

Amendment #618

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Language to be deleted is ~~[struck out]~~; language to be added is underlined.

THE FOLLOWING IS FROM §32, SUPPLEMENTARY USE REGULATIONS

32-12 Inclusionary Two-family and Multi-Family Dwellings

Two-family and multi-family dwelling units ~~[may be]~~are permitted in any GBD, RPOD, RORD, BPD, RBD, BCD, BCD/H and DDD #2 [Commercial Zones] Non-Residential Zoning District ~~[any of those]~~ subject to a Special Permit and Site Plan Approval in accordance with §43, herein, all applicable provisions of the underlying zoning district, and the following additional standards and safeguards. (See §39A for Lots Split Residential and Non-Residential Zoning District)

The purpose of this section is to increase the diversity of housing choices and to provide additional below market rate housing within Westport. In order to implement this purpose, at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and at least twenty-percent (20%) of all proposed units shall be deed restricted as affordable in accordance with CT General Statutes §8-30g.

32-12.1 Lot Area and Shape

32-12.1.1 No minimum lot area or shape. Any lot using this regulation must provide frontage on an arterial street that is equal to at least fifteen percent (15%) of the perimeter of the lot.

32-12.1.2 Any lot created by subdivision or lot merger not in existence at the time this regulation was created must have a Regularity Factor of at least 0.55.

32-12.1.3 Primary access to the development must be from a non-residential portion of the lot.

~~[Any lot to be utilized for a two family or multi family Single Use development, as defined herein, shall have a minimum area of 3/4 acre (32,670 square feet) and a minimum frontage of 150 feet on a public street.]~~

32-12.2 Density

32-12.2.1 Maximum - The maximum allowable density shall not exceed 20 bedrooms per gross acre. An additional maximum density of 6 bedrooms per gross acre is permitted for affordable units that are exempt from this calculation. The maximum number of units per acre shall not exceed eighteen (18) inclusive of affordable units.

32-12.2.2 ~~[The minimum number of dwelling units shall not be less than 5 units for any Single Use Development or Multiple Use Development project as defined herein; except that a lesser number of units may be permitted for a change of use within an existing building.]~~

32-12.2.3 Bedrooms - For the purpose of these regulations, libraries, dens, studios, studies, lofts and other similar spaces shall be deemed to be bedrooms by the Commission. A single recreation room, a storage area and a utility room located in a cellar or basement without a bathroom will not be considered a bedroom.

32-12.3 Setbacks

No principal or accessory building or structure [~~in a multi-family, Single Use Development, as defined herein;~~] shall extend closer than [~~:(a) 30]~~ twenty (20) feet from any [~~street-~~] front lot line.

[~~(b) a distance equal to the height of the building, but not less than 15 feet, from any side lot line; and~~

~~(c) 15 feet from any rear lot line.]~~

Side and rear setbacks are governed by the underlying district.

32-12.4 Height

In order to retain the historic streetscape in the BPD and BCD/H zones, the height is restricted to that which is permitted in the underlying non-residential zoning district.

32-12.4.1 For buildings within the GBD, RPOD, RORD, RBD, BCD and DDD #2 zoning districts, of which at least one-third (1/3) of the floor area is residential, a height of three (3) stories and thirty-five (35) feet is allowed.

32-12.4.2 For a building in which less than one-third (1/3) of the floor area is residential use, the height is restricted to that which is permitted in the underlying zone.

32-12.5 Coverage

A building coverage bonus in the non-residential zone shall be allowed. The bonus may not exceed five percent (5%) of the non-residentially zoned portion of the lot in excess of that which is allowed in the underlying non-residential zone, except for the BCD and BCD/H zoning districts.

32-12.5.1 The Planning and Zoning Commission may exempt an additional minimal amount of coverage associated with open porches, decks, balconies and other similar open structural projections from building coverage; provided that such open structural projection will benefit public access, safety or convenience or will further the intent to preserve and/or enhance the historic character and appearance of the area, and at the discretion of the Commission at the time of Special Permit approval on sites that include at least 20% affordable housing.

32-12.5.2 The total coverage shall not exceed seventy percent (70%) of the area of the lot.

32-12.5.3 In order to encourage underground parking and a reduction in coverage, a density bonus of two (2) units, a residential FAR bonus of 0.05, and an exemption for floor area within a cellar or basement will be permitted, if at least one (1) underground space is provided per unit and if the total coverage is reduced to 65%.

[32-12.4] 32-12.6 Building Spacing

Groups of buildings on a single lot shall be so arranged that the minimum horizontal distance between the nearest walls or corners of any principal and/or accessory detached buildings shall not be less than ten (10) feet. [~~one-half the sum of the heights of such adjacent buildings.~~]

[32-12.5] 32-12.7 Floor Area

~~[32-12.5.1 Unit types: Residential dwelling units shall be limited to efficiency, one bedroom and two bedroom units.~~

~~32-12.5.2 Unit sizes:~~

~~(a) — 600 square feet for an efficiency unit;~~

~~(b) — 850 square feet for a 1 bedroom unit; and~~

~~(c) — 1,200 square feet for a 2 bedroom unit. The gross interior floor area of a unit shall exclude garage parking spaces, common storage areas, common stairs, common halls, common foyers and other similar spaces used in common.]~~

32-12.7.1 Unit Size: The total interior floor area of a unit shall exclude garage parking spaces, common storage area, common stairs, common halls, common foyers and

other similar spaces used in common. The average unit size shall not exceed 1,250 square feet.

[32-12.5.3]

32-12.7.2 Floor Area Ratio (FAR)

32-12.7.2.1 No lot which contains buildings or structures [in any Single or Multiple Use Development,] which consists of [contains] two-family or multi-family dwellings, shall exceed an FAR of [0.35] 0.5, except in the BCD and BCD/H zone. [In any Multiple Use Development containing two family or multi family dwellings,] Any incremental increase in floor area above the maximum allowable FAR in the underlying zone [for non-residential uses,] shall be used for dwelling(s) units only. Floor area used for parking and loading shall be excluded from the FAR. Floor area used for affordable housing units shall be exempt from the FAR calculation not to exceed an additional 0.25 FAR.

32-12.7.2.2 At least 40% of the floor area of the property shall be non-residential use.

32-12.7.2.3 In order to encourage underground parking and a reduction in coverage, a density bonus of two (2) units, a residential FAR bonus of 0.05, and an exemption for floor area within a cellar or basement will be permitted, if at least one (1) underground space is provided per unit and if the total coverage is reduced to 65%.

[32-12.6] 32-12.8 Architectural Design

The architectural design, scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roofline, and building elevations shall be made compatible with the historic structures located on the property and on any adjacent lot, if they are listed on the most recent Westport Historic Resource Inventory. The design should reflect both the characteristic scale and building traditions of those historic structures so as to preserve and improve the appearance and beauty of the community. New construction or reconstruction shall adhere to the design purposes of this district.

Architectural design requirements for the underlying zones apply and in addition dwelling unit facades shall be designed to avoid a barracks or dormitory appearance. Staggered or off-set unit facades and/or varied unit facade materials shall be utilized.

[Dwelling unit facades shall be designed to avoid a barracks or dormitory appearance. Staggered or off set unit facades and/or varied unit facade materials should be utilized. Multi-family, Single Use Developments shall have a pitched roof design and shall have staggered or off set unit facades of not less than 10 feet in depth over a minimum length of 20 feet.]

32-12.9 Public Waterfront Access

Public Waterfront Access (see Definitions) shall be provided on all sites adjacent to the Saugatuck River.

32-12.10 Signs

Signs shall be permitted in accordance with §33 of the Supplementary Regulations, as determined by underlying zoning district.

32-12.11 Parking

Off-street parking and loading shall be provided in accordance with §34 of the Supplementary Regulations; however such parking and loading shall be located on the lot and to the rear of the front leading edge of any building facing the street. Parking shall be required as provided in §34-5, except that the Planning and Zoning Commission may reduce the required multifamily parking standards by 0.5 spaces per unit. Tandem parking may be considered subject to the discretion of the Planning and Zoning Commission.

32-12.11.1 Underground Parking

In order to encourage underground parking and a reduction in coverage, a density bonus of two (2) units, a residential FAR bonus of 0.05, and an exemption for floor area within a cellar or basement will be permitted, if at least one (1) underground space is provided per unit and if the total coverage is reduced to 65%.

[32-12.7] 32-12.12 Landscaping, Screening and Buffer Areas

Landscaping, screening and buffer areas shall be provided in accordance with §35 of the Supplementary Regulations. Sidewalks shall be provided in accordance with §35-2.2.4 of the Supplementary Regulations.

32-12.12.1 Exterior lighting shall be provided and maintained by the property owner at all access points to streets, parking areas, building entrances and elsewhere for the safety of vehicular and pedestrian traffic. All exterior lighting shall be low-level, except for required street lights. The glare from light sources shall be shielded from roads and abutting properties. Lighting must be provide in accordance with §44-5.5 of the Regulations.

~~[32-12.7.1]~~ **32-12.12.2 Refuse Areas:** Refuse collection areas shall be provided, screened, supplied with covered receptacles and conveniently located to serve all dwelling units.

~~[32-12.7.2]~~ **32-12.12.3 Mail boxes:** Mail boxes shall be provided, covered from the elements and conveniently located to serve all dwelling units.

~~[32-12.7.3 Buffer Strip: For any multi-family Single Use Development, the minimum planted buffer strip required under §35, herein, may be extended along any side or rear lot line located between the dwelling units and any adjoining non-residential use or vacant lot.]~~

~~[32-12.8]~~ 32-12.13 Utilities

~~[32-12.8.1]~~ **32-12.13.1** All utilities and conduits [~~within the site for a multi-family Single Use Development,~~] shall be underground.

~~[32-12.8.2]~~ **32-12.13.2** No Zoning Certificate of Compliance shall be issued for any dwelling or dwelling unit unless and until such dwelling or unit has been connected to a public water supply, suitable power supply and a public sanitary sewer line.

~~[32-12.8.3]~~ **32-12.13.3** All storm drainage facilities and public sanitary sewers shall be designed and constructed in accordance with Town Standards, subject to the approval of the Town Engineer. Storm drainage facilities shall be provided and shall be designed to achieve a zero impact run-off based on a minimum 25-year storm flow. Street culverts and bridges shall be designed for a 100-year storm flow.

~~[32-12.9]~~ 32-12.14 Change of Use

No dwelling unit approved under these provisions shall thereafter be changed to any non-residential use.

32-12.15 Affordability Requirement and Plan

32-12.15.1 In conjunction with residential units proposed as part of this regulation, at least twenty percent (20%) of the floor area of all residential units shall be deed restricted as affordable and at least twenty-percent (20%) of all proposed units shall be deed restricted as affordable in accordance with CT General Statutes §8-30g. An affordability plan must be submitted at the time of application in accordance with same. Fractional units at 0.5 and above shall be rounded up. In any case at least one (1) unit must be affordable. These units must be affordable to households whose income does not exceed 80% of the state or area median income, whichever is lower. The state and area median income figures are from the United States Census and are periodically updated by the U.S. Department of Housing and Urban Development (HUD).

32-12.15.2 Affordable housing units cannot be clustered, but shall be reasonably dispersed throughout the development and shall contain, on average, the same number of bedrooms and the same quality of construction as the other units in the development. Amenities for the market rate and below market rate units shall be comparable. No affordable unit shall be smaller than 75% of a market rate unit containing the same number of bedrooms.

32-12.16 Traffic Analysis

A Traffic Analysis in accordance with §44-2.5 shall be required.

[The changes to Section 11, Res. AAA zone, are required in order to permit this use in the residential portion of a split zoned lot only.]

THE FOLLOWING IS FROM §11, Res. AAA

11-2.3 Special Permit Uses Subject to Special Conditions

The following uses are permitted subject to the conditions provided for in §32 and Special Permit and Site Plan Approval in accordance with §43, herein:

- 11-2.3.1 Elderly housing.
- 11-2.3.2 Hospitals and other medical institutions.
- 11-2.3.3 Excavation and filling of land.
- 11-2.3.4 Home Caterers.
- 11-2.3.5 Group Home for Elderly.
- 11-2.3.6 Group Home for Youth.
- 11-2.3.7 Residential Facility for School Based Education Program
- 11-2.3.8 Conversion of School Buildings to Housing
- 11-2.3.9 Related accessory buildings, structures and uses.
- 11-2.3.10 Managed Residential Communities
- 11-2.3.11 Affordable and Middle Income Housing on Town-Owned Property
- 11-2.3.12 Historic Residential Structures
- 11-2.3.13 Supportive Housing
- 11-2.3.14 Lighted athletic fields on town owned public school property
- 11-2.3.15 Home Occupation, Level 2, as defined in §5-2, Home Based Business.
- 11-2.3.16 Inclusionary Two-Family and Multifamily Dwellings

THE FOLLOWING IS FROM §21, RESTRICTED PROFESSIONAL OFFICE DISTRICT (RPOD)

21-2.2 Special Permit Uses

The following uses are permitted only in a principal building existing on the premises at the time the RPOD boundary is established and subject to Special Permit and Site Plan approval in accordance with § 43, herein. This provision shall not be deemed to prevent new construction and use of a principal building on a lot vacant at the time that each RPOD boundary is established, provided that such new construction or reconstruction shall strictly adhere to the purposes of this district.

- 21-2.2.1 Inclusionary two-family and multi-family dwelling units, subject to the provisions of §32-12, herein.
- 21-2.2.2 Professional offices where professional services are rendered rather than goods offered for sale on the premises, including, but not limited to: doctors, dentists, other medical professionals, healthcare professionals, lawyers, real estate agents, insurance agents, mortgage brokers, engineers, architects, designers, writers and artists.

21-2.2.3 Commercial Wireless telecommunication service facilities, in conformance with §32-16.

21-8.4 FAR (See Definitions)

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the RPOD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR [~~of 0.35~~] as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

THE FOLLOWING IS FROM §22, RESTRICTED OFFICE-RETAIL DISTRICT (RORD)

22-2.2 Special Permit Uses

The following uses are permitted in principal buildings subject to Special Permit and Site Plan Approval in accordance with §43, herein.

- 22-2.2.1 Business, professional (excluding medical offices and clinics, healthcare professionals and other similar uses), insurance, real estate or other offices.
- 22-2.2.2 Stores and shops where goods are sold and services are rendered primarily at retail in RORD #1 and #2 only.
- 22-2.2.3 Off-street parking lots, decks and garages.
- 22-2.2.4 Grocery Stores and delicatessens in RORD#2, only.
- 22-2.2.5 Restaurants in RORD #2, only.
- 22-2.2.6 Commercial marinas, docks, landings and boathouses in RORD #2, only. No boat shall be occupied or used as a dwelling or dwelling unit.
- 22-2.2.7 Inclusionary two-family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 22-2.2.8 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 22-2.2.9 Private Occupational Schools.
- 22-2.2.10 Indoor and Outdoor Commercial Recreation and Entertainment Uses.

22-7 Building Area (See Definitions)

No building shall have more than two thousand, five hundred (2,500) square feet of building area.
[~~No one building shall contain more than eight (8) dwelling units.~~]

22-8.4 FAR (See Definitions)

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the RORD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed a FAR [~~of 0.35~~] as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

THE FOLLOWING IS FROM §23, RESTRICTED BUSINESS DISTRICT (RBD)

23-2.2 Special Permit Uses

The following uses are permitted in principal buildings subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 23-2.2.1 Inclusionary two family and multi-family dwelling units subject to the provisions of §32-12, herein.
- 23-2.2.2 Fast food restaurants, not exceeding 2000 square feet of Gross Floor Area; provided that no lot shall be used for a fast food restaurant if such lot is located within 500 feet from another lot used for a fast food restaurant, and that no Fast Food Restaurant shall be located within 500 feet of another Fast Food Restaurant on the same lot.
- 23-2.2.3 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 23-2.2.4 Private Occupational Schools.

23-8.2 FAR (See Definitions)

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor (FAR) of 0.25 on the area of the lot that lies within the RBD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR [~~of 0.35~~] as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

THE FOLLOWING IS FROM §24, GENERAL BUSINESS DISTRICT (GBD)

24-2.2 Special Permit Uses

The following additional uses are permitted subject to Special Permit and Site Plan approval in accordance with §43, herein.

- 24-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 24-2.2.2 Golf driving ranges, paddle tennis courts, tennis courts, bowling alleys, skating rinks and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.
- 24-2.2.3 Commercial marinas, including accessory boat sales. No boat shall be occupied or used as a dwelling or dwelling unit.
- 24-2.2.4 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 24-2.2.5 Private Occupational Schools.
- 24-2.2.6 Bank drive-in within 500 feet of another bank drive-in as permitted by §24-2.3.3.
- 24-2.2.7 Inclusionary two family and multi-family dwelling units subject to the provisions of §32-12, herein.

24-8 Floor Area

24-8.1 Maximum

No one building shall exceed 10,000 square feet of gross interior floor area and no group of stores or shopping center shall exceed 50,000 square feet of gross interior floor area.

24-8.2 FAR (see definitions)

No buildings or structures shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the General Business District (GBD) Zone. Floor area used for parking and loading spaces shall be excluded from the FAR.

No buildings or structures in any Multiple Use Development, which contains two-family or multi-family dwellings, shall exceed an FAR as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

THE FOLLOWING IS FROM §26, DESIGN DEVELOPMENT DISTRICT (DDD)

26-1 Purpose

The purpose of the Design Development District (DDD), is to allow for the compatible design of commercial, office, and industrial development.

26-1.1 Establishment of District

Design Development Districts, proposed after November 1, 1975 may no longer be established in the Town of Westport.

26-1.2 Designation

Whenever any such Design Development District is established, its designation shall be accompanied by another designation of Residence A, AA or AAA. Such designation shall indicate the class of zoning standards under which residential lots may be established in a Design Development District and shall correspond to the zoning classification of residential areas in the vicinity of such districts.

26-1.3 Removal

After August 11, 1980, no Change of Zone or Special Permit application under the provision of this section shall be granted within the Town of Westport, except for the development of inclusionary two-family and multi-family dwelling units in the DDD#2 which is permitted subject to the provisions in §32-12. The specific sections affected are §26-1.1 through §26-12, inclusive.

26-2 Exception - Active

Existing Design Development Districts (DDD) 2, 3, and 4 in effect prior to November 1, 1975, shall comply with the following standards and requirements:

26-2.1 District Area

The boundaries of existing Design Development Districts (DDD) Nos. 2, 3, and 4, in effect prior to November 1, 1975, may be modified from time to time; except that no such district shall be less than four (4) acres in area for DDD No. 2, three (3) acres for DDD No. 3, and ten (10) acres in area for DDD No. 4.

26-2.2 Permitted Uses

The following uses are permitted in the respective district (DDD) subject to Special Permit and Site Plan approval in accordance with §43, herein.

26-2.2.1 DDD No. 2

- (a) Any use permitted in a Business District.
- (b) Any use permitted in a Residence AAA District.
- (c) Warehouses in conjunction with commercial and research uses, and motels.

- (d) Inclusionary two-family and multi-family dwelling units subject to the provisions of §32-12, herein.

THE FOLLOWING IS FROM §28, BUSINESS PRESERVATION DISTRICT (BPD)

28-2.2 Special Permit Uses

The following additional uses are permitted only in a principal building existing on the premises at the time the BPD boundary is established and subject to Special Permit and Site Plan Approval in accordance with §43, herein. This provision shall not be deemed to prevent new construction and use of a principal building on a lot, provided that such new construction or reconstruction shall strictly adhere to the purpose of this district.

- 28-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 28-2.2.2 Inclusionary two-family and multi-family dwelling units, subject to the provisions of §32-12, herein.
- 28-2.2.3 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 28-2.2.4 Bank drive-in within 500 feet of another bank drive-in as permitted by §28-2.3.6.
- 28-2.2.5 Indoor and Outdoor Commercial Recreation and Entertainment Uses.

28-8.1 FAR

No buildings or structures in any Single or Multiple Use Development, as defined herein, shall exceed a Floor Area Ratio (FAR) of 0.25 on the area of the lot that lies within the BPD zone; except for two-family or multi-family dwellings. No buildings or structures in any Single or Multiple Use Development which contains two-family or multi-family dwellings, shall exceed an FAR [~~of 0.35~~] as described in §32-12. In any Multiple Use Development containing two-family or multi-family dwellings, any incremental increase in floor area above the maximum allowable FAR for the non-residential uses shall be used for dwelling(s) units, only. No dwelling unit approved under these bonus provisions shall thereafter be changed to any non-residential use. Floor area used for parking and loading shall be excluded from the FAR.

THE FOLLOWING IS FROM §29, BUSINESS CENTER DISTRICT (BCD)

29-2.2 Special Permit Uses

- 29-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 29-2.2.2 Golf driving ranges, paddle tennis courts, tennis courts, bowling alleys, skating rinks and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.
- 29-2.2.3 Commercial marinas, including accessory boat sales. No boat shall be occupied or used as a dwelling or dwelling unit.
- 29-2.2.4 Inclusionary two-family and multi-family dwelling units, subject to the provisions of §32-12, herein. No existing dwelling unit above the first floor can be changed to a non-residential use.
- 29-2.2.5 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 29-2.2.6 Bank drive-in within 500 feet of another bank drive-in as permitted by §29-2.3.3.

THE FOLLOWING IS FROM §29A, BUSINESS CENTER DISTRICT/HISTORIC (BCD/H)

29A-2.2 Special Permit Uses

- 29A-2.2.1 Veterinary hospitals and animal clinics. There shall be no more than one outside exercise area for animal runs. The use of such area shall be limited to the period from 8:00 A.M. to 8:00 P.M.
- 29A-2.2.2 Golf driving ranges, paddle tennis courts, tennis courts, bowling alleys, skating rinks and other indoor and outdoor commercial recreation and entertainment uses, except game rooms.
- 29A-2.2.3 Commercial marinas, including accessory boat sales. No boat shall be occupied or used as a dwelling or dwelling unit.
- 29A-2.2.4 Inclusionary two-family and multi-family dwelling units, subject to the provisions of §32-12, herein. No existing dwelling unit above the first floor can be changed to a non-residential use.
- 29A-2.2.5 Commercial Wireless telecommunication service facilities, in conformance with §32-16.
- 29A-2.2.6 Exterior reconstruction, alteration, or addition to any existing structure or a new construction requires a special permit with a combined recommendation from a joint meeting of the Historic District Commission and the Architectural Review Board. Ordinary maintenance and repair for which no building permit is required shall be exempted from this requirement provided there is no change to the exterior appearance of the building.
- 29A-2.2.7 Bank drive-in within 500 feet of another Drive-in Bank as permitted by §29A-2.3.3.

THE FOLLOWING IS FROM §35, LANDSCAPING, SCREENING AND BUFFERS

- 35-2.2.1 The required front setback area, as measured from the property line, except for sidewalks and perpendicular driveways, shall include a minimum thirty (30) foot deep front landscape area along all streets, as shown on the attached "*Landscape Design Standards*." Such landscape area shall be retained and is to be used for no other purposes.
 - (a) In cases where the edge of pavement or curb within a street right-of-way does not coincide with the front lot line, the applicant shall, in addition, landscape the area between the front lot line and the edge of the street pavement or sidewalk in such a manner as will not obstruct vehicle sight lines.
 - (b) In a BCD Zone the minimum required front landscape area shall be reduced to twenty (20) feet in depth along streets other than the Post Road.
 - (c) For multi-family developments under §32-12 and §39A, the minimum required front landscape area may be reduced to twenty (20) feet in depth. §See 32-12.11 and §39A-14.