

SECTION 30 – DESIGN DISTRICTS

30.1 GENERAL PURPOSES OF DESIGN DISTRICTS

The Design Districts established herein are designed to promote and protect the public health, safety, general welfare and welfare and property values, while permitting development opportunities not usually available in traditional Euclidean zoning. These general goals include the following specific purposes:

- To provide sufficient larger scale areas in appropriate locations which are either primarily vacant and underdeveloped or largely blighted or substandard and present unique opportunities for development or redevelopment utilizing sound and well planned development techniques.
- To coordinate development involving special uses and stringent design criteria.
- To provide alternate development options for large properties under single or corporate ownership or control, in areas accessible to major lines of transportation.
- To permit development of residential, commercial, open space and recreational uses, or community facilities, or appropriate combinations of such activities to meet the City's housing, business and/or recreational needs.
- To promote the use of land and building development in accord with the Plan of Conservation and Development to protect the district character and its suitability for various uses, conserve and enhance the value of the land and buildings of the surrounding areas, and promote tax revenue and jobs in the City.
- To permit developments of greater size and scope than otherwise permitted in these regulations by encouraging a combination of uses of suitable design which demonstrate efficiency in building layout, patterns of internal circulation, parking and loading, ingress and egress.

30.2 PURPOSES OF SPECIFIC DESIGN DISTRICTS

These general goals provide for the following design districts:

- 30.2.1 **RESIDENTIAL DESIGN DISTRICT (RPD)** – To provide for coordinated design of larger scale residential development limited to the appropriate size that would enhance the adjoining residential neighborhoods.
- 30.2.2 **COMMERCIAL DESIGN DISTRICT (CD)** – To encourage coordinated design of retail development for the mutual advantage of both the merchants and consumers that is easily accessible to mass transit for the elderly and disadvantaged and would enhance the surrounding communities.
- 30.2.3 **RESIDENTIAL-COMMERCIAL DESIGN DISTRICT (RCPD)** – To provide for coordinated design for city residential and commercial needs for its citizens and those of the region in appropriate locations at a larger scale that would enhance the surrounding communities.
- 30.2.4 **SHORELINE RESIDENTIAL/RETAIL DESIGN DISTRICT (SRR)** – To foster 1-3 Story residential and commercial development and reuse of land within an open space oriented community using building scale and forms that recognize the existing community fabric, takes advantage of its Long Island Sound setting and existing boardwalk and beach amenities while recognizing the importance of existing views and vistas to and from the waterfront.
- 30.2.5 **WATERFRONT DESIGN DISTRICT (WD)** – To encourage development of middle density mixed use waterfront community with significant public open space and water dependent elements to serve both the neighborhood and the city.

- 30.2.6 **TRANSIT ORIENTED DESIGN DISTRICT (TOD)** – To allow moderate to high density mixed use development with a residential component in a transit oriented community within walking distance of the proposed train station, and to provide development incentives to encourage adaptive reuse of existing sound structures and infill or redevelopment of underdeveloped areas.
- 30.27 **PLANNED RESEARCH AND DEVELOPMENT DISTRICT (PRD)** is a zone which is designed to accommodate Research and Development and Educational Uses which are compatible and support research and development of new products, ideas and concepts. This zone permits a wide range of offices, research and development facilities, manufacturing and educational uses.
- 30.3 **USES PERMITTED IN DESIGN DISTRICTS**
In each district the uses listed under each category may be permitted if they meet the standards of these regulations and the bulk regulations listed in Table 30.1
- 30.3.1 **As-of-Right.** In each district certain uses are permitted *as-of-right* that do not require approval of either the Commission or the Board except where a Site Plan is required, but require a *CZC (Certificate of Zoning Compliance)* be issued when the application conforms to all applicable requirements. In **Table 39.2 Summary Uses** the letter R indicates a use permitted As-of-Right.
- 30.3.2 **Special Permit and Special Use Exceptions.** It is hereby recognized that certain uses are a necessary part of the community and if properly controlled are compatible with surrounding uses. In making its decision on any application for a Special Use Exception or Special Permit the Commission must weigh community and landowner interests in having the use.
Applications for Special Permits and Special Use Exceptions in Design Districts shall be reviewed using the procedures and criteria of Article 8 of this Regulation and shall be subject to the standards and procedures of Article 10, including a Public Hearing and Section 75, Site Plan Review.
- 30.3.3 **Accessory Uses and Structures.** Uses and structures which are customarily accessory and clearly incidental to permitted principal uses and structures shall be permitted in development subject to the general restriction on permitted principal uses and structures.
- 30.3.4 **Intent of Area and Bulk Requirements.** It is the intent of these bulk regulations of **Table 36.1 Area and Bulk Requirements in Design Development Districts** to provide minimum requirements to prevent overcrowding. No *lot* shall be used and no building shall be erected except in conformity with the bulk regulations as set forth herein, except as may otherwise be permitted within these regulations or specifically permitted by the Connecticut General Statutes.
- 30.4 **JOINT & COMMON USE OF OFF-STREET PARKING IN DESIGN DISTRICTS**
The Planning and Zoning Commission may approve the joint or common *use* of off-street *parking spaces* located on separate and adjoining *lots* and under separate ownership in Planned Development Districts provided that the off-street *parking spaces* comply with all applicable Section 60 requirements.
- 30.5 **RECLASSIFICATION OF PARCEL TO DESIGN DISTRICT**
Any parcel with an area of 20,000 square feet or less which is legally conforming and/or complying as to use, lot and/or structure at the time such parcel reclassification to a Design Development District may be continued as a conforming/complying use, lot and/or structure at the same location. If any previously-existing parcel is merged or

combined with an adjoining parcel, thereby creating a new parcel with an area greater than 20,000 square feet, such parcel shall be required to comply with these Planned Development District requirements.