

MAYOR
Caroline Simmons



**CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU**
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

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RECEIVED

December 30, 2025

DEC 30 2025

Ms. Jennifer Godzeno, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 225-47- City of Stamford – Zoning Board, 888 Washington Boulevard, Stamford, CT, - Zoning Text Change. - The purpose of this text change is to add comprehensive regulations to the C-L Limited Commercial District (Section 5.H). Currently, the C-L District is only roughly defined by the use regulations contained in Appendix A and the bulk regulations in Appendix B and does not contain any site and urban design requirements. Appendices A and B would be updated accordingly. In addition, a definition for Arterial Street would be added to Section 3, and the regulations for large-scale development review (2.E.) adjusted. Also proposed are changes to the Drive-Through use standards and regulations in Section 4.

Dear Ms. Godzeno:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **February 3, 2026**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur

Vineeta Mathur
Principal Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **twenty (20) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$70.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): City of Stamford – Zoning Board

APPLICANT ADDRESS: 888 Washington Blvd, Stamford, CT 06901

APPLICANT PHONE 203-977-4719

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? No

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of this text change is to add comprehensive regulations to the C-L Limited Commercial District (Section 5.H). Currently, the C-L District is only roughly defined by the use regulations contained in Appendix A and the bulk regulations in Appendix B and does not contain any site and urban design requirements. Appendices A and B would be updated accordingly. In addition, a definition for Arterial Street would be added to Section 3, and the regulations for large-scale development review (2.E.) adjusted. Also proposed are changes to the Drive-Through use standards and regulations in Section 4.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? NO (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 23rd DAY OF December 20 25

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT ss STAMFORD December 23 20 25

COUNTY OF FAIRFIELD

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

Courtney L Fahan
 Notary Public-Connecticut
 My Commission Expires
 December 31, 2029

Courtney L Fahan
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 225-47 Received in the office of the Zoning Board: Date: _____

By: _____

Proposed Text Change to Amend the Zoning Regulations for Section 5.H., C-L Limited Commercial Districts, and other changes.

(12/19/2025)

1. Purpose

The purpose of this text change is to add comprehensive regulations to the C-L Limited Commercial District. Currently, the C-L District is only roughly defined by the use regulations contained in Appendix A and the bulk regulations in Appendix B and does not contain any site and urban design requirements.

The C-L District is intended as a district to facilitate large-scale, often auto-dependent shopping as can be found on Stamford’s West Side and the Bullshead areas. While these types of uses are – to a limited extent – necessary, the goal with this regulation change is to make these uses more pedestrian and environmentally friendly, in alignment with Stamford’s Comprehensive Plan.

2. Proposed Changes

- Development standards in the C-L are proposed to change as follows. Note that the density (FAR) remains the same and distance requirements from residential districts are generally increased.

	C-L Proposed	C-L Current
a. Minimum <i>Lot Size</i>	2 acres	4,000sf
b. Minimum <i>Lot Frontage</i>	200 feet	40’
c. <i>FAR</i>		1.0
d. Max. <i>Building Height</i>	Lesser of 4 <i>Stories</i> or 50 ft. Within 100 feet of an RA-3, RA-2, RA-1, R-20, R-10, R-7 ¹ / ₂ , R-6, R-5, RM-1 or R-MF District boundary, the <i>Building Height</i> shall not exceed the height of the abutting district	4 <i>Stories</i> / 45 feet
e. <i>Building Coverage</i>	50%	50%
f. Yards	Minimum: 10 feet (15 feet on <i>Arterial Streets</i>), measured from the <i>Curb Line</i>	10’ from Street Line
(1) Front setback		
(2) Side setback	15 ft (30 ft when the abutting <i>Lot</i> is located in an RA-3, RA-2, RA-1, R-20, R-10, R-7 ¹ / ₂ , R-6, R-5, RM-1 or R-MF District)	Not required
(2) Rear setback	20 ft (40 ft when the abutting <i>Lot</i> is located in an RA-3, RA-2, RA-1, R-20, R-10, R-7 ¹ / ₂ , R-6, R-5, RM-1 or R-MF District)	10’
g. <i>Lot Coverage</i>	80%	Not required

- The Uses permitted in the C-L District and listed in Appendix A would be updated. Among the proposed changes are the prohibition of residential uses (except for C-L districts south of North Street) and permitting certain other uses, e.g. gyms.
- A number of site and architectural design standards would be added, for example the provision of internal sidewalks and walkways, landscaping requirements, the use of high-quality materials, and the screening of loading and storage facilities.
- Review and approval guidelines would be updated. Currently, the C-L District is an “as-of-right” district, meaning that all development that is not considered large-scale development is not reviewed by the Zoning Board. The proposed text change would require architectural review by staff for projects less than 20,000 sf by staff, for projects between 20,000 and less than 40,000 sf Site and Architectural review by the Zoning Board, and for projects with 40,000 sf or more a Special Permit approval by the Zoning Board.
- Other changes include:
 - Updating of the Large-Scale Development review Section 2.E. to reflect the changes made to the C-L
 - the addition of a definition for “Arterial Street” and the addition of Long Ridge Road, High Ridge Road and West Main Street as such Arterial Streets.
- Update the definition for Drive-Through in Section 4., and modify the use definition in Appendix B, Table II for Drive Through.

Proposed Text Change to Amend the Zoning Regulations for Section 5.H., C-L Limited Commercial Districts

(12/19/2025)

Plain text indicates exiting language to be retained

Single-underlined text indicates new language to be added

Double-underlined text indicates existing language to be moved

~~Struck out~~ text indicates existing language to be deleted

5.H. C-L LIMITED COMMERCIAL DISTRICT (224-07)

~~All *Development* within the C-L Limited Commercial District shall be subject to the standards set forth in Appendices A and B of these Regulations.~~

5.H.1. Purpose

The purpose of the Limited Commercial (C-L) Zoning District is to set aside areas which have been and may be developed predominantly for large-scale retail stores and shopping centers near highly accessible locations such as *Arterial Streets*. It is intended that development in this district provides an attractive environment for shopping and services easily accessible by all modes of transportation.

5.H.2. Designation Criteria

The Zoning Board may designate a property or contiguous properties two (2) acres or larger within *Comprehensive Plan Categories* CLFR, Commercial Large Format Retail, or MU3, Urban, Mixed-Use, as a C-L Limited Commercial Zoning District.

A *Lot* or *Lots* or parcels less than two (2) acres located within one of the appropriate *Comprehensive Plan Categories* may only be designated a C-L Zoning District if abutting an already existing C-L Zoning District.

5.H.3. Permitted Uses

In any C-L Zoning District, a *Building, Structure* or land may be used for any of the *Uses* listed in Appendix A, Table I under the C-L District, either as-of-right or by *Special Permit* as indicated in such Table.

5.H.4. Development Standards

The following standards shall apply to all *Buildings, Structures* and land within the C-L District:

	<u>C-L</u>
a. <u>Minimum Lot Size</u>	<u>2 acres</u>
b. <u>Minimum Lot Frontage</u>	<u>200 feet</u>
c. <u>FAR</u>	<u>1.0</u>
d. <u>Max. Building Height</u>	<u>Lesser of 4 Stories or 50 ft. Within 100 feet of an RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, R-5, RM-1 or R-MF District boundary, the <i>Building Height</i> shall not exceed the height of the abutting district</u>
e. <u>Building Coverage</u>	<u>50%</u>
f. <u>Yards</u>	<u>Minimum: 10 feet (15 feet on <i>Arterial Streets</i>), measured from the <i>Curb Line</i></u>
(1) <u>Front setback</u>	<u>15 ft (30 ft when the abutting <i>Lot</i> is located in an RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, R-5, RM-1 or R-MF District)</u>
(2) <u>Side setback</u>	<u>15 ft (30 ft when the abutting <i>Lot</i> is located in an RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, R-5, RM-1 or R-MF District)</u>
(2) <u>Rear setback</u>	<u>20 ft (40 ft when the abutting <i>Lot</i> is located in an RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, R-5, RM-1 or R-MF District)</u>
g. <u>Lot Coverage</u>	<u>80%</u>

- h. **Parking.** *Parking and Loading Spaces*, including EV charging spaces and Bike Parking Spaces, shall be provided pursuant to Section 12.
- i. **Sidewalks.** Sidewalks shall be provided pursuant to Section 12.K., and the additional provisions in Subsection 5.H.5.c. below.
- j. **Street Trees.** Street Trees shall be provided pursuant to Section 12.K.6.
- k. **Undersized Lots.** Any *Lot* not meeting the minimum *Lot Size* requirement, and which *Lot* was in existence on [xx/xx/2026], may be used as a *Lot* for any purpose permitted in the C-L zoning district, provided that all other regulations for the C-L District by these Regulations are complied with.

5.H.5. Site and Architectural Design

- a. **Parking.**
 - (1) All parking shall meet the design requirements of Section 12 of these Regulations unless otherwise provided for herein.
 - (2) No *Parking Areas* or driveways shall be permitted in the *Front Setback* of any *Building*. Preferably, *Parking Areas* shall be located behind the *Building*, screened by the *Building*.
 - (3) *Parking Structures*. Parking floors above the finished grade shall count towards the *FAR*, unless they are:

- (a) wrapped by active Uses on the ground floor facing Streets, Parking Areas or other Buildings on the same Lot; and
 - (b) the top level is covered by a Building, green roof or canopy solar panels.
 - (4) All Parking Structures and Parking Areas shall be suitably screened to mitigate the visual impact of said Structure or Area and minimize light spillage to neighboring properties.
 - (5) If possible, Parking Areas shall be designed in a way to allow for internal pedestrian and vehicular connections to other commercial properties, without the need to use a public right of way to access such other commercial properties.
 - (6) Where curb cuts, driveways or parking are shared, and internal connections pursuant to the previous Subsection are provided, the parking requirement for all Uses sharing such shared facilities shall be reduced by 5%.
- b. **Curb Cuts.** The number of curb cuts shall be reduced to the minimum necessary to allow for safe parking operations. Curb cuts shall be at least 100 feet from any intersection, as measured from the intersection of the extension of the curb lines to the curb cut edge closest to the intersection. The minimum distance between curb cuts shall be not less than 200 feet, as measured between the closest curb cut edges. The reviewing and approving authority, after review by TTP, may require wider separation distances between curb cuts. The reviewing and approving authority, after review by TTP, may permit shorter separation distance requirements for curb cuts based on a finding that such curb cuts (i) are necessary for site access, and (ii) do not significantly impact traffic safety and flow.
- c. **Sidewalks.**
- (1) There shall be sidewalks at least five feet wide connecting the Street to the Parking Areas. Parking Areas shall be designed in a way to provide safe pedestrian circulation and walkways.
 - (2) Internal Sidewalks.
 - (a) Internal sidewalks shall be required along all building facades. Where appropriate (e.g. areas along facades not accessible to the public, such as loading or storage areas) the reviewing and approving authority, after review by TTP, may waive this requirement.
 - (b) Internal sidewalks, where required, shall be at least ten feet (10') wide along the building façade where the main pedestrian entrance is located and at least five feet (5') wide along all other facades. Street Trees shall not be required along internal sidewalks.
 - (3) There shall be safe, dedicated walkways between all publicly accessible Buildings, Structures and Parking Areas.
- d. **Loading and Storage Areas.**
- (1) Access to loading and storage areas, including areas for waste storage and pickup, shall be provided from the interior of the site or the Rear Yard, i.e., not directly from the Street.
 - (2) All loading and storage areas, including areas for waste storage and pickup shall be designed in a way to interfere as little as possible with the public.

- (3) All loading and storage areas, including areas for waste storage and pickup, shall be screened from public view by opaque fences, walls and/or plantings at least eight feet in height or be fully enclosed in Buildings.
- e. **Drop off Areas.** All drop-off areas, e.g., for valet operations, people with disabilities or ride share services, shall be located to the interior of the site or the Rear Yard and subject to review by TTP.
- f. **Drive-Throughs.** Drive-Throughs shall only be permitted in the interior of the site or in the Rear Yard. Only one Drive-Through establishment shall be permitted per site. Only a single drive-through lane shall be permitted per establishment, except as provided for in Section 5.H.5.b(5).
- g. **Landscaping.**
- (1) Where the property abuts a Street or a Lot located in whole or in part a RA-3, RA-2, RA-1, R-20, R-10, R-7¹/₂, R-6, R-5, RM-1 or R-MF District), there shall be a ten foot (10') wide planted buffer between such Street or Property Line.
- (2) All areas of the site not devoted to Buildings, Structures or other designed uses, such as driveways, parking, loading or storage areas, shall be suitably landscaped to the satisfaction of the reviewing and approving authority. Landscaping shall be designed and provided to be at least consistent with the design and visual quality criteria of adjacent uses and neighborhoods and shall be subject to approval of the reviewing and approving authority. Use of native plants and plants requiring little or no irrigation shall be required. All landscaping shall be well maintained at all times, and a Standard Landscape Maintenance Agreement shall be filed in the Stamford Land Records.
- h. **Exterior Lighting.** All exterior lighting shall meet the requirements of the City of Stamford Code of Ordinances.
- i. **Fencing.** Chain link fencing and barbed wire shall not be permitted. Fencing materials along public streets and other public rights-of-way shall be limited to tubular steel or wrought-iron-type milled steel pickets. Fencing along the side or rear yards or within a lot may be wood, steel pickets or any other fence types approved by the reviewing and approving authority.
- j. **Ground Floors.** All ground floor facades visible from a Street or from a Parking Area shall meet the following requirements:
- (1) For all retail and other areas open to the public, the Floor-to-Ceiling Height of the ground floor shall be at least fifteen feet (15').
- (2) Storefronts with a width of fifty feet (50') or less shall be at least 75% transparent between the heights of three feet (3') and ten feet (10'). The glazing shall be of clear vision glass only; tinted and reflective glass are not permitted. Windows shall not be covered by more than 10% with signs or other opaque materials and provide a view of the store interior.
- (3) Storefronts exceeding a width of more than fifty feet (50') shall be at least 75% transparent between the heights of three feet (3') and ten feet (10') for at least twenty-five feet (25') on either side of the main entrance to the establishment.

- (4) All establishments where the ground floor is fronting on a *Street* shall have a pedestrian entrance on such *Street*.
- (5) Walls without windows or transparent doors are not permitted unless approved by the reviewing and approving authority. Where walls without such openings are provided, they shall be executed in durable, high-quality material, for example brick, natural or cast stone and contain decorative elements. Where a wall without openings is provided exceeds a length of twenty-five feet (25'), such wall shall be screened with a planted buffer at least five feet (5') in depth.
- (6) Solid slat rolling gates or shutters are prohibited for ground floor windows visible from the public right of way or *Parking Areas*. Preferred security systems are glass shock, breaker sensors or electronic alarms. If used, open grill gates shall be mounted within the store interior behind the window display with the gate housing hidden from view.
- k. **Contextuality.** The architectural design of new *Buildings* or *Structures*, or substantial reconstruction or renovation projects, shall be coordinated and compatible with the architectural context of the site and prevailing physical characteristics of the surrounding areas. Design compatibility includes complementary building style, form, size, colors and materials. Multiple *Buildings* on the same site shall be designed to create a cohesive visual relationship between *Buildings*.
- l. **Building Elements.** *Buildings* shall be designed to have a clear base, middle and top.
- m. **Building Height.** Coordination of the height of new *Buildings* or *Structures*, or substantial reconstruction or renovation projects, with the actual and apparent height of adjacent structures is required, especially where *Buildings* or *Structures* will adjoin or be close to each other. Coordination of *Building Height* can often be achieved by adjusting the height of a wall, cornice or parapet line to match that of the adjacent *Building*. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses, and other horizontal elements in a pattern that generally reflects the same elements on neighboring *Buildings*.
- n. **Building Volume.** *Buildings* shall be designed to reduce their perceived height and bulk by incorporating architectural strategies including, but not limited to, dividing the building mass into smaller-scale components and providing articulation of all facades. Architectural strategies which create the appearance of a series of side-by-side buildings or bays are required on longer *Buildings* (i.e., longer than 100 feet). Rooflines may be emphasized, for example, with a variety of roof forms, parapets, balustrades, and/or cornices. Where side elevations of *Buildings* are exposed to pedestrian view from public streets, architectural strategies shall be employed to provide articulation of the façade and to diminish perceived height, and the façade shall provide windows or decorative element to break up the length.
- o. **Materials.** On façades fronting *Streets* or *Parking Areas*, or visible from a public right of way, only high-quality materials shall be used. The use of vinyl siding as well as Exterior Insulation and Finish System (EIFS) or any similar system are prohibited. Changes in façade treatment from lower to upper levels shall occur along a horizontal line, with the visually heavier treatment below the visually lighter treatment. Paneling materials applied to one façade only,

such as brick paneling, shall be extended around building corners to a logical break in plane, to look substantial rather than “pasted-on.” This paragraph is not intended to discourage the use of other high quality, durable and innovative materials.

- p. **Façades.** Building façades shall be articulated by using color, arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Long building facades (i.e., greater than 100 feet) shall be broken up into manageable lengths with sufficient building articulation and architectural features such as reveals and piers, and landscaping.
- q. **Screening of Rooftop and Other Mechanical Equipment.** Rooftop and other mechanical equipment shall be integrated into the design of the Building. Rooftop mechanical equipment shall be set back at least ten feet (10’) from all upper-level building facades if they exceed the height of the parapet wall and shall be effectively screened from view from street level. Mechanical equipment, such as transformers, generators or condenser units, located on the ground shall be screened from public view by opaque fences, walls or plantings at least eight feet (8’) in height or be fully enclosed in Buildings.
- r. **Building Entrances.** All pedestrian entries shall be well-lit and shall include architectural treatment that heightens their visibility.
- s. **Signs.** Signs shall be provided pursuant to Section 11, except that one (1) Ground Sign (as described in Section 11.G.6) may be located at each driveway from a public street and building wall signage may be aggregated among levels of the same façade and/or may be transferred to a side or rear wall provided such façade is not less than 100’ from such side or rear property line.
- t. **Stormwater Management.** All Development and Redevelopment within the C-L District shall conform with the Stamford Drainage Manual, as amended. Employment of Best Management Practices exceeding those standards is encouraged.

5.H.5. Application and Review Procedure

- a. All Use of land, Buildings and Structures, all new construction, alterations, expansions Development, Redevelopment, Adaptive Reuse or any other modification of Buildings, Structures and land within the C-L Limited Commercial District shall be subject to the following review and approval requirements:

<u>Type of Project or Action</u>	<u>Zoning Approvals or Permit(s) required*</u>
<u>Change of Use and renovations or alterations to the existing Building or Structure (i) without change in building footprint, (ii) and additional interior Floor Area not exceeding 5,000 sf</u>	<u>Zoning Permit, pursuant to Section 2.G.</u>
<u>Exterior renovations and improvements, Substantial Renovations or Alterations, change in building</u>	<u>Zoning Permit, pursuant to Section 2.G. and Architectural Review pursuant to Section 2.I.</u>

footprint, and additional <i>Floor Area</i> of less than 20,000 sf	
Exterior renovations and improvements, Substantial Renovations and Alterations, change in building footprint, or additional Floor Area of 20,000 sf or more	Zoning Permit, pursuant to Section 2.G., Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.
New construction, <i>Development, Redevelopment</i> or Adaptive Reuse of <i>Buildings and Structures</i> with a <i>Floor Area</i> of less than 20,000 sf	Zoning Permit, pursuant to Section 2.G. and Architectural Review, pursuant to Section 2.I.
New construction, <i>Development</i> or <i>Redevelopment</i> of <i>Buildings and Structures</i> with a <i>Floor Area</i> between 20,000 sf and 39,999 sf	Zoning Permit, pursuant to Section 2.G. and Site and Architectural Plan Review and Requested Uses pursuant to Section 2.D.
New construction, <i>Development, or Redevelopment</i> of <i>Buildings and Structures</i> with a <i>Floor Area</i> with 40,000 sf or more	Zoning Permit pursuant to Section 2.G., and Large-Scale Development Review pursuant to Section 2.E.
New <i>Development</i> or <i>Redevelopment</i> of <i>Zoning Lots</i> one acre and larger, regardless of the amount of <i>Floor Area</i> provided	Zoning Permit pursuant to Section 2.G., and Large-Scale Development Review pursuant to Section 2.E.
<i>Special Permits</i>	<i>Special Permit</i> approval pursuant to Section 2.C.
All other projects	Zoning Permit, pursuant to Section 2.G.

* This list only contains permits required under the C-L District Regulations. Other permits and approvals may be required.

b. **Modification of Requirements.** Subject to *Special Permit* approval, the Zoning Board may modify the following requirements, based on the findings listed below:

- (1) **Subsection 5.H.5.a(2), Location of Parking Areas and Driveways.** The location of Parking Areas and driveways may be modified based on a finding by the Board that such modification would improve traffic flow and safety or would reduce impacts on neighboring *Streets* or properties.
- (2) **Subsection 5.H.5.d. Location of Loading and Storage Areas.** The location of Loading or Storage Areas may be modified based on a finding by the Board that such modification would improve traffic flow and safety or would reduce impacts on neighboring *Streets* or properties.
- (3) **Subsection 5.H.5.e., Location of Drop off Areas.** The location of drop-off areas may be modified based on a finding by the Board that such modification would improve traffic flow and safety or would reduce impacts on neighboring *Streets* or properties.

(4) Subsection 5.H.5.f., Location of Drive-Throughs and Number of Drive-Through Lanes. The location of Drive-Throughs and number of Drive-Through lanes may be modified based on a finding by the Board that such modification would improve traffic flow and safety or would reduce impacts on neighboring *Streets* or properties.

c. **Exemptions.** The following projects and activities within the C-L District shall be exempt from Zoning Board review and approval under this Section 5.H., as determined by the Land Use Bureau Chief, or designee:

- (1) Minor repairs, alterations, or maintenance to an existing *Building, Structure, Sign*, utility service or minor site features that would result in no significant impact on the design, function, architectural character or visual appearance of the *Building, Structure* or property;
- (2) Minor exterior architectural modifications that: (i) do not substantially alter the height, bulk or facade of an existing *Building* or *Structure*, and (ii) would result in no significant impact on the design, function, architectural character or visual appearance of the *Building, Structure* or property, and (iii) do not increase *Building Floor Area*; or
- (3) Interior modifications with no or insignificant increase in *Floor Area*.

AMEND Section 2.E.2., Large-Scale Development Review, as follows:

2.E.2. Applicability APPLICATION

The requirements of this section shall apply to all property within the C-N, C-B, ~~C-L~~, C-I, C-G, C-C, M-L and M-G zoning districts, or as specified Section 5, District Regulations, of these Regulations.

AMEND Section 3, Definitions, by adding a NEW Definition for Street, Arterial, and Arterial Street as follows:

Street, Arterial

For the purposes of these Regulations, the following *Streets* are designated *Arterial Streets*:

- High Ridge Road
- Long Ridge Road
- West Main Street

Arterial Street

SEE: Street, Arterial

AMEND Section 4, Use Standards and Regulations, Definition for Drive Thru, as follows:

Drive-through, Drive-Thru

A facility where retail and service transactions are conducted without the necessity of the customer or client leaving the vehicle. Drive-throughs shall ~~not~~ only be permitted in the ~~following zoning~~ Districts set forth in Appendix A and only by Special Permit after review and consultation with the Transportation, Traffic and Parking Bureau (TTPB).: RA 1, RA 2, RA 3, R 20, R 10, R 7^{1/2}, R 6, R 5, RM 1, R MF, R H, R D, C D, C C, CSC D, C WD, B D, MX D, MR D, NX D, SRD S, SRD N, HC DD, P D, IP D, DW D, TCD D, ARD D, HTD D, V C and P. All drive-throughs shall be permitted by *Special Permit* in the M G, M L an M D districts and shall be subject to review and approval by the Transportation, Traffic and Parking Bureau (TTPB) In approving such Special Permit, the Zoning Board shall consider after consideration of traffic safety on site and on adjacent Streets, the potential to create or aggravate congestion on adjacent Streets, and such other factors, which it considers relevant as determined by TTPB. ~~Drive through banks and pharmacies shall be permitted by Special Permit only in the C N, C B, C I, C L, C G and NX D only if approved by the TTPB and if they are integrated in a Development compatible with the general character of the neighborhood.~~ This definition shall not be applicable to Gasoline Filling Stations and car wash establishments.

All drive-through facilities shall have a pedestrian entrance on a public *street*. *Buildings* shall be oriented along the public *Streets*. All parking, queuing and the drive through window shall be located behind the *Principal Building*, and suitably screened from the *Street* and neighbors by *Fences* and plantings. (218-58)

AMEND APPENDIX A, Table I for the C-L district per the attached table.

AMEND the Drive-Thru Use in APPENDIX A, Table I for all districts as follows:

Drive-Thru, except Banks and Pharmacies
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UPDATE C-L Regulations in Table II, APPENDIX B, based on the proposed changes.

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Adult Establishment	-
Adult Use Cannabis Retailer (224-14)	B
Affordable Student Housing and Dormitories (225-09)	$\sqrt{\text{---}}^{(12)}$
Agency: Real Estate, Insurance, Employment	$\sqrt{\text{---}}$
Ambulance Facility, Non-Profit (Assisted by Federal, State and/or Municipal funding) (225-07)	-
Amusements Outdoor: Theater, Pool, Arena	-
Amusements, Indoor: Dance Hall, Billiard Parlor Bowling Alley, less than 5,000sf of Gross Floor Area	$\sqrt{\text{---}}$
Amusements, Indoor: Dance Hall, Billiard Parlor, Bowling Alley, 5,000 or more sf Gross Floor Area	$\sqrt{\text{---}}$
Amusements, Outdoor: Temporary, Circus, Fairs, etc.	$-\Delta \text{---}^{(13)}$

Use	C-L
Antique Shop SEE Art or Antique Shop	
Apartment Building SEE Dwelling, Multi-Family	
Apartment Building SEE Dwelling, Multi-Family	
Apartment Hotel SEE Hotel, Extended Stay	
Apparel Shop SEE Clothing Store	
Arena, Outdoor, SEE Amusements, Outdoor	
Art Gallery	√
Art Gallery or Studio, Non-Profit (225-09)	√ =
Art or Antique Shop	√
Assembly of Parts, Retail only	√
Assisted Living Facility	√
Auto & Airplane Assembly	-
Auto Court SEE Motel	
Auto Parking Area, Commercial or Municipal	√
Auto Rental Service Facility, Passenger cars and light trucks of ¾ tons or less only	√ = ¹³⁾
Auto Rental Service Facility, vehicles including trucks exceeding ¾ tons	-

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Auto Sales and/or Leasing, New and/or Used Vehicles, including trucks exceeding ¾ tons	-
Auto Sales and/or Leasing, New and/or Used, Passenger Cars and light trucks of ¾ tons or less only	√ = ¹³⁾
Auto Service Station SEE Gasoline Filling Station, Automotive Service & Repair	
Auto Truck Storage Area	-
Auto Wrecking Area SEE Junk Yard	
Automotive Equipment and Parts Sales-(No Repairs) Passenger Cars and light trucks of ¾ tons or less only	B √
Automotive Equipment and Parts Sales, including trucks exceeding ¾ tons (No Repairs)	√ = ¹³⁾
Automotive Service and Repair one or two bays only, Passenger Cars and light trucks of ¾ tons or less only	√
Automotive Service and Repair three or more bays, including trucks exceeding ¾ tons	-
Bakeries, Commercial or Wholesale, engaged in the production and storage of bakery products for resale off premises	-
Bakeries, Retail	√
Bank or Financial Institutions	√

Use	C-L
Bar, Lounge SEE Café (225-17)	
Barber Shop (225-17) SEE Personal Service Establishment	
Beach Club (225-07)	-
Beauty Parlor, or Salon SEE Personal Service Establishment (225-17)	
Bed & Breakfast	$\sqrt{f} = \frac{12}{-}$
Beer Garden SEE Café, With Entertainment (225-17)	
Boarding House, Rooming House	$\sqrt{f} = \frac{12}{-}$
Boat Storage & Repair	-
Boat, Marine Accessories; Outboard Motor Sales and Repairs	-
Book Store	\sqrt{f}
Bottling Plant	-
Boutique Fitness Studio	$-\sqrt{f}$
Boutique Hotel SEE Hotel, Boutique	
Bowling Alleys SEE Amusements, Indoor	
Brewery, Distillery, 10,000 sf or less of Gross Floor Area with Retail on Site	$\sqrt{f} =$
Brewery, Distillery, 10,000 sf or less of Gross Floor Area without Retail on Site	-
Brewery, Distillery, more than 10,000 sf Gross Floor Area with or without Retail on Site	-

Use	C-L
Brick, Tile, Terra Cotta, Cement Block, Cast Stone Manufacturing	-
Building Material, Sales & Storage	-
Café	√
Cafe, With Entertainment	√ = ¹³⁾
Camera Shop	√
Camp Ground	√ =
Camp, Summer Day	√
Camp, Trailer; Trailer Sales	-
Canvas Products Mfg.	-
Car Rental SEE Auto Rental Service Facility	
Car Wash Establishments	A-√
Carpentry, Woodworking Shop	-
Casting, Foundry	-
Cemeteries & Mausoleums	-
Chemical Mfg. & Storage	-
Child Day Care Center	√
Child Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center	
Christmas Trees, Holly Wreaths & Similar Christmas Decorations, the sale of	√
Christmas Trees, Holly Wreaths and similar Christmas Decorations; the temporary sale of, outdoors only, Nov. 15 & Dec. 31	√ =

Use	C-L
Church SEE House of Worship	
Clinic, Community Health Center	-
Clinics	√
Clothing Store	√
Club, Country, Golf	-
Club, Swim or Tennis (222-34)	-
Clubs & Lodges Non-Profit	√
Coal Storage and Sales	-
Coffee Shop SEE Café (225-17)	
Colleges & Universities	B
Color Scanning Shop, except no limit on employees in Industrial Districts	√ = ¹³⁾ ___
Community Center	√
Confectionery Store	√
Contractor's Material Storage Yard	-
Copy and Communication Center	√
Corporate Retreat (Deleted 225-07)	
Cosmetologist SEE Personal Service Establishment	
Country Club SEE Club, Country, Golf	
Crematory, except in cemetery	√ =
Custom Tailor, Dressmaker, Milliner	√
Dance Club SEE Café, With Entertainment (225-17)	
Dance Hall SEE Amusements, Indoor (225-17)	

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Data Center (225-09)	√ -
Day Care Services SEE: Family Day Care Home, Group Day Care Home and Child Day Care Center	
Day Spa	√
Demolition Materials Recycling Facility	-
Department Store	√
Distillery SEE Brewery, Distillery	
Dormitory	-
Drive-Thru, Banks and Pharmacies only	B
Drive-Thru, except Banks and Pharmacies	B = ¹³⁾
Drive-Through Restaurant SEE Restaurant, Drive Through	
Drug Store	√
Dry Goods, Notions Store	√
Dry Cleaning and Laundry, Retail SEE Personal Service Establishment (225-17)	
Dwelling, Multi-Family	√ = ^{12), 14)}
Dwelling, Single-Family	√ = ^{12), 14)}
Dwelling, Two-Family	√ = ^{12), 14)}
Dwelling-Group or Town Houses SEE Dwelling, Multi-Family	
Electrical Appliance Stores, Retail	√

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Electrical or Manual Household Appliances (small), Repair or Service	√ =
Electronics Scientific Instrument Mfg.	-
Emergency Shelter	-
Employment Agency or Office SEE Agency	
Equipment Rental Store, Residential	√ = ¹³⁾
Equipment Rental, General	-
Faculty or Staff Housing for Colleges and Universities (225-09)	√ = ^{12), 14)}
Family Day Care Home	√ = ¹²⁾
Family Estate	-
Feed Stores, Hay, Grain	√ = ¹³⁾
Fire Station, Volunteer (225-07)	A √
Floor Covering Shop, Retail	A √
Florist Shop	√
Food Catering, including preparation of all foods for off-premises consumption, providing the number of persons working in any one location shall not exceed 5 except no limit on employees in Industrial Districts	√
Food Processing, Live & Dressed Poultry	-

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Food Processing, Retail on Premises	√ = ¹³⁾
Food Processing, Wholesale, excludes Meat, Fish, Vinegar, Yeast, Fat	-
Food Shops, Retail	√
Food truck Court SEE Café (225-17)	
Freight Classification Yard.	-
Funeral Parlor	√
Furniture Store	√
Garages, Accessory	√
Garages, Bus & Taxi Service	-
Garages, Public	A √
Gardening Supplies, Retail	√
Gas Mfg. or Storage, Wholesale (not gasoline)	-
Gasoline Filling Station, 4 or fewer pumps, no diesel permitted	√
Gasoline Filling Station, more than 4 pumps, diesel permitted	-
Gift Shop	√
Glass Fabricators & Installation	-
Glass Mfg. or Processing	-
Golf Club SEE Club, Country, Golf	
Golf Simulated or Miniature Indoor SEE Amusements, Indoor (224-31)	
Group Day Care Home (223-10)	√ = ¹²⁾
Gutters, Leaders	-

Use	C-L
Gymnasium, Physical Culture Establishment	√ =
Hair Removal by Laser, Waxing, or Threading SEE Personal Service Establishment (225-17)	
Hair Salon SEE Personal Service Establishment (225-17)	
Hairdresser SEE Personal Service Establishment (225-17)	
Hardware Store	√
Historic Site	A
Home Center	√ = ¹³⁾
Home Occupation	√
Hospice SEE Residence for End-of-Life Care (222-38)	
Hospital Complex (225-07)	-
Hotel	√
Hotel, Boutique	-
Hotel; Extended Stay	√ = ¹²⁾
House of Worship	√
Ice Cream Parlor SEE Café (225-17)	
Ice Dispensing Service, Retail	√
Ice Mfg. & Storage	-
Ice Skating Rink – Indoor	A √
Ice Skating Studio, Private	√
Independent Living Facility (224-06)	B = ¹²⁾
Inn	√ =

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Innovation Center (225-09)	√
Insurance Agency or Office SEE Agency	
Interior Decorating Shop	√
Jewelry Mfg.	-
Jewelry Store, Retail and/or Repairs	√
Junk Yard	-
Kennels	- <u>B</u>
Laboratory, Analytical (225-09)	√ = ¹³⁾ <u> </u>
Laboratory, Research	√ = ¹³⁾ <u> </u>
Laundromat SEE Personal Service Establishment (225-17)	
Library, Other	-
Machine Shop, Blacksmith Shop	-
Manicurist SEE Personal Service Establishment (225-17)	

Use	C-L
Manufacture & Assembly of: Art Goods; Boxes; Candy; Clothing; Cosmetics; Drugs; Electrical Goods; Excelsior; Felt; Fiber; Firearms; Flavoring; Furniture; Glass Products; Hats; House, Office and Theatre Equipment; Ladders; Leather & Sporting Goods; Mattresses; Models, Tools & Appliances; Musical Instruments; Novelties; Paper Products; Perfumes; Playground Equipment; Signs; Staging; Stationery; Store & Office Equipment; Synthetic & Plastics Products; Textiles; Toilet Preparations; Toys	-
Marijuana or Cannabis Delivery Facility	B
Marijuana or Cannabis Processing Facility	-
Marijuana or Cannabis Transport Facility	<u>B</u> -
Marijuana Producer	-
Marijuana, Adult Use Dispensary Facility SEE Adult Use Cannabis Retailer	
Marijuana, Medical Dispensary Facility ^{*1)}	B
Meat Processing excluding Slaughtering, Curing & Smoking	-

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Media Lab (225-09)	√
Medical Marijuana Dispensary Facility SEE Marijuana, Medical Dispensary Facility	
Medical Offices SEE Professional Offices	
Metal Fabrication of Light Sheet Metal Ducts,	-
Microwave Transmission Facilities, Commercial; Principal or Accessory Use	-
Millwork, Cabinet Work	-
Motel	-
Museum Complex (225-07)	-
Museum, Non-Profit	A
Music Store	√
Nail Salon SEE Personal Service Establishment (225-17)	
Newsstand, Variety Store	√
Night Club SEE: Café, With Entertainment (225-17)	
Nursing Home	√
Offices, Housing Authorities	-
Offices, Principal Use	√
Official Emissions Inspection Station	-
Optical & Scientific Instrument Mfg.	-
Optician, Retail and/or Repairs	√
Package Liquor Stores	√

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Paint Stores, Retail	√
Paint Stores, Wholesale	√ = ¹³⁾
Parking Garage, commercial or municipal SEE Auto Parking Area	
Parking Lot, commercial or municipal SEE Auto Parking Area	
Party Rental Store	√
Passenger Terminals & Stations	√
Pawn Shop, Second-Hand Store, Auction Store	√ = ¹³⁾
Pedicurist SEE Personal Service Establishment (225-17)	
Personal Service Establishment (225-17)	√
Personal Wireless Communication – Retail	√
Personal Wireless Service Facility 2)	√
Pet Daycare	√ -
Pet Stores; Supplies and Accessories Only (224-31MOD)	√
Pet Stores, Full Service (224-31MOD)	B=
Petroleum Products, Bulk Storage	-
Pharmacy	√
Photo Engraving	-
Photographic Studio	√

Use	C-L
Physical Culture Establishment, SEE Gymnasium	
Piercing Studio SEE Personal Service Establishment (225-17)	
Plating, Lacquering & Finishing of Metals	-
Plumbing & Heating Shop	√ = ¹³⁾
Pool, Indoor SEE Gymnasium	
Pool, Outdoor; SEE Amusements, Outdoor	
Prenatal Care & Transitional Residence	-
Printing, Industrial, Wall Paper	-
Printing, Job Shop, Publisher	√ = ¹³⁾
Professional Offices, Accessory Use	√
Professional Offices, Principal Use	√
Propane Filling Station, Retail ³⁾	√
Public Library or Branch thereof	A
Outpatient Counseling, Advisory Health, and Social Services (225-07)	√
Public Utility Buildings	√
Public Utility Generating Plant	-
Public Utility Service Yards	√ =

Use	C-L
Public Utility Transformer & Pump Stations	√
Public Youth Services	-
Pulp, Paper, Cardboard, Building Board Mfg.	-
Racquetball Facility	-
Radio & Television Broadcasting Stations & Masts	A
Radio Controlled Miniature Car Facility	√ =
Rag, Bag & Carpet Cleaning	-
Real Estate Agency or Office: SEE Agency	
Recycling Preparation Operation	-
Religious Institution SEE House of Worship	
Residence for End-of-Life (222-38, 225-07)	-
Residential Care Facility (224-06)	√ = ¹²⁾
Residential Recreational Area	-
Residential Rehabilitation Center, Non-Profit (Federal, State or Municipal Assisted Programs)	-
Restaurant (225-17)	√
Restaurant, Drive Through (225-17)	B =
Restaurant, Fast-Food (225-17)	A √
Restaurant, With Entertainment (225-17)	√
Roller Skating Rink	√ =

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Rug and Carpet Cleaning in Conjunction with Storage Warehouse	√ =
Safe Deposit Facility	√
Sand & Gravel Pit, No Crushing	-
School, Private	A
School, Public	√
Schools, Vocational, Secretarial & Languages	√
Screen & Storm Doors & Windows; Porch Enclosures; Awnings; Retail Sale, Repair & Installation of	√
Self-Storage Facility	-
Senior or Disabled Day Program	√ = ¹²⁾
Senior Housing and Nursing Home Facility Complex	-
Ship & Boat Building	-
Shoe Repair Shop SEE Personal Service Establishment (225-17)	
Shoe Stores	√
Shooting Range Facility	-
Short Term Rentals	√
Sign Painting	√ = ¹³⁾
Smoke Shop, Tobacco Store (224-14)	-
Social Hall	√ =
Sorting, Baling, Processing or Storage of Junk, Wood, Metal, Paper	-
Sporting Goods Store, Retail ⁴⁾	√
Stationery Store	√

Proposed Changes to the Use Regulations for the C-L Districts in APPENDIX A, Table I

Use	C-L
Stone & Monument Works, Mfg., Display & Sale	-
Storage of Road Construction & Grading Equipment	-
Supportive Housing (224-06)	B - ^{12), 14)}
Surgery Center, Out-Patient	√
Swim Club SEE Club, Swim or Tennis	
Tailor Shop SEE Personal Service Establishment (225-17)	
Tanning Salon SEE Personal Service Establishment (225-17)	
Tattoo Parlor SEE Personal Service Establishment (225-17)	
Taxidermist	√ = ¹³⁾
Tennis Club SEE Club, Swim or Tennis	
Tennis Courts, Indoor (also includes Pickleball)	B
Textile Goods, Retail	√
Theater, Outdoor, SEE Amusements, Outdoor	
Theatre	√ =
Threading SEE Personal Service Establishment (225-17)	
Tobacco Store, SEE Smoke Shop, Tobacco Store	
Tourist Home SEE Bed & Breakfast	
Town House SEE Dwelling, Multi-Family	

Use	C-L
Truck & Terminal, Classification Bldg. and/or Yard	-
Upholsterer except no limitation on number of employees in Industrial Districts	√
Veterinary Clinic	√ =
Veterinary Office	√
Vinegar & Sauerkraut Mfg.	-
Vitreous Ware, Pottery & Porcelain Mfg.	-
Waxing SEE Personal Service Establishment (225-17)	
Wearing Apparel Fabrication & Processing	-
Welding Supplies & Equipment Including Welding Gases, Storage and Sale	-
Wholesale, Closed Storage Bldg. & Warehouses	-
Yacht Club	-

¹⁾ [deleted] (224-14)

Use	C-L
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²⁾A Personal Wireless Service Facility shall also be a permitted use in accordance with the application procedure set forth in the definition in Section 5 in the following Design Districts (Section 9): R-D Designed Residential District; P-D Planned Development District; MX-D Mixed Use Development District - Part A and Part B; DW-D Designed Waterfront Development District; B-D Designed Business District; TCDD Transportation Center Design District; C-D Designed Commercial District; M-D Designed Industrial District; IP-D Designed Industrial Park District; R-H Multiple Family Design District, High Density; RM-1 Multi-Family, Low Density Design District; R-5 Multi-Family, Medium Density Design District; R-MF Multi-Family Design District; CSC-D Community Shopping Center District - Designed; MRD-D Designed Mill River District; and, in the following non-design districts (Section 4): CW-D Coastal Water Dependent District and P Park District. (201-25)

Use	C-L
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³⁾ In commercial zones the subject *Lot* must front on a state or interstate highway including but not limited to Route 1, does not adjoin any residentially zoned *Lot* and is approved by the Land Use Bureau Chief, the Zoning Enforcement Officer and the Fire Marshall

⁴⁾ Sporting Goods Store, Retail: This use is expressly permitted in the M-L Zone provided that: (1) the gross square footage of such use is a minimum of 4,000 square feet and does not exceed 10,000 square feet; and (2) equipment and apparel sold therein shall be limited to specific equipment and apparel used in or required to participate or train in a particular sport, and related novelty and team apparel.

⁵⁾ Only Permitted when connected to public sewers. (224-06)

Use	C-L
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⁶⁾ Permitted as-of-right in existing Houses of Worship. Hours of operations shall be limited to Monday through Friday, 7:00 am to 7:00 pm. The number of participants at any given time on the premises shall not exceed 50.

A Zoning Board Special Permit shall be required if (i) the Use is established in a Building other than a House of Worship, or (ii) in any new or enlarged Building, or (iii) there are more than 50 participants, or (iv) longer hours of operations are sought. (224-06)

⁷⁾ For properties located north of North Street and within the C-G District, *Special Permit* approval from the Zoning Board shall be required when said individual Use exceeds 10,000 square feet of *Floor Area*. (224-26)

⁸⁾ Uses listed for the UROD are in addition to the Uses permitted in the underlying zoning district.

⁹⁾ Use permitted only if permitted in the underlying zoning district.

¹⁰⁾ University-Affiliated only

¹¹⁾ Non-Profit only

¹²⁾ Use permitted south of North Street

¹³⁾ Use NOT permitted south of North Street

¹⁴⁾ South of North Street, where residential uses are allowed, the maximal number of residential Units shall be calculated by dividing the Lot Area (in sf) by 1,250.