

5. BUSINESS ZONES & USES

5.1. *Central Business District (CBD)*

A. PURPOSE

The CBD Zone is established to enhance the historic character of Ridgefield Center; to preserve Ridgefield Center as the traditional focal point in the community for cultural, civic and commercial activities; to promote pedestrian friendly development; and to aid in the preservation and restoration of its architectural assets.

B. ARCHITECTURAL REVIEW REQUIRED

The CBD Zone is hereby designated as a Village District as authorized by CGS 8-2j. Any new construction or remodeling of the exterior of a building within the CBD Zone shall be reviewed by a design review board designated by the Commission (see Section 8.3 for additional information and requirements).

C. PERMITTED USES ^{1, 2}

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area is added to the tenant space.
- If new floor area is constructed or if there is any physical expansion of the existing building, the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec. 5.1.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Retail store.
2. Service establishment or personal service establishment.
3. Bank.
4. Sit-down restaurant.
5. Business, professional, or medical office when located above or below the street level of the building.
6. Real estate office.
7. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or coffee shop) with seating for fewer than fifteen (15) customers.
8. Uses accessory to the uses listed in Subsection 5.1.C when located on the same lot.

¹ 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

² 2010-105-A: Amended effective 12/24/10

9. Seasonal Farmers' Market.³
10. Fitness center / exercise facility / dance studio / facility for education in the arts.⁴

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A.

1. Construction which results in new floor area.
2. Municipal or other governmental uses, including public parking and recreational facilities.
3. Business, professional, or medical offices when located at the street level of the building.
4. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or coffee shop) with seating for fifteen (15) or more customers.
5. Drive through facility, but not permitting use for food service.
6. Residential uses in the same building as other permitted Commercial uses, excluding the basement and the first floor, when served by public water and sewer and as authorized by Sec.7.3.C.adequate off-street parking, will be provided.⁵
7. Day care centers, as per Subsection 3.2.C.7 of these regulations.
8. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
9. Educational, philanthropic, or religious uses.
10. Nonprofit club or other organization providing social, cultural and recreational activities serving a community need or convenience and not including any activity carried on primarily for profit.
11. Funeral homes or funeral director's establishments, but not including any crematory.
12. Indoor theater.
13. Public utility substations.
14. Principal uses similar to uses listed in Subsection 5.1.C.
15. Uses accessory to the uses listed in Subsection 5.1.D when located on the same lot.

³ 2007-138-A: Amended effective 01/11/08

⁴ 2013-113-A: Amendment effective 11/28/13: Changed from Special Permit to as-of-right.

⁵ 2018-085-A Amendment effective 02/01/2019 Mixed residential

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	30 feet
Maximum lot coverage (buildings)	65 percent
Maximum total coverage (buildings, driveways, parking areas, and other impervious surfaces)	90 percent
Minimum front yard setback	The average of the front yard setbacks of abutting principal structures or as otherwise approved by the Commission
Maximum front yard setback	The average of the front yard setbacks of abutting principal structures or as otherwise approved by the Commission
Minimum side yard setback	None required, but at least 3 feet if provided
Minimum rear yard setback	None required, but at least 3 feet if provided
Minimum buffer /setback where property abuts a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.
3. See Section 7.17 of these regulations for the Traffic Impact Analysis⁶.

⁶ A-26-2 Adopted May 12,2026

5.2. Business B-1 Zone

A. PURPOSE

The Business B-1 Zone is established to provide opportunities for retail stores, restaurants, and other businesses that will provide goods and services.

B. ARCHITECTURAL REVIEW REQUIRED

Any new construction or remodeling of the exterior of a building in the Business B-1 Zone shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

C. PERMITTED USES ⁷

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area is added to the tenant space, and whether or not additional parking is required.
- If new floor area is constructed or if there is any physical expansion of the existing building, the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec.5.2.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Retail store.
2. Shopping center on a minimum of two (2) acres.
3. Service establishment or personal service establishment.
4. Business, professional, or medical office.
5. Real estate office.
6. Bank.
7. Sit-down restaurant.
8. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or coffee shop) with seating for fewer than fifteen (15) customers.
9. A single family detached dwelling provided that⁸:
 - a. The dwelling was in existence as of 9/19/08; and
 - b. The dwelling conforms to the area and bulk requirements of the R-20 Zone.
10. Uses accessory to uses listed in Subsection 5.2.C when located on the same lot.

⁷ 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

⁸ 2008-079-A: Amended effective 09/19/08

11. Seasonal Farmers' Market.⁹

12. Fitness center / exercise facility / dance studio / facility for education in the arts.¹⁰

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A.

1. Construction which results in new floor area.
2. Municipal or other governmental uses, including public parking and recreational facilities.
3. Drive through facility, but not permitting use for food service.
4. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or coffee shop) with seating for fifteen (15) or more customers.
5. Gasoline station provided that:
 - a. the lot contains at least thirty thousand (30,000) square feet.
 - b. lot coverage (building) shall not exceed forty (40) percent, and
 - c. yard setbacks shall be at least 25 feet.
6. Sale of new or used motor vehicles provided that:
 - a. the lot contains at least two (2) acres,
 - b. display of motor vehicles for sale shall only occur within a yard setback with the specific approval of the Commission,
 - c. lot coverage (building) shall not exceed forty (40) percent, and
 - d. yard setbacks shall be at least 25 feet.
7. Motor vehicle repair and/or servicing provided that:
 - a. the lot contains at least thirty thousand (30,000) square feet,
 - b. lot coverage (building) shall not exceed forty (40) percent, and
 - c. yard setbacks shall be at least 25 feet.
8. Residential dwelling units that are a part of a commercial structure and are located over street level businesses, provided that^{11,12}:
 - a. the development is served by public water or private well(s), and municipal sewer(s) or private septic systems(s) in compliance with the Public Health Code;
 - b. adequate off-street parking, as determined by the Commission, shall be provided on the premises for the use of residents and businesses;
 - c. except as allowed under 8.d, below, the number of dwelling units shall not exceed a density of 2.2 units per acre, except as provided in d. and e., below;
 - d. the number of dwelling units may be increased to a maximum density of eight (8) units per acre on properties of a maximum of one and three-quarters (1.75) acres in the B-1 zone located in the following areas: (i) between the intersection of North Salem Road and Danbury Road/Main Street on the west and Mountain View Avenue and South Street on the east; and (ii) in Branchville, provided that a. and b., above, can be achieved;
 - e. the Commission may grant a density bonus of up to twenty percent (20%) in the permitted number of units provided that the bonus units are deed-restricted as affordable housing according to the criteria for affordability set up in CGS 8-30g (6) for tenants with incomes less than 80% of the State Median Income (SMI);

⁹ 2007-138-A: Amended effective 01/11/08

¹⁰ 2013-113-A: Changed from SP to as-of-right, effective 11/28/13

¹¹ 2013-110-A: Amended effective 02/28/14

¹² 2016-050-A: Amended effective 07/21/16

- f. calculation of permitted density may be rounded down to the nearest whole number when fractions are less than 0.5 and shall be rounded up when fractions are 0.5 or greater.
- 9. Bowling alleys and other similar indoor recreational activities.
- 10. Golf driving range and other similar outdoor recreational activities.
- 11. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
- 12. Day care centers, as per Subsection 3.2.C.7 of these regulations.
- 13. Educational, philanthropic, or religious uses.
- 14. Nonprofit club or other organization providing social, cultural and recreational activities serving a community need or convenience and not including any activity carried on primarily for profit.
- 15. Funeral homes or funeral director's establishments, but not including any crematory.
- 16. Commercial kennels.
- 17. Veterinary hospitals conducted under the personal administration of a licensed veterinarian.
- 18. Indoor theater.
- 19. Hotel, motel, or inn.
- 20. Public utility substations.
- 21. Principal uses similar to the uses listed in Subsection 5.2.C.
- 22. Uses accessory to uses listed in Subsection 5.2.D when located on the same lot.

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	50 feet
Maximum total coverage (buildings, driveways, parking areas, and other impervious surfaces)	90 percent
Minimum front yard setback	10 feet
Minimum side yard setback	None required, but 3 feet if provided
Minimum rear yard setback	None required, but 3 feet if provided
Minimum buffer /setback where property abuts a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.
3. See Section 7.17 of these regulations for the Traffic Impact Analysis¹³.

¹³ A-26-2-Adopted May 12, 2026

5.3. *Business B-2 Zone*

A. PURPOSE

The Business B-2 Zone is a non-retail district established to provide opportunities for a variety of businesses, including restaurants, personal services, and other uses that will help to meet the needs of Ridgefield residents.

B. ARCHITECTURAL REVIEW REQUIRED

Any new construction or remodeling of the exterior of a building shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

C. PERMITTED USES ¹⁴

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area is added to the tenant space, and whether or not additional parking is required.
- If new floor area is constructed or if there is any physical expansion of the existing building, the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec.5.3.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Service establishment or personal service establishment.
2. Business, professional, or medical office.
3. Real estate office.
4. Bank.
5. Sit-down restaurant.
6. Offices for executive, administrative and data processing activities.
7. A single family detached dwelling, provided that:¹⁵
 - a. The dwelling was in existence as of 9/19/08; and
 - b. The dwelling conforms to the area and bulk requirement of the R-20 Zone.
8. Uses accessory to the uses listed in Subsection 5.3.C when located on the same lot.
9. Seasonal Farmers' Market.¹⁶
10. Ancillary retail sales of goods directly related and clearly incidental to the principal commercial use, service business, medical office or recreational use, provided that the display area

¹⁴ 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

¹⁵ 2008-079-A: Amended effective 09/19/08

¹⁶ 2007-138-A: Amended effective 01/11/08

for such retail sales shall not exceed the lesser of 10% of the gross customer area or 200 s.f.¹⁷

11. Fitness center / exercise facility / dance studio / facility for education in the arts.¹⁸

12. Food retail/serving establishment (such as a bakery, delicatessen, ice cream parlor or coffee shop) with seating for fewer than fifteen (15) customers.¹⁹

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A:

1. Assisted living facility, memory care facility, nursing/convalescent home, congregate housing, or a combination thereof. Notwithstanding the requirements otherwise listed for the zone, the following standards must be achieved:²⁰
 - a. the parcel must be a minimum of one and one-half (1.5) acres in size;
 - b. units shall consist of no more than two bedrooms each;
 - c. each bedroom shall have no more than two occupants;
 - d. the maximum number of beds shall be 25 per acre;
 - e. the maximum average building height shall not exceed 45 feet and three (3) stories;
 - f. a minimum twenty-five (25) foot setback shall be provided between any principal building structure and the property line of any adjacent non-residential use;
 - g. a minimum fifty (50) foot setback shall be provided between any principal building structure and the property line of any adjacent residential use;
 - h. the applicant shall demonstrate that adequate parking has been provided for residents, staff and visitors;
 - i. the applicant shall provide data regarding the anticipated need for Town emergency medical services.
2. Construction which results in new floor area.
3. Municipal or other governmental uses, including public parking and recreational facilities.
4. Research and development laboratories, including research and development of manufactured, processed or compounded products.
5. The manufacture, production, fabrication, processing, assembling, packing, storing and distribution of:
 - a. precision-electrical or precision-mechanical equipment;
 - b. optical goods, business machines, precision instruments, surgical and dental instruments;
 - c. pharmaceutical, toiletry, and cosmetic; and
 - d. Flooring, granite and marble and²¹
 - e. any other use of the same general character as any of the uses listed above.
6. Contractors' yards and structures, including parking of motor vehicles and equipment, if located on a minimum of one (1) acre of land.
7. Storage warehouse if located on a minimum of one (1) acre.

¹⁷ 2009-070-A: Amended effective 11/19/09

¹⁸ 2013-113-A: Amendment effective 11/28/13: Changed from Special Permit to as-of-right.

¹⁹ 2018-045-A Amended effective 11/09/2018

²⁰ 2016-057-A: Amended effective 07/08/16

²¹ 2018-052-A amended effective 11/09/2018

8. Drive through facility, but not permitting use for food service.
9. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
10. Day care centers, as per Subsection 3.2.C.7 of these regulations.
11. Residential dwelling units that are a part of a commercial structure and are located over street level businesses, provided that²²:
 - a. the development is served by public water and municipal sewers in compliance with the Public Health Code;
 - b. adequate off-street parking, as determined by the Commission, shall be provided on the premises for the use of residents and businesses;
 - c. except as allowed under 11.d, below, the number of units shall not exceed 2.2 units per acre;
 - d. on properties of a maximum of one (1) acre in the B-2 zone at 30-40 Grove Street between Sunset Lane and Old Quarry Road, and the 0.747-acre lot at 30 Old Quarry Road and the one (1.0) acre lot at 35 Old Quarry Road, the number of units may be increased to a maximum of eight (8) units per acre, provided that a and b, above, can be achieved;²³
 - e. the Commission may grant a density bonus of up to twenty percent (20%) in the permitted number of units provided that the bonus units are deed-restricted as affordable housing according to the criteria for affordability set up in CGS 8-30g(6) for tenants with incomes less than 80% of the State Median Income (SMI) level;
 - f. calculation of permitted density may be rounded down to the nearest whole number when fractions are less than 0.5 and shall be rounded up when fractions are 0.5 or greater.
12. Bowling alleys and other similar indoor recreational activities.
13. Golf driving range and other similar outdoor recreational activities.
14. Golf clubs and other private recreational uses.
15. Commercial kennels.
16. Veterinary hospitals conducted under the personal administration of a licensed veterinarian.
17. Educational, philanthropic, or religious uses.
18. Nonprofit club or other organization providing social, cultural and recreational activities serving a community need or convenience and not including any activity carried on primarily for profit.
19. Funeral homes or funeral director's establishments, but not including any crematory.
20. Indoor theaters.
21. Hotel, motel, or inn.
22. Public utility substations.
23. Brewery or brew pub.²⁴

²² 2013-110-A: Amended effective 02/28/14

²³ 2017-009-S-SP-SR-A: Amendment effective 04/14/17

²⁴ 2016-109-A: Amended effective 01/27/17

24. Non-direct-retail-sales showroom²⁵
25. Principal uses similar to the uses listed in Subsection 5.3.C.
26. Uses accessory to the uses listed in Subsection 5.3.D when located on the same lot.
27. Any change in use, floor area or exterior site modifications or alterations involving the sale of new or used motor vehicles provided that:
 - a. the lot contains at least one (1) acre, and²⁶
 - b. display of motor vehicles for sale shall only occur within a yard setback with the specific approval of the Commission.
28. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations operated as a gasoline station provided that:
 - a. that the use was in existence as of May 1, 2007,
 - b. the lot contains at least thirty thousand (30,000) square feet.
 - c. lot coverage (building) shall not exceed forty (40) percent, and
 - d. yard setbacks shall be at least 25 feet.
29. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations involving motor vehicle repair and/or servicing provided that:
 - a. that the use was in existence as of May 1, 2007,
 - b. the lot contains at least thirty thousand (30,000) square feet.

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	50 feet
Maximum lot coverage (buildings)	25 percent
Maximum total coverage (buildings, structures, parking, and drives)	75 percent
Minimum front yard setback	30 feet
Minimum side yard setback	None required, but 3 feet if provided
Minimum rear yard setback	None required, but 3 feet if provided
Minimum buffer /setback where property abuts a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet

²⁵ 2018-016-A: Amendment effective 05/04/18: Permit non-direct retail showrooms as a legal use.

²⁶ 2018-045-A: Amendment effective 11/09/2018

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.
3. See Section 7.17 of these regulations for the Traffic Impact Analysis²⁷.

²⁷ A-26-2-Adopted May 12, 2026

5.4. *Business B-3 Zone*

A. **PURPOSE**

The Business B-3 Zone is a non-retail district established to provide opportunities for a variety of businesses that will help to meet the needs of Ridgefield residents for services.

B. **ARCHITECTURAL REVIEW REQUIRED**

Any new construction or remodeling of the exterior of a building shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

C. **PERMITTED USES** ²⁸

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area is added to the tenant space, and whether or not additional parking is required.
- If new floor area is constructed or if there is any physical expansion of the existing building, the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec.5.4.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Business, professional, or medical office.
2. Real estate office.
3. Service establishment or personal service establishment.
4. Research and development laboratories, including research and development of manufactured, processed or compounded products.
5. Offices for executive, administrative and data processing activities.
6. Fitness center / exercise facility / dance studio / facility for education in the arts.
7. Uses accessory to the uses listed in Subsection 5.4.C when located on the same lot.
8. Seasonal Farmers' Market²⁹
9. Ancillary retail sales of goods directly related and clearly incidental to the principal commercial use, service business, medical office or recreational use, provided that the display area for such retail sales shall not exceed the lesser of 10% of the gross customer area or 200 s.f.³⁰

²⁸ 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

²⁹ 2007-138-A: Amended effective 1/11/08

³⁰ 2009-070-A: Amended effective 11/19/09

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A.

1. Assisted living facility, memory care facility, nursing/convalescent home, congregate housing, or a combination thereof. Notwithstanding the requirements otherwise listed for the zone, the following standards must be achieved:³¹
 - a. the parcel must be a minimum of one and one-half (1.5) acres in size;
 - b. units shall consist of no more than two bedrooms each;
 - c. each bedroom shall have no more than two occupants;
 - d. the maximum number of beds shall be 25 per acre;
 - e. the maximum average building height shall not exceed 45 feet and three (3) stories;
 - f. a minimum twenty-five (25) foot setback shall be provided between any principal building structure and the property line of any adjacent non-residential use;
 - g. a minimum fifty (50) foot setback shall be provided between any principal building structure and the property line of any adjacent residential use;
 - h. the applicant shall demonstrate that adequate parking has been provided for residents, staff and visitors;
 - i. the applicant shall provide data regarding the anticipated need for Town emergency medical services.
2. Construction which results in new floor area.
3. Municipal or other governmental uses, including public parking and recreational facilities.
4. Residential uses on the same lot as other uses permitted in the B-3 Zone provided:
 - a. the development is served by public water and sewer,
 - b. adequate off-street parking, as determined by the Commission, will be provided on the premises for the use of residents,
 - c. the number of units does not exceed 1.1 units per acre where such units are free-standing and 2.2 units per acre where the use is a physical part of a commercial structure and located above the first floor,
 - d. the Commission may grant a density bonus of up to thirty percent (30%) in the number of units provided that all of the residential units are deed-restricted as follows:
 - i. age restricted according to state and federal fair housing laws, and
 - ii. the bonus units are designated as affordable housing according to the criteria for affordability set up in CGS 8-30g(6).
5. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
6. Day care centers, as per Subsection 3.2.C.7 of these regulations.
7. Educational, philanthropic, or religious uses.
8. Indoor theaters.
9. Public utility substations.
10. Principal uses similar to the uses listed in Subsection 5.4.C.
11. Uses accessory to the uses listed in Subsection 5.4.D when located on the same lot.

³¹ 2016-057-A: Amended effective 07/08/16

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	50 feet
Maximum lot coverage (buildings)	25 percent
Maximum total coverage (buildings, structures, parking, and drives)	75 percent
Minimum front yard setback	30 feet
Minimum side yard setback	None required, but 3 feet if provided
Minimum rear yard setback	None required, but 3 feet if provided
Minimum buffer / setback to a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.
3. See Section 7.17 of these regulations for the Traffic Impact Analysis³².

³² A-26-2-Adopted May 12, 2026

5.5. Corp. Development District (CDD)

A. PURPOSE

The Corporate Development District (CDD) is established to enable the establishment and/or development of corporate uses and structures in appropriate locations of the town so as to aid in the achievement of the goals and objectives in the Plan of Conservation and Development.

B. ARCHITECTURAL REVIEW REQUIRED

Any new construction or remodeling of the exterior of a building shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

C. PERMITTED USES

All uses require a Special Permit per Subsection 5.5.D.

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A.

1. Offices for executive, administrative, business, professional, and data processing activities.
2. Research and development laboratories, including research and development of manufactured, processed or compounded products.
3. The manufacture, production, fabrication, processing, assembling, packing, storing and distribution of:
 - a. precision-electrical or precision-mechanical equipment;
 - b. optical goods, business machines, precision instruments, surgical and dental instruments;
 - c. pharmaceutical, toiletry, and cosmetic; and
 - d. any other use of the same general character as any of the uses listed above.
4. Medical and medical paraprofessional offices and facilities, and fitness and wellness centers located within the same structure as medical or medical paraprofessional offices, provided:³³
 - a. the parcel is larger than twenty-five (25) acres;
 - b. the parcel has frontage on two state highways;
 - c. no overnight stays are permitted; and
 - d. ancillary retail sales of goods directly related and clearly incidental to the principal use are permitted, provided that the display area for such retail sales shall not exceed the lesser of 10% of the gross customer area or 200 s.f.³⁴
5. Accredited post-secondary educational institutions.
6. Municipal or other governmental uses, including public parking and recreational facilities.
7. Licensed child day care centers
8. Public utility substations.
9. Uses accessory to the uses listed in Subsection 5.5.D when located on the same lot.

³³ 2010-085-A: Amended effective 10/15/10

³⁴ 2009-070-A: Amended effective 11/19/09

E. DIMENSIONAL STANDARDS

Minimum lot size	Twenty (20) acres lying wholly within the Corporate Development District
Minimum frontage	0 feet
Maximum total coverage (buildings, structures, park- ing, and drives)	20 percent ⁽⁴⁾
Maximum floor area ratio (FAR)	12 percent ⁽⁴⁾
Minimum building setback	100 feet ⁽¹⁾
Minimum pavement set- back	30 feet ⁽⁵⁾
Minimum buffer / setback to a single-family residential zone³⁵	200 feet ⁽¹⁾ for a building 150 feet for pavement or other activity area excluding a driveway
Maximum average building height	Thirty-five (35) feet ^{(2) (3)}

- (1) Gatehouses and security offices, not to exceed one story in height may be located at a distance no less than thirty (30) feet from any property line
- (2) Ventilators, skylights, water tanks, bulkheads, building chimneys, necessary mechanical appurtenances and similar features above the roof level do not have to comply with the building height limitation provided the size, height, and location of such appurtenances are approved by the Commission as part of the Special Permit
- (3) The Commission may, by Special Permit, allow average building heights up to forty-five (45) feet in an effort to best utilize existing topography where such an allowance will substantially minimize cuts and fills.
- (4) For lots in excess of two hundred (200) acres, the Commission may, by Special Permit, allow the following where it can be demonstrated that the public health, safety, and welfare will be protected.

Maximum total coverage (buildings, structures, parking, and drives)	30 percent
Maximum floor area ratio (FAR)	30 percent

- (5) Where property does not abut a single-family residential zone, the Commission may establish a suitable buffer width in accordance with the standards in Sec. 7.1.E.4.³⁶

³⁵ 2010-085-A: Amended effective 10/15/10

³⁶ 2010-085-A: Amended effective 10/15/10

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. All storage of merchandise, supplies and refuse shall be located in a building or in underground containers or otherwise effectively screened.
3. The Commission may, by Special Permit, authorize the establishment of a Planned Corporate Development (PCD) within the Corporate Development District with a minimum lot area requirement of ten (10) acres provided:
 - a. the parcel contains forty (40) or more acres of land;
 - b. the maximum number of building sites shall be determined by dividing the gross development area by twenty (20) acres;
 - c. at least ten (10) percent of the total acreage shall be preserved for open space purposes in perpetuity and said lands may be deeded to:
 - i. the Town of Ridgefield; or
 - ii. a private association legally constituted for conservation purposes.
 - d. the Commission may, by Special Permit, allow greater FAR and/or less OSR for specified lot(s) within the PCD provided:
 - i. the overall FAR and the overall OSR permitted shall not exceed the limits permissible within the CDD zone; and
 - ii. the FAR shall not exceed 24 percent and the base OSR shall not be less than 60 percent on any lot.
 - e. the Commission may allow lesser setbacks between lots within the PCD if, in its determination, such change will help protect natural resources and preserve open space and provided such setback is not less than thirty (30) feet.
4. See Section 7.17 of these regulations for the Traffic Impact Analysis.³⁷

³⁷ A-26-2-Adopted May 12, 2026

5.6 NBZ – Neighborhood Business Zone³⁸

A. PURPOSE

The Neighborhood Business Zone is established to promote opportunities for mixed uses including retail stores of limited size, restaurants, offices, and other businesses providing goods and services to town residents in the vicinity of the Route 7 and Route 35 intersection in northeast Ridgefield. The zone also provides for apartments over businesses, and architectural and site design standards for all development in this important entryway into the Town of Ridgefield.

B. DESIGN STANDARDS COMPLIANCE AND ARCHITECTURAL REVIEW REQUIRED

All site plans and architecture for new construction in the NB Zone, including the remodeling of building exteriors, free-standing signs and wall signs in excess of 10 s.f., shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G and the NB Design and Landscaping Standards found in subparagraph F of these Regulations.

1. The recommendations of the AAC shall be incorporated into the design unless otherwise modified by the Commission.

C. PERMITTED USES³⁹

- Within an existing building, the following uses are permitted by issuance of a Zoning Permit by the ZEO in accordance with Section 9.1.A for any Change of Use, whether or not new floor area, not to exceed 1,500 s.f., is added to the tenant space, and whether or not additional parking is required.
- If new floor area is constructed or if existing tenant space is increased to exceed 1,500 s.f., or if there is any physical expansion of the existing building or any changes to the exterior site plan for the property, etc., the following uses shall be permitted by Special Permit (or Revision to an existing Special Permit) approval granted by the Commission in accordance with 9.2.A (as is the case with those uses listed in Sec. 5.6.D.1.) unless administrative approval is authorized pursuant to Sec. 9.2.A.7.e.

1. Service establishment or personal service establishment.
2. Business, executive/professional, or medical office.
3. Retail stores of 1,500 s.f. or less in gross floor area of tenant space within an existing building.
 - a. Any area designated for outside display or storage shall be included as part of the 1,500 s.f. of area allowed.
4. Sit-down restaurant.
5. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or cof-

³⁸ 2015-093-A-REZ: Amended effective 03/25/16

³⁹ 2019-041-A Amendment effective 06/07/19: Modified box contents for Change of Use via Zoning Permit, and Special Permit language. Deleted Site Plan application requirement.

fee shop) with seating for fewer than fifteen (15) customers.

6. Ancillary retail sales of goods directly related and clearly incidental to the principal commercial use, service business, medical office or recreational use, provided that the display area for such retail sales shall not exceed the lesser of 10% of the gross customer area or 200 s.f..
7. Fitness center/ exercise facility/ dance studio/ facility for education in the arts.
8. Uses accessory to uses listed in Subsection 5.6.C when located on the same lot.

D. PERMITTED BY SPECIAL PERMIT (COMMISSION)

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A.

1. Construction which results in new floor area.
2. Municipal or other governmental uses, including public parking and recreational facilities.
3. Food retail / serving establishment (such as a bakery, delicatessen, ice cream parlor, or coffee shop) with seating for fifteen (15) or more customers.
4. Retail uses in excess of 1,500 s.f. of gross floor area of tenant space.
 - a. No single retail tenant space shall total more than 2,500 s.f., of gross floor area, including any area designated for outside storage or display of retail merchandise.
5. Any change in use, building structure, gross floor area (including outdoor display or storage of retail merchandise), or parking configuration of any single retail business or tenant space where the gross square footage of retail area (including outside display or storage of retail merchandise) is in excess of 2,500 s.f., legally existing at the time of the creation of the Neighborhood Business Zone on March 25, 2016 provided that:
 - a. Existing retail gross floor area (including any area used for outside storage or display of retail merchandise) shall not be increased.
- 5 Gasoline station provided that:
 - a. The lot contains at least thirty thousand (30,000) square feet.
- 6 Apartment dwelling units located over street level businesses, the density of which shall be based on available parking for the mixed uses, as determined by the Commission, provided that:
 - a. the building shall be no taller than 3 (three) stories;⁴⁰
 - b. units shall be constructed to meet ADA (Americans with Disabilities) requirements;
 - c. adequate public water supply or well, and septic disposal system or sewer service shall be provided on the lot;
 - d. adequate off-street parking shall be provided on the premises for the residential and non-residential uses.
- 7 Educational or philanthropic uses.
- 8 Veterinary hospitals conducted under the personal administration of a licensed veterinarian.
- 9 Uses accessory to uses listed in Subsection 5.6.D when located on the same lot.

⁴⁰ A-21-6: Amended effective 11/05/21: 800 SF minimum unit size deleted as per PA 21-29

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	50 feet
Maximum building coverage	65 percent
Maximum total coverage (buildings, driveways, parking areas, and other impervious surfaces)	90 percent
Minimum front yard setback for buildings	The average of the front-yard setbacks of abutting principal structures or as otherwise approved by the Commission
Minimum side yard setback	None required, but 3 feet if provided
Minimum rear yard setback	None required, but 3 feet if provided
Minimum buffer /setback where property abuts a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet*

*Where apartments are constructed in 3 (three-story) buildings per Section 5.6.C.7, the maximum average building height shall be no greater than 45 (forty-five) feet.

F. ADDITIONAL STANDARDS

1. See requirements below and refer to Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Site Plan for Change of Use application to the Commission for review and/or action.
3. **Required NBZ Landscaping and Site Design Standards:** Unless otherwise authorized by the Commission, the following minimum design standards shall apply:
 - a. The applicant shall provide evidence of consent from the CTDOT for any construction of sidewalks, driveways, or other work within the highway right-of-way.
 - b. The location of any sidewalks shall provide continuity with existing sidewalks on neighboring properties, and/or shall be planned for appropriate connection to future sidewalks, considering topography and other physical restraints.
 - c. Parking lots shall be arranged to allow interconnection with adjoining commercial properties to the extent possible, to reduce curb cuts and to allow mutual and reciprocal use parking spaces.
 - d. Service yards and refuse storage areas shall be screened to preserve the streetscape and shall include trees, shrubs, lawns, ornamental fencing, walls, and gravel where appropriate.
 - e. Landscaping plans for new development projects shall be prepared by a licensed landscape architect, and plant materials shall be selected to enhance the building setting and the pedestrian environment.
4. **Required NBZ Architectural Review:** Unless otherwise authorized by the Commission, all site plans and landscaping plans for new construction, and architectural plans for buildings, exterior renovations and modifications to existing structures and properties within the NBZ zone shall be reviewed by the Architectural Advisory Committee and shall be subject to the minimum standards in 5.6.F.3, above, and the following:
 - a. The applicant shall demonstrate how the proposed development enhances the character and streetscape of the commercial corridor.
 - b. Architectural focal points and repeating architectural details shall be incorporated into the design to increase visual interest.
 - c. Elements and materials that reflect the New England Classical and New England Village character are encouraged.
 - d. Rear entry to buildings from parking lots at the rear of the site is encouraged, with buildings situated close to the front yard setback line.
 - e. Larger buildings should be broken up using different materials, rooflines, and massing.
 - f. Lighting shall be designed in conformance with Sec. 7.8 in the zoning regulations, with uniformity of design throughout the site.
 - g. Wall signage on multi-tenant developments shall utilize uniform sign frames against the building for individual tenant signage, and may include a larger plaza identification sign on the building.
5. **Curb Cut and Access Management:** To the extent possible, all changes to parking lots and access drives shall be consistent with the *Ridgefield Route 7 Access Management & Curb Cut Study* dated July 2011, prepared as part of the *Route 7 Transportation and Land Use Study* for HVCEO and SWRPA by Fitzgerald & Halliday.
 - a. Curb cuts on major highways shall be minimized, and internal drives shall be designed to connect multiple buildings and uses.
6. **See Section 7.17 of these regulations for the Traffic Impact Analysis.**⁴¹

⁴¹ A-26-2-Adopted May 12, 2026

Effective – May 1, 2007

5.7 *Mixed-Use Overlay Zone*⁴²

A. PURPOSE

The Mixed-Use (MU) Overlay Zone was established to encourage socioeconomic diversity, providing low to moderate-income households access to affordable housing through incentivizing new construction or renovation of existing buildings for mixed-income, mixed-use housing development.

B. ARCHITECTURAL REVIEW REQUIRED

1. Unless otherwise authorized by the Commission, all site plans and landscaping plans for new construction, and architectural plans for buildings, exterior renovations and modifications to existing structures shall be reviewed by the Architectural Advisory Committee, per Section 9.3.G of these Regulations and shall be subject to the minimum standards of the following:
 - a. The applicant shall demonstrate how the proposed development enhances the character and streetscape of the commercial corridor.
 - b. Architectural focal points and repeating architectural details shall be incorporated into the design to increase visual interest.
 - c. Elements and materials that reflect the New England Classical and New England Village character are encouraged.
 - d. Rear entry to buildings from parking lots at the rear of the site is encouraged, with buildings situated close to the front yard setback line.
 - e. Larger buildings should be broken up using different materials, rooflines, and massing.
 - f. Lighting shall be designed in conformance with Sec. 7.8 in the zoning regulations, with uniformity of design throughout the site.
 - g. Wall signage on multi-tenant developments shall utilize uniform sign frames against the building for individual tenant signage, and may include a larger plaza identification sign on the building.

C. ELIGIBILITY

The MU Overlay Zone applies to properties located in the Business B-1 Zone, Business B-2 Zone, Business B-3 Zone and Neighborhood Business Zone.

D. PERMITTED BY SPECIAL PERMIT

1. Multi-family dwelling units located over a street level commercial structure not to exceed sixteen (16) units per acre.

E. DENSITY STANDARDS

A maximum density of sixteen (16) residential dwelling units per acre is permitted, when no less than thirty percent (30%) of the dwelling units in the development contain a forty (40) year deed restriction for units to be rented, sold or resold to persons and families whose annual income is less than or equal to eighty percent (80%) of the median income, as defined in subsection 8-30g-1(10) of the Regulations of Connecticut State Agencies and shall be rented, sold or resold at an amount equal to or less than the amount determined using the formula for maximum price or maximum monthly housing payment, as stated in section 8-30g-8 of the Regulations of Connecticut State Agencies. When calculating the required number of residential dwelling units to be set-aside as affordable, fractions shall be rounded up to the next whole number.

⁴² 2017-083-A Amend effective 01/14/2018

F. DEVELOPMENT STANDARDS

1. **Temporary Installation Deferral**-The Commission may defer the immediate installation of up to 40% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that:
 - a. the reduced parking facilities will adequately serve the proposed use(s);
 - b. there is adequate space reserved on the site, as shown upon the Site Development Plan, to install the full parking requirements and the engineering feasibility of constructing such parking facilities has been demonstrated; and,
 - c. the owner accepts, in writing, a requirement that the owner will record the Site Development Plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the deferred parking spaces as the Commission deems necessary within six (6) months of the Commission's request.
2. **Recording Requirements**
 - a. An affordability deed restriction shall be set forth in writing and recorded on the Town of Ridgefield Land Records, either as part of a declaration of common interest community, if applicable, or other instrument and shall run with the land until the term of the affordability restriction expires.
 - b. In accordance with Section 8-30g of the CGS, an affordability plan shall be submitted with the Special Permit application and recorded on the Town of Ridgefield Land Records if the Commission grants approval.
 - c. Before any dwelling units are occupied, the applicant shall submit satisfactory proof that the aforementioned documents have been recorded on the Town of Ridgefield Land Records.
3. **Annual Certification**- Per Section 8-30h of the Connecticut General Statutes rental units shall provide annual certification to the Commission (Town of Ridgefield Planning and Zoning Department) that the development continues to be in compliance with the covenants and deed restrictions required under said section. If the development does not comply with such covenants and deed restrictions, the developer, owner or manager shall rent the next available units to persons and families whose incomes satisfy the requirements of the covenants and deed restrictions until the development is in compliance. The commission may inspect the income statements of the tenants of the restricted units upon which the developer, owner or manager bases the certification.
4. **Required Landscaping and Site Design Standards**- Unless otherwise authorized by the Commission, the following minimum design standards shall apply:
 - a. The applicant shall provide evidence of consent from the CTDOT for any construction of sidewalks, driveways, or other work within the highway right-of-way.
 - b. The location of any sidewalks shall provide continuity with existing sidewalks on neighboring properties, and/or shall be planned for appropriate connection to future sidewalks, considering topography and other physical restraints.
 - c. Parking lots shall be arranged to allow interconnection with adjoining commercial properties to the extent possible, to reduce curb cuts and to allow mutual and reciprocal use parking spaces.
 - d. Service yards and refuse storage areas shall be screened to preserve the streetscape and shall include trees, shrubs, lawns, ornamental fencing, walls, and gravel where appropriate.
 - e. Landscaping plans for new development projects shall be prepared by a licensed landscape architect, and plant materials shall be selected to enhance the building setting and the pedestrian environment.

5. **Curb Cut and Access Management-** To the extent possible, all curb cuts on major highways shall be minimized, and internal drives shall be designed to connect multiple buildings and uses.
6. **See Section 7.17 of these regulations for the Traffic Impact Analysis.**⁴³

⁴³ A-26-2-Adopted May 12, 2026