

ZONING REGULATION AMENDMENT ADOPTED BY WEST  
HAVEN PLANNING AND ZONING COMMISSION AT ITS  
JANUARY 14, 2014 MEETING GRANTING APPLICATION OF THE  
UNIVERSITY OF NEW HAVEN AS MODIFIED

SECTION 28 - EDUCATIONAL FACILITIES DISTRICT (EFD)

28. EDUCATIONAL FACILITIES DISTRICT (EFD)

The Educational Facilities District (EFD) is intended to allow for mixed use development of land by the University of New Haven and other accredited educational institutions. The EFD zone allows for a development mix that provides employment and fiscal benefits to the City consistent with the Plan of Conservation and Development, and promotes the continuing vitality of its educational institutions, while allowing compatible and complimentary uses.

28.1 PURPOSE

- To promote responsible growth of educational institutions located within the City to ensure their long term viability and success.
- To provide an alternate form of development or redevelopment of land within the City of West Haven that is occupied by, near to or influenced by the presence of the University of New Haven or other educational facilities.
- To allow alternative development forms and encourage business growth and uses supportive of education.

28.2 PERMITTED USES

Subject to the standards, criteria and requirements of this and other applicable provisions of the regulations, an EFD district may include uses set forth in Table 28.2. All uses not specifically enumerated in Table 28.2 are prohibited. A change in use of property in the EFD district to another use permitted as-of-right may be approved administratively provided: the change involves interior building renovations only; no alterations to the building exterior or any portion of the site are proposed; and the proponent submits an application furnished by the Planning and Development Department and any additional information deemed necessary by the Commissioner of Planning and Development. The Planning and Development Department may submit such a request to the Commission as staff deems appropriate, whereupon a site plan application shall be submitted. If such a change in use is approved administratively, staff shall report such approval at the next meeting of the Commission.

## 28.3 DEVELOPMENT STANDARDS

- 28.3.1 **Parking and Loading Standards.** Notwithstanding the requirements of Article 5, Section 60 and of this Section 28, the Commission may modify the parking, loading and access requirements applicable to a development in the EFD district, including, without limitation, reducing or increasing the number of parking and loading spaces to be required for the development.
- 28.3.2 **Residential/Nonresidential Mix of Uses.** Any non-residential uses other than educational uses shall have retail or office uses on the ground floor area.
- 28.3.3 **Area and Bulk Requirements.** See Table 28.1.
- 28.3.4 **Signs.** The requirements of Article 6 shall not apply to signs that are necessary for identification, direction or reasonable promotion of a permitted use in the EFD district. All signs in the EFD district must: be located on the EFD property; not be located on a roof; not create a safety or traffic hazard; and be securely anchored. Digitally enhanced or electronic billboards with changing images are permitted upon approval by the Commission and subject to such requirements that the Commission deems necessary to ensure safe vehicular passage and minimize impacts on surrounding properties. A sign in the EFD district may be approved administratively provided such sign: will be located below the roof line of a building; will not be lit in any way or shed light pollution onto neighboring properties; does not border a residential neighborhood; will not cause any sight line violations; and is less than 100 square feet in area. All other signs must be approved by the Commission upon submission of an application furnished by the Planning and Development Department, three (3) copies of a sketch of the proposed sign and its relationship to the structure or site, and any additional information deemed necessary by the Commissioner of Planning and Development.

## 28.4 PROHIBITED USES

The following uses are prohibited in the Educational Facilities District:

- a. Industrial uses;
- b. Heavy commercial uses;
- c. Any use not specifically permitted in Table 28.2.

**TABLE 28.1 AREA AND BULK REQUIREMENTS IN AN EDUCATIONAL FACILITIES DISTRICT**

KEY	REQUIREMENT	EFD
A.	Minimum Acreage	0
B.	Maximum Height  In Stories In Feet	6 $\clubsuit$ , 8 $\heartsuit$ 75 $\clubsuit$ , 100 $\heartsuit$
C.	Minimum Off Street Parking See Sections 60 and 28.3.1	
D.	Minimum Front, Side or Rear Yard (in feet)	15 <sup>1</sup> , 5 <sup>2</sup> , 0 <sup>3</sup>

$\clubsuit$  By right.

$\heartsuit$  By special permit.

<sup>1</sup> To any immediately abutting residential zone with no intervening street.

<sup>2</sup> To any residential zone separated from an EFD parcel by a street.

<sup>3</sup> To any non-residential zone.

**TABLE 28.2 USES PERMITTED IN AN EDUCATIONAL FACILITIES DISTRICT**

<u>USE CATEGORY</u>	<u>SPECIAL PERMIT</u>	<u>SITE PLAN REVIEW</u>
<b>EDUCATIONAL INSTITUTION &amp; SUPPORTIVE USES</b>		
Public or Private Educational Institution		X
Classroom or Student Support Facility		X
Academic Administration Building		X
Athletic Facility Operated By an Educational Institution		X
Student Residence Hall		X
Faculty/Staff Housing		X
Chapel, Prayer Space or other Place of Worship for use by an Educational Institution		X
Ancillary Residential, Recreational or Other Facility which is Supportive of an Educational Institution		X
Library, Museum or Cultural Center		X
Park, Ball Field, Tennis Court, Golf Course, or Other Open Space/Recreational Facility		X
Open Space or Conservation Area		X
Municipal Fire or Police Station	X	
Governmental Office, Building	X	
Private Club, Hall or Similar Facility	X	
<b>ACCESSORY USES</b>		
Off-Street Surface Parking		X
Multi-level Structured Parking		X
In-ground Swimming Pool		X
<b>FOOD, DRINK &amp; ENTERTAINMENT</b>		
Restaurant		
With Outdoor Seating		X
With Drive-in Service	X	
Grocery Store		X
Delicatessen		X
<b>PERSONAL SERVICES</b>		
Bank/Credit Union		X
Barber/Beauty Shop	X	
Child Care/Day Care Facility	X	
Laundry or Dry Cleaning		X
<b>COMMERCIAL USES</b>		
Retail Store, Shop, Boutique		X
Business or Professional Office		X
Theater		X
<b>HEALTH CARE</b>		
Hospital or Medical Office with In-Patient Care	X	
Fitness and Wellness Center		X
Medical Office (Outpatient)	X	