

**Use Table Changes**

<b>Page #</b>	<b>Article</b>	<b>Concern/Clarification</b>	<b>Staff Recommendation</b>
27	1.21.2.B.5.g.2	"Assessed value" or "market value"	Leave as assessed, as confirmed by the Zoning Enforcement Officer
30	1.22.2.A	"these Regulations" or "the Regulations"	Leave as "these"
30	1.22.3	Permit extensions for approvals that were granted under old regulations?	No change. This should not be an issue - the Commission has the ability to grant extensions for approvals and if they were granted under the old regulations, the extension would apply regardless
31	1.24.2.B	shall be submitted and until such time, the item cannot be acted on by the Commission	No change. This is already stated on page 379.
31	1.25.2	Performance guarantees timeline, change to "said improvements must be functioning properly for a period of one year from their completion unless a longer or shorter period of time is set by the Commission."	Staff agrees with proposed change.
42	3.32	Residential/Commercial/Industrial/Non-residential groupings. Is clarification language needed to say that a property can be both/all residential, commercial and/or industrial?	No change needed. Each district has listed uses and a preamble that explains the intent.
44	3.3.3.B.4.b	Change O-EVTOD to O-EVTZ	Staff agrees with this change
several pages	4	"one principle structure" per lot. Is this problematic? There are other developments that have multiple principle structures such as 1 Cemetery St, 10 Willard Rd, 71 CT Ave, Pepperidge Farm, Conservation Subdivisions, etc.	Staff will addresss this in a separate technical memo
86	4, EVTZ	EVTZ Amenity Points Public Plaza hours open, "change to dusk" and all amenities open for public use.	Staff will be providing a separate technical memo related to the EVTZ amenity points
94	4, CD-4W, Lot Occupation	Require safe, dry-access for all muti-family development within CD-3W, CD-4W and CD-MC. Staff recommendation & SLR recommendation.	Hazard Zone Overlay must satisfactorily demonstrate a route(s) for emergency access into the building(s) and safe pedestrian egress to a public street <b>within the 100-year flood zone</b> . Multi-family development with ten (10) or more units proposed within the Flood Hazard Overlay Zone must provide a written evacuation plan."
103	4, RAVD	Delete #5 (need new O-RAVD guidelines)	Staff agrees. Delete #5, this will eliminate the ability to gain an extra story of height
116	CD-4 Lot Width	Increase Lot Width to 300'	Increase Lot Width to 300'
116	4, CD-5 Front Setback	Add clause, similar to existing CBD regarding allowance for max front setback to accommodate improvements ot streetscape	Change to 6' min, 12 foot max from the property line or from the edge of any public improvements required as part of the development
117	Add Park in CD-4	Allow Parks in CD-4 Zone	Allow Parks in CD-4 Zone
117	Make # of Principal Buildings NR in CD-4	Make # of Principal Buildings NR in CD-4	Make # of Principal Buildings NR in CD-4
117	Allow Dining Yard in CD-4	Allow Dining Yard in CD-4	Allow Dining Yard in CD-4
118	CD-4 Façade Articulation	Concern expressed about lack of variability and flexibility for CD-5 building design	Apply same standard for CD-5 as required in CD-4C: <b>R per Section 4.3.5.A.3</b>
118	CD-4 Heights	Modifed per Staff recommendations	Modifed per Staff recommendations
124/125	O-MSVD	Overlay Conditions Modified	Overlay Conditions Modified Click link to view

128	CD-3W, CD-4W, Lot Occupation	Require safe, dry-access for all multi-family development within CD-3W, CD-4W and CD-MC. Staff recommendation & SLR recommendation.	Proposed text: "All multi-family development proposed within the Flood Hazard Zone Overlay must satisfactorily demonstrate a route(s) for emergency access into the building(s) and safe pedestrian egress to a public street <b>within the 100-year flood zone</b> . Multi-family development with ten (10) or more units proposed within the Flood Hazard Overlay Zone must provide a written evacuation plan."
150	4, SD-LI	Front & Rear Setbacks indicate "none, except 10' min if Abutting Residential	Change to .....if Abutting Residential <b>Zones</b>
158	4, SD-HI	4 typo in Building Standards	change "ech" to "each", "bacl: to "back", "q0" to "0" and "thr" to "the"
165	CD-3W, CD-4W, Lot Occupation	Require safe, dry-access for all multi-family development within CD-3W, CD-4W and CD-MC. Staff recommendation & SLR recommendation.	Proposed text: "All multi-family development proposed within the Flood Hazard Zone Overlay must satisfactorily demonstrate a route(s) for emergency access into the building(s) and safe pedestrian egress to a public street <b>within the 100-year flood zone</b> . Multi-family development with ten (10) or more units proposed within the Flood Hazard Overlay Zone must provide a written evacuation plan."
181	4	No 4.3.2, need to fix numbering	
181	4.3.3.D	Do waterfront lots have front yard setbacks on water and street.	No, but building must "enfront" both
183	4, H.5	Language clarification	Change "riverfront may" to "riverfront to"
184	4, A.4	Add the requirement to CD-3W as well as CD-4W	Staff agrees wth this change
201/202	4	No 4.3.7.b, need to reorder	
202	4	Raised Walk Strategy - "...Sub-story with "a ng" typo?"	Raised Walk Strategy. In this strategy the Lowest Floor is raised above a Sub-story with a continuous walk between Lots or Building Sites, as illustrated .....
204 & 209	4, Duplexes	Modify to require covered porch/entrance, interesting architectural feature	Staff recommends adding photos of acceptable buildings and not acceptable buildings
222	4, Elderly Housing Units	Presently allowed in B Residence Zone	SPU-L in CD-1S and CD-2
	4, Group Home	Change to Permitted w/Limitations in all single-family zones	Per Counsel, pursuant to statutory change
	4, Halfway House	Presently allowed in B & C Res as well as MF zones	Change to PL in CD-1S, CD-2, CD-3 and CD-4. NP in all other zones.
	4, Townhouse	Permit in CD-2 (2-family)?	No action necessary at this time. Staff would recommend allowing in CD-3 (or what 2-family zone becomes) as well.
	Air BnB	Letters submitted regarding not permitting	Staff recommends to address through ordinance, if it is an issue
223	4, Bed & Breakfast	Proposed as-of-right Use	Change to SPU or remove
	4, Lodge	Permitted in CD-1L as SPU <sub>L</sub> under new definition.	Permitted in CD-1L as SPU <sub>L</sub> under new definition.
	4, Government Agencies & charitable organizations	Change to P in SD-H and CV	Change to P in SD-H and CV
	4, Medical Office	Change to P in CV	Staff has no opinion on this recommendation

	4, Medical Office	Change to PL in CD-4 and CD-4W	<b>CD-3</b> In addition to existing limitations, add the following. Within the CD-4 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots. <b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-4W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots
	4, Offices	Should offices be a separate use in SD-H and Civic Zone or accessory to the principal use?	Staff recommends permitting as accessory use in SD-H and a permitted Use in Civic
	4, Social Clubs	Change to P in CV	Change to P in CV
	4, Theater	Change to P in CV	Change to P in CV
	4, Amphitheater	How should amphitheater be regulated in SD-H and in Civic	Staff recommends permitting use in Civic. SPU in CD-4 and CD-4W and accessory is SD-H.
	4, Automobile Trailer Park	Should be NP in CD-3L	Staff agrees with this comment
224	4, Parking Lot	Change to NP in CD-4C Principal use in LI & HI? Change to P in CV	Should be NP in all zones, except for CV and a permitted accessory use in the all MF & non-residential zones
	4, Parking Structure	Change to NP in CD-4C Principal use in LI & HI? Change to P in CV	Should be NP in all zones, except for CV and a permitted accessory use in the all MF & non-residential zones
	4, Animal Care Centers	Should we allow in CD-4?	Staff would recommend allowing vet offices, but animal care centers leave as proposed (no boarding)
	4, Artist Live/Work	Change to P in CV	Staff has no objection to this recommendation, but will defer to the Commiss
		Should apply to corner stores as well	N/C necessary. Mixed use would already permit this.
	4, Artist studio or workspace	Change to P in CV	Staff has no objection to this recommendation, but will defer to the Commiss
	4, Corner Stores (Retail) in single-family zones	Allow in CD-1S, 1M 1L & CD-2	See Staff memo dated 8.25.23 regarding potential allowance.
225	4, Auditorium	Change to SPU in SD-H	Staff recommends permitting as accessory use in SD-H. If Commission agrees we can change to P/L & add as a limitation.
226	4, Library	Change to SPU in SD-H	Staff recommends permitting as accessory use in SD-H. If Commission agrees we can change to P/L & add as a limitation. See memo of allowed uses: <a href="https://www.norwalkct.gov/DocumentCenter/View/31533/Use-Table-Memo---hospital">https://www.norwalkct.gov/DocumentCenter/View/31533/Use-Table-Memo---hospital</a>
227	4, Child Day-Care Center	Presently allowed in B & C Res	No action necessary at this time. Depending on changes to zoning map, additional single-family zone may be needed, which will likely be equivalent to B Res. If that happens recommend allowing as permitted today
	4, College or University	Request to include as SPU in SD-H	Staff agrees with this recommendation
	4, School or Institution for the disabled	Change to SPU in CV	Staff has no objection to this recommendation

	4, Youth Day Camps	Should definition of Youth Day Camp be revised to indicate it's temporary? And why is a SP use in SD-H? Should they be allowed in CD-4W?	Staff recommends allowing consistent with Child Day Care Center
227-228	4, Water Dependent Uses	Allow the Water Dependent Uses in CD-4W and CD-5W (match MC zone)	Staff recommends this change
228	4, Motor Vehicle Sales, Rental or Leasing	Change to NP in CD-3C?	Would make any existing ones nonconforming. Staff would recommend no change.
229	4, Concrete Plants	Change to NP in SD-HI?	Staff would recommend allowing in HI as a SPU
	4, Natural Gas Storage	Change to NP in SD-HI?	Staff would recommend allowing in HI as a SPU
	4, Oil or petroleum storage facility	Change to NP in SD-HI?	Staff would recommend allowing in HI as a SPU
	4, Cannabis Mfg.	Change Name to Cannabis Product Manufacturer, to be consistent with statute	Staff recommends change
	4, Cannabis Mfg.	Restrict cannabis mfg. to industrial zones	Staff would recommend leaving regulations as existing
	4, Boutique Mfg.	Consider allowing in 3W & 4W when compatible with water dependent uses	Staff agrees with this recommendation. Proposed as-of-right in CD-4, recommending same for CD-4W.
230	4, Rock Crushing	Change to NP in SD-HI?	Regulations are consistent with existing. Only allowed at indoor facilities.
	4, Warehouse, storage, and Wholesale Distribution Facilities	Language incorrect. Distribution elsewhere in text. Also, should it be limited in SD-LI?	Delete everything after "Warehouse" This should address the second concern.
<b>Accessory Uses</b>			
232	4, Drive-Through Facilities	Change to NP in all zones? Should be NP in CD-4 regardless	Commission discussion. Staff would recommend only considering in CD-4C through Special Permit.
	Family Day Care Home	Change to "Family Child Care Home" and Should be "P" in zones listed as PL	Per statute must be allowed as-of-right in the single-family zones. The "PL's" listed should go with "Group Day Care Home"
	Group Day Care Home	Change to "Group Child Care Home" Must be allowed inresidenital zones per statute; however, can put limitations on # of children, as our current regulations allow	Change to PL in the residenital zones
	4, Group Home	Where should it be permitted?	Must be allowed in all single-family zones per Counsel
	4, Group Day-Care Home	Should it be an allowed use?	Delete from accessory uses and place in principal uses as stated
233	Accessory Uses in Waterfront Clubs	Allow Live Music, Outdoor Dining & Boat Storage as accessory Uses	Allow Live Music, Outdoor Dining & Boat Storage as accessory Uses
233	Add Sports Court as Accessory Use	Allow in single and two-family zones	Allow in single and two-family zones
233	4, Storage of Not more than 1 Commercial Vehicle	Match what is indicated for Commercial Vehicle Storage Yards	Change to: "PL1 SD-LI and PL in SD-HI"
<b>Temporary Uses</b>			
235	4, Portable Storage Container	Change to P in CV	Staff agrees with this recommendation
<b>Permitted with Limitations Edits</b>			
236	4, Accessory Dwelling Units	Remove (12)	Staff agrees with this recommendation. Rectifies differing SF allowances for detached units.
237-8	4, Amphitheater	Amphitheater (civic v. commercial)	Staff recommends changing from P to SPU where currently allowed except for in CV zones, where P is appropriate

238	4, Artist Live/Work	Change 12-hour limitation	Staff has no strong opinion on this. When adopted was taken from other examples. If located in a multi-tenant building, will be subject to those rules, so staff would recommend deletion.
239	Add Limitations to Bed & Breakfast	Add Limitations to Bed & Breakfast	<ol style="list-style-type: none"> <li>1. They are only located on parcels that contain 1.5 times the minimum Lot Area for the underlying zone,</li> <li>2. The building typology is consistent with the permitted structures in the zone,</li> <li>3. No more than six (6) rooms shall be offered for overnight guest accommodations,</li> <li>4. All parking is located to the rear of the structure and is not visible from Abutting Parcels,</li> <li>5. Parking shall not be located within any Yard Setbacks,</li> <li>6. There is a minimum ten (10) foot landscape buffer between the subject Parcel and any Abutting residential Parcel,</li> <li>7. The amount of parking provided is consistent with Bed and Breakfast use, as required in Table 4.3.12.B-1 and be located and screened as required in Article 4.3.12,</li> <li>8. In addition to signage allowed in Article 7, a Post Sign is also permitted,</li> <li>9. Signs shall not be internally illuminated and shall be lit by downward facing decorative lighting,</li> <li>10. No temporary signs, portable signs or banners shall be installed,</li> <li>11. The use is licensed as required and complies with all other local and state regulations</li> </ol>
239-240	4, Business Service Establishments	Make sure this matches up with Retail, Personal Service, Office, etc. for CD-3 and CD-3C	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-4W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots</p>
244	4, Cannabis Hybrid Retailers	Increase hours to 6PM	Staff recommendations are to make it consistent w/alcohol sales
251	4, Cannabis Retailers	Increase hours to 6PM	Staff recommendations are to make it consistent w/alcohol sales
251	4, Separation Distances from medical users and day care	Separation Distances from medical users and day care	State statute defines medical differently, staff follows that interpretation. Daycare is interpreted consistent with zoning definitions.
252	4, Separation distances for retail cannabis	A2 survey requirement for cannabis is not possible	Staff will revise language to not indicate an A2 survey, but to require surveyor verification consistent with industry standards

253	4, Commercial Communication Antenna	Need to make sure this incorporates our recently adopted text from EMS	Add new definition and accessory use for "Emergency Services Communication Antenna" to match existing regulations. Make PL for all zones.
254	4, Drive-Through Facilities	Should we consider make all drive-through facilities "NP"	Commission discussion. Staff would recommend only considering in CD-4C through Special Permit.
255	Modify Limitations	<p>1) Within the CD-1S:</p> <p>a. The subject property(ies) has a minimum of two (2) acres of Lot Area, as of the date of the adoption of these regulations; and</p> <p>b. The Residential Density shall not exceed one (1) unit per 6,250 square feet of Lot Area; and</p> <p>c. Structures shall be limited to Cottage, House, Estate House and/or Duplex Building Types; and</p> <p>d. The Structures shall comply with all Lot Occupation, Setback, and Building Height requirements of the CD-1S; and</p> <p>e. A minimum of twenty-five percent (25%) of the property must be set aside as Conservation area, which may be in the form of an easement in favor of the City and total of forty percent (40%) of the Site is Open Space, Public Realm or Civic Space; and</p> <p>f. Stormwater shall be mitigated using Low Impact Development (LID) techniques; and</p> <p>g. All Dwellings or Principal Structures shall have rooftop solar installed, unless it is determined to be not feasible as determined by a feasibility report.</p> <p>2) Within the CD-2:</p> <p>a. The subject property is an existing or former School, as herein defined; and</p> <p>b. The subject property has a minimum of one-and-a-half (1.5) acres of Lot Area; and</p> <p>c. The Residential Density shall not exceed one (1) unit per 1,400 square feet of Lot Area.</p>	Staff proposed.
255	4, Electric Power Generation	Also permit battery storage	Staff agrees with recommendation. Will review and consider as part of sustainability discussion
256	4, Family Day-Care Home	I believe that Family Day-Care Home allows up to 6 children, not 12	Must be allowed in all single-family zones. Modify to allow max of 6. Consistent w/statute
257	4, Helicopter Landing Site	Consider increasing distance to 1,000' & limit hours	Standard in place for a long time. Does not seem to have been issues with this standard.
258	4, Live Music	Add in retail and civic uses. Also add definition to indicate performers or include speakers?	Add in retail and civic uses. Add definition of Live Music to include all amplified music.
	4, av.4	Typo delete "greater than"	Staff agrees wth this change

258	Add Lodge Limitations	<p>1) Shall be located on a Parcel with a minimum Lot Area of 60 acres.</p> <p>2) A minimum of 30 acres of the property is conserved.</p> <p>3) Buildings shall not exceed three (3) stories.</p> <p>4) Special events shall be governed by specific conditions of the Special Permit approval.</p>	Staff agrees with this change
259	4, Motor Vehicle Sales, Fuel Sales	Consider requiring EV charging stations. Also require solar on fueling stations	Staff has no opposition to EV charging stations but more information on benefit of solar for these small facilities
259	4, Medical Office	Square footage to match maximum size for retail in CD-3 and 3W	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-3W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF. (b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.</p>
260	4, Office	Square footage to match maximum size for retail in CD-3 and 3W	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-3W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF. (b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.</p>
261	4, Parking lots	Consider allowing landscaping as well as walls or fences	While landscaping can be more attractive, a structure can be more permanent and prevent light trespass
261	4, Personal Service Establishment	Include a maximum square footage for CD-3 and 3W	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-3W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF. (b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.</p>

262	Recycling Operations Limitations		<p>1. Recycling Operations proposed to include motor oil, chemicals, household appliances, and/or tires, must obtain all necessary federal, state and local permits required for the collection, processing, recycling, and transfer of these items and must be submitted to the Planning &amp; Zoning Department prior to the approval of any Special Permit application, and must be maintained by the applicant while the Special Permit is active.</p> <p>2. Motor vehicles and parts may also be recycled at a Recycling Facility provided all federal, state, and local permits have been obtained and are maintained by the operator including, but not limited to, the Connecticut Department of Motor Vehicles (DMV) recycler (dismantler) license as such license type may be revised or amended.</p> <p>3. Entities that demanufacture, process, segregate, sort, and/or ship recyclable, non-decayable materials including vehicles, equipment, ferrous and non-ferrous materials/metals, and plastics are permitted if they hold required DMV and other similar permits and licenses when these regulations are enacted.</p> <p>4. Long-term storage of solid waste or reclaimed material is not permitted.</p> <p>5. No materials stored at the site shall be visible from the public right-of-way or from an abutting property.</p> <p>6. When abutting a residential zone, there shall be a vegetated buffer, a minimum of ten (10) feet in width, which may include solid fencing.</p> <p>7. Any activities that create excessive dust or shall be conducted within an enclosed facility that meets all applicable standards for ventilation.</p>
262	4, Religious Institutions	Consider greater setback and lot area for religious institutions	Staff would agree. Consider 50% setback inc. Consider twice the minimum lot area in residential zones. Should be applied to all special permit uses.
263	4, bo.2	Typo delete "greater than"	Staff agrees wth this change
263-264	4, Restaurant	Include a maximum square footage for CD-4 and 4W	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-3W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF. (b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.</p>



264	4, Retail Sales	Include a maximum square footage for CD-4 and 4W	<p><b>CD-3</b> In addition to existing limitations, add the following. Within the CD-3 Zone, unless located on a State Roadway or Major City Arterial, may only be located on corner lots.</p> <p><b>CD-3W</b> In addition to existing limitations, add the following. Within the CD-3W Zone, unless located within the RAVD, or on a State road or Major City Arterial Roadway, commercial uses may only be located on corner lots. A Site Plan Application is required for Retail Sales between 2,500 SF and 5,000 SF. (b) Retail Sales over 5,000 SF require a Special Permit pursuant to Section 8.4.8.</p>
			<ol style="list-style-type: none"> <li>1. Package Stores and Vape sales are prohibited,</li> <li>2. The hours of operation are limited to 6 AM to 8 PM,</li> <li>3. The building typology is consistent with the permitted structures in the zone,</li> <li>4. The property Enfronts a City Collector, City Minor Arterial, City Major Arterial or State Roadway as indicated on the City's Roadway Classification Map, revised to January, 2017, as amended. 24x36RoadClass (PDF) (norwalkct.gov)</li> <li>5. The property is located on a Corner Lot,</li> <li>6. The property is located on a Lot that does not exceed the minimum Lot area for the zone,</li> <li>7. There shall be a minimum of 1,000 feet between any retail establishment,</li> <li>8. The total Footprint of the Structure does not exceed 2,500 SF),</li> <li>9. The Principal Building is located no further than 20 feet from the Principal and Secondary Frontage,</li> <li>10. The Principal Entrance is accessed from the City Collector, City Minor Arterial, City Major Arterial or State Roadway,</li> <li>11. The area between the Building and Street(s) may be Improved with an outdoor seating area, not to exceed 250 sf, with the remainder of the area being landscaped with native plantings,</li> <li>12. All parking is located to the side or rear of the structure and is not visible from Abutting Parcels,</li> <li>13. ☐</li> <li>16. Signs shall not be internally illuminated and may only be lit by downward facing decorative lighting,</li> <li>17. ☐</li> </ol>

			<p>13. There is a minimum ten (10) foot landscape buffer between the subject Parcel and any Abutting residential Parcel,</p> <p>14. The amount of parking provided is consistent with Retail use, as required in Table 4.3.12.B-1 and be located and screened as required in Article 4.3.12,</p> <p>15. In addition to signage allowed in Article 7, a Post Sign is permitted and one (1) Blade Sign or one (1) Wall Sign is also permitted,</p> <p>16. Signs shall not be internally illuminated and may only be lit by downward facing decorative lighting,</p> <p>17. No temporary signs, portable signs or banners shall be installed,</p> <p>18. A maximum of two (2) Dwelling Units are permitted as accessory units to the principal use.</p>
265	4, Trade or Vocational Schools	Why the limitation on # of students?	Staff is unsure of the reason for this cap. Seems inconsistent with previous approval. Staff would recommend removal since special permit required.
265	Add Limitations for Sports Courts	Add Limitations for Sports Courts	<p>Sports Courts shall be permitted in accordance with the applicable Use Table, subject to the following:</p> <p>1) No Sports Court shall be located between the front lot line (i.e. the street right-of-way) and the dwelling as shown in the hatched area(s) below: [see image in separate document]</p> <p>2) Sports Courts are subject to double (two times) the required side and rear accessory structure setbacks.</p> <p>3) The sale of food, beverages (including alcoholic and non-alcoholic beverages), cigarettes, and other retail items is prohibited on any residential property in a residential zone containing a Sports Court.</p> <p>4) Sports Courts in residential areas are not to be operated for profit or as a commercial use.</p> <p>5) A solid fence or screen shall be installed surrounding the Sports Court, or portion thereof.</p> <p>6) All artificial lighting used to illuminate any Sports Court shall be so arranged that all direct rays from such lighting shall fall only on such Sport Court. All other relevant lighting standards as outlined in these regulations still apply.</p> <p>7) Public Address systems are prohibited on any residential property in a residential zone containing a Sports Court.</p> <p>8) Any Sports Court larger than 1,500 square feet is subject to Special Permit.</p>
<b>Parking</b>			

268	4, Buffer Depth	Change to 25'	No change recommended at this time. Commission must consider whether Article 5 is necessary. To be discussed as separate memo.
269	5.b	Public Parking access	Change to: If elected by the Applicant, <del>all</del> off-street spaces within the same or
269	6.b	Delete after inventory	Staff agrees with this recommendation
272	Shared Parking	Staff is reviewing and will recommend changes at a later date	Staff is reviewing and will provide recommended changes
273	Electric Vehicle Charging	Verify compliance with state statute, also make sure that chargers must be Level 2 chargers at minimum. Should also be required in HC spaces?	Staff agrees with this recommendation
274	Dormitory	Regulations list a space per unit	Staff recommends 0.5 spaces per unit
	All Office Uses	1/200 is a big increase in parking from existing standard of 1/334, should not increase beyond 1/334	Staff recommends 1/334, but will research if there is a more updated standard
	Adult Day Care Facility	Requiring parking based on square footage doesn't make sense as their clients likely are not driving themselves, should just be 1 per employee or none	Staff recommends 1 per employee
275	Funeral Home	Requiring parking based on floor area seems excessive, consider reducing	15 spaces per chapel room
	Commercial Rec.	Appropriate # of spaces per space	Subject to the submission of a traffic and parking management plan to be reviewed by the Commission.
	Retail Sales	Similar uses like Personal Service Establishment are 1/500sf, consider matching?	Staff recommends matching
	Religious Facilities	Additional Parking needed? Particularly for ancillary uses?	No change from proposed
276	Library	Change to Not Regulated	Staff agrees with this recommendation
	Civic Space	Change to Not Regulated	Staff agrees with this recommendation
	Railroad Station	Change to Not Regulated	Staff agrees with this recommendation
	College or University	1 per teacher + 0.5 per student	Staff agrees with this recommendation
	School or Institution for the disabled	1 per teacher	Staff agrees with this recommendation
	Youth Day Camp	Change to Not Regulated	Staff agrees with this recommendation
277	Motor Vehicle Body Shop	1 per work bay + 1 per employee	Staff agrees with this recommendation
	Motor Vehicle Maintenance, Repair, Service	1 per work bay + 1 per employee	Staff agrees with this recommendation
	Motor Vehicle Fuel Sales	This should just be based on the size of the retail associated with the gas station, the pumps act as de-facto parking already	Staff agrees with this recommendation
	Building Materials Storage Yard	1 per employee	1 per employee + SF of sales area
	Commercial Vehicle Storage Yard	1 per employee	1 per employee + SF of sales area
278	Earth Processing & Contractor's Materials Storage Yard	1 per employee	1/employee
	Manufacturing & Processing, Boutique	Consider 1/2,000	No change recommended
279	#10	Should we removed "paved" in first sentence? Single family can have gravel for example. What about pavers?	Staff recommends deleting "a" & "b" and indicate "in accordance with City standards.

280	Tree Requirement (18e)	Add language exempting if solar canopies installed	e. <b><i>Unless the parking island is covered by a solar panel</i></b> , each island shall contain a minimum of one (1) shade tree for every single island, or if a Parking island is double length or width, then two (2) shade trees shall be required.
282#7	Parking Easements	Add language to indicate only required between separate parcels	7. Except in Districts CD-3L, CD-3S, and CD-3, cross-access Easements must be provided between <b><i>abutting parcels</i></b> . <del>all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley</del>
283#3	Driveway Location	Does this contradict what's allowed in the industrial zones	Item resolved with changes to accessory use table on p.233, as referenced ab
283#10	Driveway Location	Staff will review requirement, seems to work against requiring parking in rear or side	Item resolved with changes to accessory use table on p.233, as referenced ab
284	Drive-Through Facilities	If continued to be allowed keep as is, if NP citywide, delete	Staff would recommend changing to SPU in CD-4C only
285	Bicycle Parking	Allow bicycle parking in all yards	Staff has no opposition to recommendation, but will leave up to Commission
		Make ratio 1/5 residents	Staff recommends no change. Will be difficult to regulate, since we don't know how many people will reside in a development
		Require sheltered bike storage for offices > 50,000 SF	Staff has no opposition to recommendation
		Do we need a dimensional or spatial standard for spaces?	Beyond racks or storage lockers? Staff recommends no change from what is proposed
287	Transient Loading Spaces	Should you add transient loading spaces, Uber/Amazon?	Can also be addressed as condition of approval, which may be advisable since this use could be fluid
289	D.2 (native plantings)	Add at beginning "Except as needed for screening purposes, ...."	Staff has no opposition to recommendation
	D.3	Typo	Delete "on used"
295	4.3.20	Historic Preservation does not indicate applicable zones	Staff recommends adding an additional clause place before existing "e" that states: " <i>Potential increases in residential density are only applicable to zoning districts that allow Multi-Family Development .</i> "
	4.3.19.B (fee-in-lieu)	Consider eliminating or reconsidering the calculation.	Staff recommends deleting the exemption. Fee can be substantial, depending on how large the public realm area is. Even if a minor public realm area required, City can be diligent and ensure what is built is meaningful.
302	5.2.1.A	Reword as follows: " <i>Any Development Parcel of 7.5 acres or more shall include at least 5% of its Net Site Area assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.2.1.A shall be in addition to all Setback, Public Realm, access area and Impervious Surface area.</i> "	Staff has no opposition to recommendation
319	6.22.C	Add additional criteria per SLR report.	" <i>The removal of stump and root systems on all properties (public and private) that border ravine and tidal embankments .</i> "
320	6.2.2.F.7	remove references to lot size	Minimum lot sizes being added back into single-family zones, so no change needed
321	Standards/Manuals References	Verify references are up to date & amend accordingly	G.1 Presently a new draft stormwater quality manual under review by state. If adopted before these regulations adopted, include that one or leave as stated, but add "as amended"
322	6.4.2.A	Edit applicability per SLR report	" <i>A Soil Erosion and Sediment Control Plan shall be submitted with any Application for Development <del>when the disturbed area of such Development is cumulatively more than one-half (1/2) acre .</del></i> "

325	6.6 Utilities	Should CATV be a required utility? Is Natural gas a required utility? Do we require high speed internet? Should we require burying utilities in single-family zones?	Staff would recommend not amending as written since what utilities are provided is not a zoning issue. Staff will review whether we can require burying utilities for new single-family construction.
326	Vehicle Miles Traveled	Add Definition to Article 9	Definition not needed, but Staff recommends not including it as a standard to meet, but revise to include as a consideration for special permit and site plan review as another consideration
	Absent Elements	Legality of B 1-3	Staff recommends no change, except adding a #6: "As required by the City, the applicant shall bury all existing and proposed utilities within the site's frontage and on-site, in compliance with all applicable agency standards."
327	6.2.9.C	Delete #7, per SLR report	Staff agrees with this recommendation
332-333	Heat Pumps	Require energy efficiency	Staff recommends no changes. Should be left to building code or City ordinance
339	Variance Procedures	Merge with P. 409, 8.4.9	Staff recommends deleting this section as it is not needed per the ZEO.
346	Fencing for Solar	Review regulation regarding screening requirement	Staff will review necessity
381	Variance Recording Time	Concern 90 days too short	No change recommended. Timeframe is reasonable.
386	8.4.4.C.10	Incorrect reference	Should reference 8.4.4.C.8
387	8.4.4.D.5.c	Posted Notification Sign Dimensions, increase size.	Staff recommends increasing to 3x4
388	8.4.4.D.6.e	Neighbor Notification	Change to "shall notify owners of property within one hundred (100) feet of the subject property (including owners of individual condominium units)."
394-5	Illustrative Plan	Remove capital letters	Staff agrees with this recommendation
399	N.2.f.2 (roadway imp.)	Question on whether this is legal	Staff recommends no change. This has been reviewed by outside Counsel and approved
406	roadway imp.	Question on whether requiring the improvements is legal	Staff recommends no change. This has been reviewed by outside Counsel and approved
442	9	Add definition of Development Park	DEVELOPMENT PARK: A parcel or parcels of land, a minimum of ten (10) acres in area, containing uses as allowed in the underlying zone. The site and buildings are designed in a unified manner, containing common facilities, such as private interior motor vehicle ways, shared parking and recreation space for use by occupants and invitees of the park.
443	9	Dormer definition incorrect	Use definition in existing regs
450	9	Group Home - Change to "As defined in CGS 8-3e, as the same may be amended from time to time.	Change recommended from outside Counsel
450	9	Add definition of Heat Island per SLR report	"A heat island has a higher average temperature than its surrounding land uses due to greater absorption, retention, and generation of heat and lack of vegetation."

455	9	Add defintion of Lodge	Lodge: as an Accommodations / Lodging Use, an establishment that offers guest rooms for overnight Lodging to paying guests in one or more Building Types permitted in the applicable Character District, which establishment may serve or provide meals, drinks, and/or other services to such guests and/or other customers, and which establishment may include any one or more of the following and any related facilities and amenities: conference, meeting room, and office facilities, recreation amenities, retail and personal service shops, dining services, and a lounge.
457	9	Correction of datum reference per SLR report.	North American Vertical Datum of 1988" acronym is NAVD 88, not NGVD.
457	9	Modify the definition of Mean Sea Level per SLR report.	Staff recommends to modify as follows: