	X	X	X	X	X	X	X	SE	R	X	R	i	x
Salvage or dredging company.	X	X	X	X	X	X	X	X	X	X	X	R	i	x
O. Construction & Related Goods & Services														
Home improvement company, interior decorator, upholsterer, furniture repairer, general contractor, special trade contractor or worker, building	R	R	X	X	R	R	X	R	R	R	R	R	i	See § 45

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
materials, sign making, fuel or ice, with all storage of goods, materials & equipment (other than off-street parking and loading of vehicles) and all processing and manufacturing kept within a completely enclosed building(s) & the entire establishment occupies 2,000 square feet or less of net floor area.														
Same uses as above, with no limit as to floor area or enclosure, except as specified in § 46. & § 47(c).	X	X	X	X	X	X	X	X	R	R SP	SP	R	i	x
Off-site Construction Staging Area:														
Less than 1,000 SF total area.	R	SP	R	R	SP	SP	SP	SP	R	SP	SP	R	none	none
1,000 SF or more total.	SP	X	SP	SP	SP	SP	SP	SP	SP	SP	X	SP	none	none
Monument sales establishment, with incidental processing to order (excluding shaping of stones & similar processes).	R	SE	X	X	X	X	X	X	R	R		R	i	x
Monument sales establishment or monument works, with no limit as to	X	X	X	X	X	X	X	X	X	R	X	R	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
processes.														
P. Business Goods														
ESTABLISHMENT SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:														
Office equipment and supplies.	R	R	X	X	R	R	X	R	R	R	SP	X	c	x
Business machines or scales.	R	R	X	X	R	R	X	R	R	R	SP	X	c	x
Restaurant or bar supply.	R	R	X	X	R	R	X	R	R	R	SP	X	c	x
Dental, hospital, beauty, barber, store or lab supply.	R	R	X	X	R	R	R	R	R	R	SP	X	c	x
Q. Business & Miscellaneous Personal & Public Services														
Off premises signs, as regulated by § 44.1:														

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Mini-panel.	SE	X	SE	SE	SE	SE	SE	SE	SE	SE	X	SE	none	none
Poster, Bulletin or Spectacular.	R	X	R	X	X	X	X	X	R	R	X	R	none	none
On premises signs, as regulated by § 44.	R	R	R	R	R	R	X	R	R	R	X	R	none	none
Ambulance service.	R	SP	X	X	R	X	R	R	R	R	X	R	i	y
Caterer.	R	R	X	X	R	R	R	R	R	X R	X	X	i	x
Cold storage facility renting only individual lockers for home customer storage of food. (For other cold storage facilities, see § 42 S. Heavy Commercial).	R	X	X	X	R	X	X	X	R	R	X	R	i	x
Conference Center	X	X	X	SP	SP	X	SP	SP	X	X	X	X	f	y
Convention Center	X	X	X	X	SP	X	SP	SP	X	X	X	X	f	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Commercial kennel or other establishment, where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within 500' of any residentially zoned property.	SE	X	X	X	X	X	X	X	X	SE	X	SE	i	x
Delivery service establishment, vehicles limited to 1 ton capacity (Also see § 42 S. Heavy Commercial).	R	X	X	X	R	X	X	X	R	R	X	R	i	x
Employment agency.	R	X	X	X	R	R	R	R	R	R	X	R	i	y
Internal building cleaning, window cleaning.	R	R	X	X	R	SE	SE	R	R	R	X	R		y
News distribution enterprise.	R	X	X	X	R	X	X	X	R	R	X	R	i	x
Printing, engraving, or other reproduction services, limited to 2,000 square feet net floor area.	R	R	X	X	R	SE	R	R	R	R	R	R	i	none
Printing, engraving, or other reproduction services with no limit as to floor area.	X	X	X	X	R	X	R	R	R	R	R	R	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Public utility substation, reservoir, dam, park, police or fire station, telephone exchange, post office or other government office or service establishment.	R	SP	R	SE	R	R	R	R	R	R	SP	R	i	y
Public or private pumping station	R	R	R	R	R	R	R	R	R	R	R	R	i	y
Research or testing laboratory, including research and/or development laboratories which are High Technology Uses, limited to 2000 S.F. net floor area used for laboratory purposes	X	X	X	R	R	R	R	R	R	R	R	R	i	none
Research or testing laboratory with no floor area limit, including research and/or development laboratories which are High Technology Uses	X	X	X	X	X	X	R	R	R	R	R	R	i	x
Other High Technology Uses, High Technology Services and High Technology Equipment Design and Fabrication (See definitions)	X	X	X	R	R	R	R	R	R	R	R	R	i	y
Self storage facility.	X	X	X	X	X	X	R	X	R	R	SP	R	i	y
Special workplace daycare Family Daycare Home, Group Daycare Home,	R	R	R	SE	R	R	R	R	R	R	R	R	i	y

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
and Child Daycare Center.														
Uniform sales or rental establishment.	R	R	X	X	R	R	R	R	R	R	X	R	i	x
Utility, including exchange.	R	SP	SE	SE	R	R	R	R	R	R	SP	R	d	y
Vending machine operator or repairer.	R	SE	X	X	R	X	X	X	R	R	X	R	i	x
Veterinarian, pet daycare and pet groomer (excluding establishment where care, breeding or sale of animals is the enterprise's main purpose and/or where animals are boarded overnight) with all facilities within fully enclosed building(s).	R	R	X	X	R	SE	X	R	R	X R	X	X	d	y
R. Transportation														
On or off-site parking lot or parking structure for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45. of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use	R	R	R	R	R	R	R	R	R	R	R	R	none	none

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Table.														
On or off-site parking lot or parking structure containing between 26 and 200 parking spaces for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	R	SP	R	SP	R	R	R	R	R	R	R	R	none	none
On or off-site parking lot or parking structure capable of containing 200 or more parking spaces for employees, customers, or visitors for any business or industrial use, or any commercial parking lot or parking structure capable of containing 200 or more parking space, also as regulated by § 45 of this ordinance and excluding auto sales service and rental except as otherwise permitted by this Use Table.	SP	X	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	none	none
Intercity passenger station or terminal, Railroad passenger station, or Heliport.	X	X	X	X	R	X	R	SP	R	R	X	SE	i	y
Storage of commercial vehicles (where not an accessory use to another	X	X	X	X	X	X	X	X	R	R	X	R	none	none

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
permitted use).														
Taxi dispatching station (no vehicle storage).	R	X	X	X	R	R	R	R	R	R	X	X	i	y
Taxi terminal.	X	X	X	X	X	X	X	X	R	R	X	X	i	y
Transportation or other right-of-way.	R	R	R	R	R	R	R	R	R	R	R	R	none	none
Truck or rail freight yard or terminal.	X	X	X	X	X	X	X	X	R	R	X	R	i	x
S. Heavy Commercial														
Cleaning, laundering, dyeing, or diaper service plant.	X	X	X	X	X	X	X	X	R	R	SP	R	i	x
Cold storage facility, no limit as to customer type.	X	X	X	X	X	X	X	X	R	R	X	R	i	x
External building cleaning, disinfecting, or exterminating establishment.	X	X	X	X	X	X	X	X	R	R	X	R	i	x
Food processing or wholesale bakery.	X	X	X	X	X	X	X	X	R	R	R	R	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Warehousing, or moving and storage establishment.	X	X	X	X	X	X	X	X	R	R	X	R	i	x
Wholesaling or distribution, including the handling of stock and incidental retailing.	X	X	X	X	X	X	X	X	R	R	SP	R	i	x
T. Industrial														
Manufacturing, processing, storage, or other commercial or industrial use not specifically mentioned, subject to other provisions of this & not analogous to any use specifically mentioned ordinance and in particular § 46, outdoor activities & storage, waste, dumping, quarries and § 48, performance standards.	X	X	X	X	X	X	X	X	SE	SE	SP	SE	i	x
Antenna or wireless site:														
1. On existing structure, subject to § 49 standards.	R	R	R	R	R	R	R	R	R	R	X	R	i	x
2. On new tower, subject to § 49 standards.	SP	X	SP	SP	SP	SP	R	SP	SP	SP	X	SP	i	x

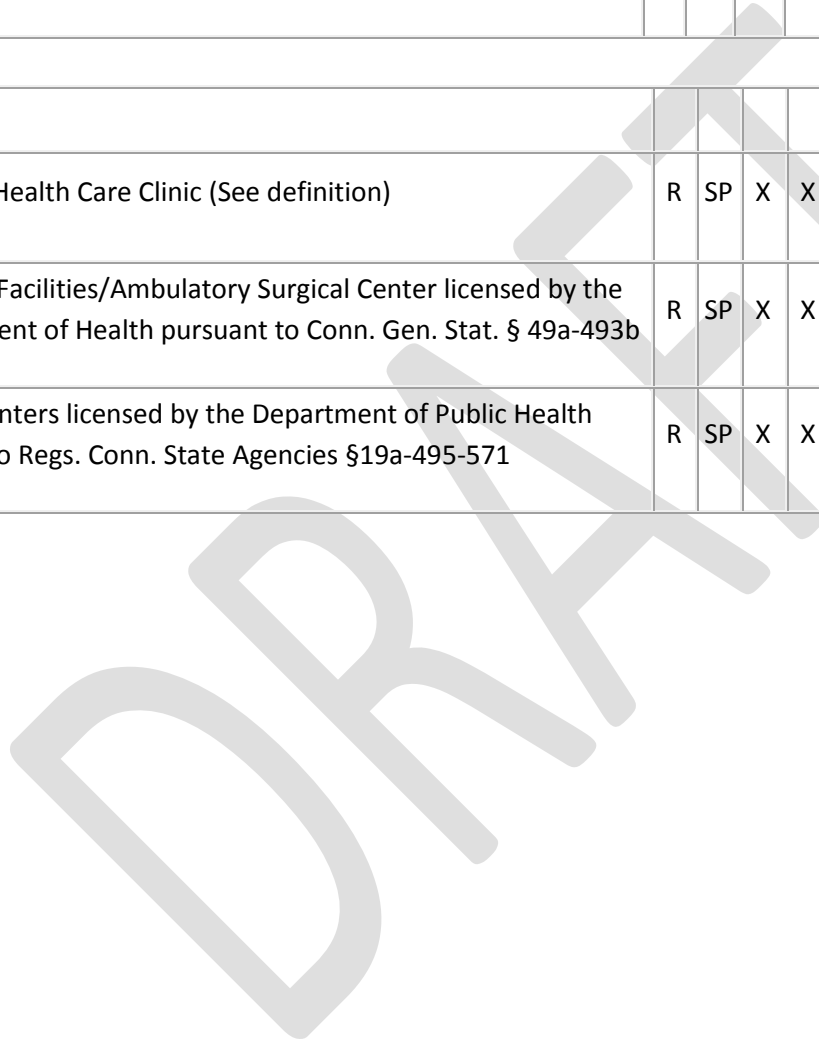
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Asphalt manufacture or refining or preparation except where incidental to construction.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Celluloid or pyroxylin manufacture or explosive or inflammable cellulose or pyroxylin products manufacture.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Coal tar or mineral dye manufacture or tar distillation (except as by-products of public utility, gas or power manufacture; and the products or by-products of any plant which furnishes gas, gas material or power to a public utility or for public distribution).	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Creosote manufacture or treatment.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Dumping, as defined and regulated by §46(e) and subject to other applicable regulations.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Emery cloth, sand paper, carborundum or pumice manufacture.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Explosive or fireworks manufacture.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
Fertilizer manufacture from organic material or its compounding for sale.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Glue or size manufacture or processes involving recovery from fish or animal material.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Gypsum, cement, plaster or plaster of Paris manufacture.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Household hazardous waste collection centers, as defined and regulated by § 46(g), subject to other applicable regulations.	X	X	X	X	X	X	X	X	X	SE	X	SE	i	x
Junkyard, as defined and regulated by § 46, subject to all State of Connecticut and other applicable regulations.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Motor vehicle recycling facility, as defined and regulated by § 46 and subject to all State of Connecticut & other applicable regulations.	X	X	X	X	X	X	X	X	X	X	X	SP	i	x
Nitrating process.	X	X	X	X	X	X	X	X	X	X	X	SE	i	x
Outdoor storage of fuels, chemicals or building materials (whether in tanks	X	X	X	X	X	X	X	X	X	X	X	SE	i	x

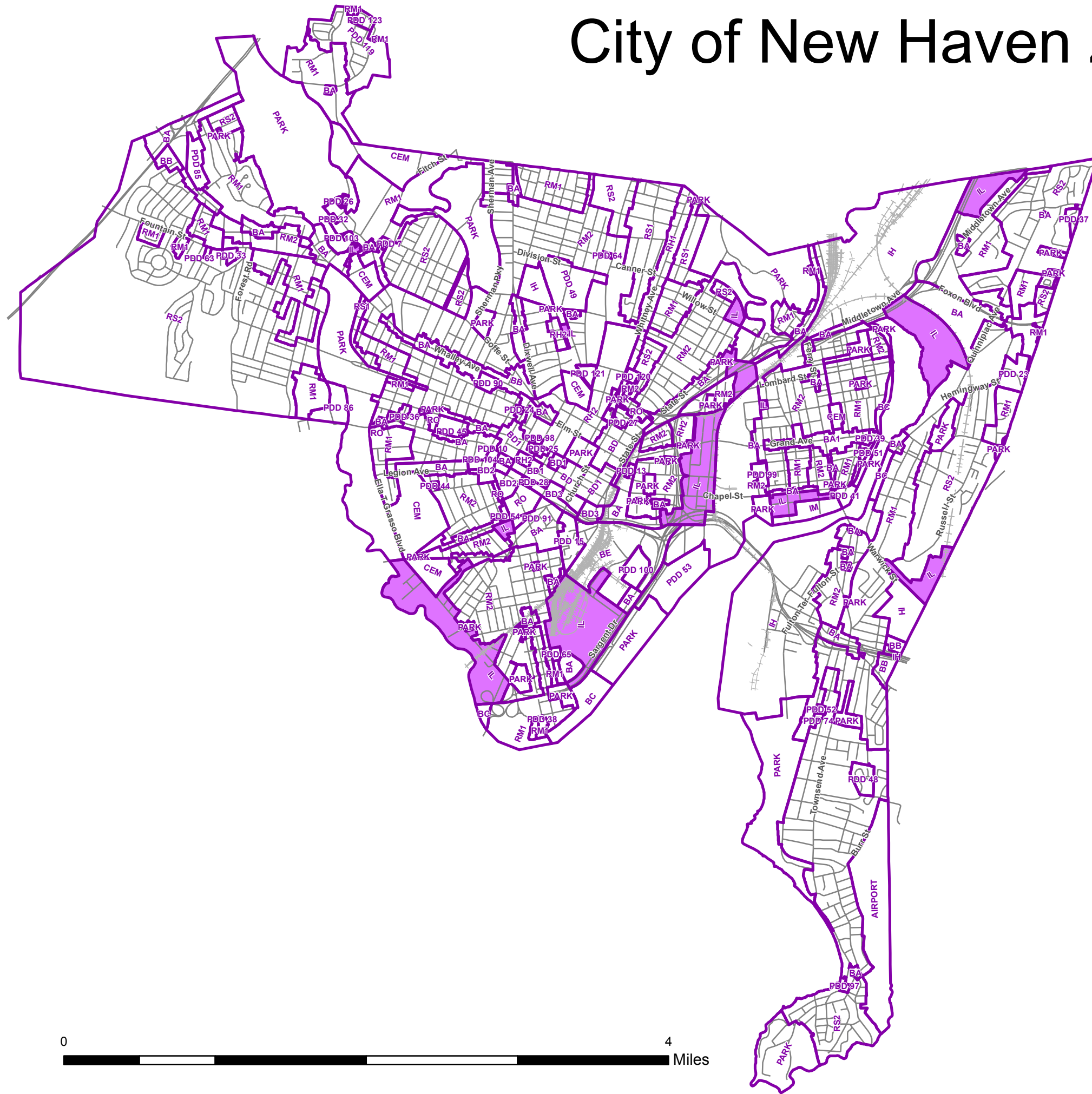
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
or other containers), except as incidental to other activities.														
Outdoor storage of materials related to boat manufacturing.	X	X	X	R	X	X	X	X	X	X	R	X	I	X
Outdoor storage of up to 500 square feet of materials, customary and incidental to principal use of the property.	R	R	R	R	R	R	X	X	R	R	R	R	none	none
Outdoor storage of more than 500 square feet of material.	X	X	X	SP	X	X	X	X	X	SP	X	SP	none	none
Petroleum refining.	X	X	X	X	X	X	X	X	X	X	X	SE	i	X
Public sewage disposal plant or incinerator.	X	X	X	X	X	X	X	X	X	X	X	R	i	X
Quarry, as defined and regulated by § 46(f)	X	X	X	X	X	X	X	X	X	X	X	SE	i	X
Slaughterhouse or stockyards, rendering or reduction of animal matter.	X	X	X	X	X	X	X	X	SE	X	X	X	i	X
Sulfurous, sulfuric, nitric, picric or hydrochloric or other corrosive acid manufacture or the manufacture of poison gases, bleaching powder or	X	X	X	X	X	X	X	X	X	X	X	SE	i	X





Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
chlorine, except as incidental to a permitted use.														
Transmitting tower for radio or television station.	X	X	X	X	X	X	X	X	X	X	X	SE	I	y
Waste processing and transfer.	X	X	X	X	X	X	X	X	SE	SE	X	SE	I	x
Wood or bone distillation.	X	X	X	X	X	X	X	X	X	X	X	SE	I	x
U. Medical														
Nursing Homes/Rest Homes/Residential Care Homes as defined in Conn. Gen. Stat. §§ 19a-490 and 19a-521	R	SP	X	X	SE	SE	R	R	X	X	X	X	i	y
General and Special Inpatient Hospitals	R	SP	X	X	SE	R	R	X	X	X	X	X	See §§ 12(b)(1)h.; 45(a)(1)a.1.D.	y
Home Health Care Agencies/Assisted Living Service Agencies as defined in Conn. Gen. Stat. § 19a-490	R	R	X	X	R	R	R	R	X	X	X	X	e	y
Health Practitioners' Office (See definition)	R	R	X	X	R	R	R	R	X	X	X	X	e See also §	y

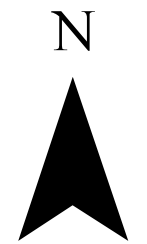
Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted														
In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.														
Use	BA	BA-1	BB	BC	BD	BD-1	BD-2	B D -3	BE	IL	IM	IH	Parking ⁽⁵⁾	Loading ⁽⁵⁾
													45(a)(1)a.1.E	
Health Care Clinic (See definition)	R	SP	X	X	R	R	R	R	X	R	X	X	See §§ 12(b)(1)h.,45(a)(1)a.1.D	y
Outpatient Surgical Facilities/Ambulatory Surgical Center licensed by the Connecticut Department of Health pursuant to Conn. Gen. Stat. § 49a-493b	R	SP	X	X	R	SE	R	R	X	X	X	X	i See also § 45(a)(1)a.1.I	y
Recovery Care Centers licensed by the Department of Public Health pursuant to Regs. Conn. State Agencies §19a-495-571	R	SP	X	X	R	SE	R	R	X	X	X	X	i See also § 45(a)(1)a.1.K	y



City of New Haven Zoning Map



-  IL Zone
-  Zone Boundary
-  Railroad
-  Street Centerlines



Date: 11/2/2015

Referral 2.2: City of Milford

Subject:

Proposed Zoning Regulation Amendment pertaining to Structures or Accessory Buildings in Residential Districts

Staff Recommendation:

The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

The City of Milford has proposed a Zoning Regulation Amendment pertaining to Section 4.1.1 (Structures or Accessory Buildings in Residential Districts). The proposed amendment deletes Section 4.1.1.4 which states “No structure or accessory building shall be less than 8 feet from a dwelling unit.”

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.



City of Milford, Connecticut

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

Department of Permitting
and Land Use

David B. Sulkis,
City Planner

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



FROM : David B. Sulkis, City Planner /DBS

DATE: November 17, 2015

RE: **Proposed Changes to the City of Milford Zoning Regulations; Sec. 4.1.1.4**

The Planning and Zoning Board has approved the recommendation of its Regulation Subcommittee to present the proposed regulation change to the required agencies for their review. The following recommended change is submitted for your review. Please provide this office with your comments or approval.

EXISTING TEXT:

Sec. 4.1.1.4 No structure or accessory building shall be less than 8 feet from a dwelling unit.

PROPOSED TEXT:

SECTION 4.1.1.4 Delete with No Substitution.

C: Benjamin Gettinger, Chair, P & Z
 John L. Grant, P & Z
 Joseph Griffith, Director, DPLU

Milford Department of Permitting and Land Use

Building: 203-783-3234
Planning and Zoning: 203-783-3245
Wetlands: 203-783-3256

Fax (Building): 203-783-3690
Fax (Planning and Zoning/Wetlands): 203-783-3303
Director: 203-783-3374

Referral 2.3: City of Milford

Subject:

Proposed Zoning Regulation Amendment pertaining to Corridor Design Development District 2

Staff Recommendation:

The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

A private applicant in the City of Milford has proposed a Zoning Regulation Amendment to Article III, Section 3.17 (Corridor Development Design District 2). The proposed amendment adds self-storage facilities to the list of Special Uses (uses subject to special permit and site plan approval; Section 3.9.2). Self-storage facilities would have to be no more than 200 feet from an entrance or exit to a limited access highway. Off-street parking and loading would be provided at a ratio of one parking space for each 10,000 square feet of gross floor area and one loading space for each 100,000 square feet of gross floor area.

Communication:

In researching this proposal, I notified the adjacent municipalities in the South Central Region.

City of Milford, Connecticut

TO: South Central Regional Council of Governments
Greater Bridgeport Regional Planning Council
City Attorney, City of Milford

FROM: David B. Sulkis, City Planner/*DBS*

DATE: November 20, 2015

RE: **Application for Change of Zoning Regulations – Article III Sec. 3.17**



Attached please find an application that has been submitted for a change to the Milford Zoning Regulations.

Please provide our office with your comments and/or approval.

Thank you.

/pl

C: Benjamin Gettinger, Chairman, P & Z
John Grant, Regulation Subcommittee, Chair
Joseph Griffith, Director, DPLU



MILFORD PLANNING & ZONING BOARD
PETITION FOR CHANGE OF ZONING REGULATIONS

I (WE) Lock Up Milford LLC
HEREBY PETITION FOR A CHANGE IN THE ZONING REGULATIONS OF
THE CITY OF MILFORD AS FOLLOWS:

ARTICLE III SECTION 3.17

TEXT OF CHANGE See Attached

REASON FOR REQUESTING CHANGE IN REGULATIONS:

To make self-storage facilities located no greater than 200 feet
from an entrance or exit to a limited access highway a special
permit use in the CDD-2 Zone.

HAS ANY PREVIOUS PETITION FOR SUBSTANTITALLY THE SAME CHANGE IN
THE REGULATIONS BEEN FILED?

YES _____ NO x IF YES, DATE OF HEARING _____

PETITIONER'S SIGNATURE [Signature] John W. Knuff, Esq.

MAILING ADDRESS 800 Frontage Road c/o
Northfield, IL 60093 PHONE 203 877-8000

IF APPEARING BY ATTORNEY OR AGENT: NAME John W. Knuff, Esq.

Hurwitz, Sagarin, Slossberg & Knuff, LLC
ADDRESS 147 N. Broad Street, Milford, CT 06460

For Office Use Only

FEE - SEE SCHEDULE OF ZONING FEES

RECEIVED OF J. Knuff DATE 11/20/15

RECEIVED BY P. Leggett AMOUNT 300.00 RECEIPT NO. 94251

SENT TO: Regional Council of Governments X
Greater Bridgeport Regional Council X
Coastal Area Management Program X

ck 21973

**PROPOSED AMENDMENT TO
ARTICLE III, § 3.17
CITY OF MILFORD
ZONING REGULATIONS**

ARTICLE III DISTRICT USE REGULATIONS

Section 3.17 CORRIDOR DESIGN DEVELOPMENT DISTRICT 2

[add the following bold language.]

3.9.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may permit the following buildings or uses, subject to Special Permit and Site Plan Approval, in accordance with Article VII.

3.9.2.19: Self-storage facilities in accordance with the following provisions and conditions:

- (1) The main access drive servicing such a facility shall be located no greater than 200 feet from an entrance or exit to a limited access highway.**

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

Referral 2.4: Town of Prospect

Subject:

Proposed Zoning Regulation Amendment pertaining to Section 3.1, Uses by District

Staff Recommendation:

The Proposed Zoning Regulation Amendment does not appear to cause any negative inter-municipal impacts to the towns in the South Central Region nor do there appear to be any impacts to the habitat or ecosystem of the Long Island Sound.

Background:

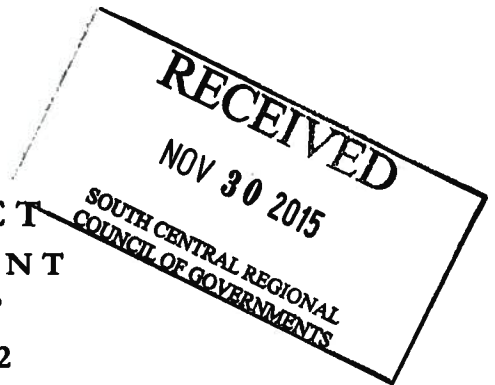
The Town of Prospect has proposed a Zoning Regulation Amendment pertaining to Section 3.1, Uses by District. The proposed amendment adds the following to the list of uses permitted within the Business Zone by special permit:

Home Heating Oil Trucks: Indoor Storage for trucks having a maximum tank capacity of 3,000 gallons

Communication:

In researching this proposal, I notified the adjacent municipality in the South Central Region.

TOWN OF PROSPECT
LAND USE DEPARTMENT
36 CENTER STREET
PROSPECT, CT 06712



TEL: 203/758-4461 FAX: 203/758-4466
EMAIL: landuse03@sbcglobal.net

November 30, 2015

Via Electronic Mail

Eugene Livshits (elivshits@scrcog.org)
South Central Council of Governments

Dear Mr. Livshits:

In accordance with Section 8-7d(f) of the Connecticut General Statutes please be advised that the Prospect Planning and Zoning Commission has scheduled a public hearing for Wednesday, January 6, 2016 at 7:10 p.m. in the Prospect Town Hall, 36 Center Street on a proposed revision to the Prospect Zoning Regulations Section 3.1 Uses by District to add **Home Heating Oil Trucks: Indoor Storage for trucks having a maximum tank capacity of 3,000 gallons** to be permitted within the Business (B) Zone by special permit (SP).

Comments on this application are welcome to be made at the hearing or submitted in writing for receipt into the record.

If you have any questions please contact the Land Use Office at (203) 758-4461.

Sincerely,

Rosalyn B. Moffo
Planning & Zoning Clerk

SOUTH CENTRAL CONNECTICUT
Regional Planning Commission

2016 MEETING SCHEDULE

The South Central Connecticut Regional Planning Commission meets the second Thursday of every month at the offices of the *South Central Regional Council of Governments*, 127 Washington Avenue, 4th Floor West, North Haven, CT at **5:15 PM**, unless notified otherwise.

**January 14, 2016	July 14, 2016
February 11, 2016	August 11, 2016
March 10, 2016	September 8, 2016
April 14, 2016	October 13, 2016
May 12, 2016	November 10, 2016
June 9, 2016	December 8, 2016
	**January 12, 2017

** RPC Annual Dinner