

TABLE OF CONTENTS

1. INTRODUCTION..... 1-1

1.1.	AUTHORITY		1-1
1.2.	PURPOSES		1-1
1.3.	ZONING DISTRICTS		1-2
	A. DISTRICTS AND BOUNDARIES	1-2	
	B. BOUNDARY INTERPRETATION	1-2	
1.4.	INTERPRETATION OF REGULATIONS		1-3
	A. PROHIBITED IF NOT PERMITTED	1-3	
	B. MINIMUM STANDARDS	1-3	
	C. MULTIPLE STANDARDS	1-3	
1.5.	APPLICATION OF REGULATIONS		1-4
	A. JURISDICTION	1-4	
	B. WHEN APPLICABLE	1-4	
	C. EXCEPTIONS	1-4	
1.6.	ADMINISTRATIVE PROVISIONS		1-4
	A. SEVERABILITY	1-4	
	B. WHEN EFFECTIVE	1-4	

2. DEFINITIONS.....2-1

2.1.	USE OF TERMS		2-1
	A. DEFINITIONS TO BE APPLIED	2-1	
	B. GENERAL TERMS	2-1	
	C. TEXT TO CONTROL	2-1	
	D. TERMS NOT DEFINED	2-1	
2.2.	DEFINED TERMS		2-2

3. RESIDENTIAL (R) ZONES.....3-1

3.1.	PURPOSES		3-1
3.2.	PRINCIPAL USES AND STRUCTURES		3-1
	A. PERMITTED WITHOUT ZONING PERMIT	3-1	
	B. PERMITTED WITH ZONING PERMIT (ZEO)	3-1	
	C. PERMITTED BY SPECIAL PERMIT (Commission)	3-1	
3.3.	ACCESSORY USES		3-5
	A. PERMITTED WITHOUT ZONING PERMIT	3-5	
	B. PERMITTED WITH ZONING PERMIT (ZEO)	3-6	
	C. PERMITTED WITH APPROVAL OF SITE PLAN	3-6	
	D. PERMITTED BY SPECIAL PERMIT (Commission)	3-7	
3.4.	ACCESSORY STRUCTURES		3-9
	A. PERMITTED WITHOUT ZONING PERMIT	3-9	
	B. PERMITTED WITH ZONING PERMIT (ZEO)	3-9	
	C. PERMITTED BY SPECIAL PERMIT (Commission)	3-9	
3.5.	AREA AND DIMENSIONAL STANDARDS		3-10
	A. MINIMUM LOT AREA	3-10	
	B. MINIMUM NON-WETLAND AREA	3-10	
	C. MAXIMUM DENSITY	3-10	
	D. MINIMUM FRONTAGE AND LOT WIDTH	3-11	
	E. LOT SHAPE REQUIREMENT	3-11	
	F. MAXIMUM LOT COVERAGE	3-12	
	G. MAXIMUM FLOOR AREA RATIO	3-13	
	H. MINIMUM YARD SETBACKS	3-14	
	I. BUILDING HEIGHT (FEET)	3-15	
	J. MAXIMUM NUMBER OF STORIES	3-15	
3.6.	DIMENSIONAL EXCEPTIONS		3-16
	A. HEIGHT EXCEPTIONS	3-16	
	B. YARD SETBACK EXCEPTIONS	3-16	
	C. LOT COVERAGE EXCEPTIONS	3-17	
	D. FLOOR AREA RATIO EXCEPTIONS	3-17	

4. OTHER HOUSING ZONES & USES

4.1.	PLANNED RESIDENTIAL DEVELOPMENT		4-1
	A. PURPOSE	4-1	
	B. ELIGIBILITY	4-1	
	C. PROCEDURES	4-1	
	D. DEVELOPMENT STANDARDS	4-1	
	E. OPEN SPACE STANDARDS	4-3	
4.2.	MULTI-FAMILY DEV. DISTRICT (MFDD)		4-4
	A. PURPOSE	4-4	
	B. PERMITTED BY SPECIAL PERMIT (Commission)	4-4	
	C. DIMENSIONAL STANDARDS	4-4	
	D. OTHER STANDARDS	4-5	
4.3.	AGE-RESTRICTED HOUSING DISTRICT (ARHD)		4-6
	A. PURPOSE	4-6	
	B. PERMITTED WITH A ZONING PERMIT	4-6	
	C. PERMITTED BY SPECIAL PERMIT (COMMISSION)	4-6	
	D. OVERALL STANDARDS	4-7	
	E. DIMENSIONAL STANDARDS	4-7	
	F. OTHER STANDARDS	4-9	
4.4.	HOUSING OPPORTUNITY DEVELOPMENT (HOD)		4-10
	A. INTENT AND PURPOSE	4-10	
	B. ELIGIBLE PARCELS	4-10	
	C. PERMITTED USES	4-10	
	D. DEFINITIONS	4-11	
	E. LOT DENSITY	4-11	
	F. BEDROOMS	4-11	
	G. LOT COVERAGE AND OPEN SPACE	4-11	
	H. IMPERVIOUS COVERAGE	4-12	
	I. SETBACKS	4-12	
	J. BUILDING HEIGHT; SEPARATION; HALLWAYS; UTILITY CONNECTIONS	4-12	
	K. OFF-STREET PARKING	4-12	
	L. SCREENING AND LANDSCAPING	4-13	
	M. UTILITIES	4-13	
	N. AGE RESTRICTION	4-13	
	O. GARBAGE CONTAINERS	4-13	
	P. APPLICATION REQUIREMENTS FOR DESIGNATION AS ELIGIBLE FOR DEVELOPMENT UNDER THE HOD REGULATIONS	4-14	
	Q. APPLICATION FOR HOD SITE PLAN APPROVAL	4-15	
	R. REQUIREMENTS FOR HOUSING OPPORTUNITY UNITS	4-16	

(OTHER HOUSING ZONES & USES – cont'd)

4.5.	MAIN STREET DESIGN DISTRICT (MSDD)		4-17
	A. INTENT AND PURPOSE	4-17	
	B. PERMITTED USES AND STRUCTURES	4-17	
	C. SPECIAL PERMIT USES	4-17	
	D. RESIDENTIAL DESIGN DEVELOPMENTS	4-17	
	E. PROCEDURES	4-19	
4.6	Inclusionary Housing Zone		4-20

5. BUSINESS ZONES & USES.....5-1

5.1.	CENTRAL BUSINESS DISTRICT (CBD)		5-1
	A. PURPOSE	5-1	
	B. ARCHITECTURAL REVIEW REQUIRED	5-1	
	C. PERMITTED USES	5-1	
	D. USES REQUIRING SPECIAL PERMIT	5-2	
	E. DIMENSIONAL STANDARDS	5-3	
	F. ADDITIONAL STANDARDS	5-3	
5.2.	BUSINESS B-1 ZONE		5-4
	A. PURPOSE	5-4	
	B. ARCHITECTURAL REVIEW REQUIRED	5-4	
	C. PERMITTED USES	5-4	
	D. USES REQUIRING SPECIAL PERMIT	5-5	
	E. DIMENSIONAL STANDARDS	5-7	
	F. ADDITIONAL STANDARDS	5-7	
5.3.	BUSINESS B-2 ZONE		5-8
	A. PURPOSE	5-8	
	B. ARCHITECTURAL REVIEW REQUIRED	5-8	
	C. PERMITTED USES	5-8	
	D. USES REQUIRING SPECIAL PERMIT	5-9	
	E. DIMENSIONAL STANDARDS	5-11	
	F. ADDITIONAL STANDARDS	5-12	
5.4.	BUSINESS B-3 ZONE		5-13
	A. PURPOSE	5-13	
	B. ARCHITECTURAL REVIEW REQUIRED	5-13	
	C. PERMITTED USES	5-13	
	D. USES REQUIRING SPECIAL PERMIT	5-14	
	E. DIMENSIONAL STANDARDS	5-15	
	F. ADDITIONAL STANDARDS	5-15	
5.5.	CORPORATE DEVELOPMENT DISTRICT (CDD)		5-16
	A. PURPOSE	5-16	
	B. ARCHITECTURAL REVIEW REQUIRED	5-16	
	C. PERMITTED USES	5-16	
	D. USES REQUIRING SPECIAL PERMIT	5-16	
	E. DIMENSIONAL STANDARDS	5-17	
	F. ADDITIONAL STANDARDS	5-18	
5.6	NEIGHBORHOOD BUSINESS ZONE (NBZ)		5-19
	A. PURPOSE	5-19	
	B. DESIGN STANDARDS COMPLIANCE & ARCHTECURAL REVIEW REQUIRED	5-19	
	C. PERMITTED USES	5-19	
	D. PERMITTED BY SPECIAL PERMIT (COMMISSION)	5-20	
	E. DIMENSIONAL STANDARDS	5-21	
	F. ADDITIONAL STANDARDS	5-22	

5.7	MIXED-USE OVERLAY ZONE		5-23
	A. PURPOSE	5-23	
	B. ARCHITECTURAL REVIEW REQUIRED	5-23	
	C. ELIGIBILITY	5-23	
	D. PERMITTED BYGRKTCBCNUBGGKFVJVVVRNEJ SPECIAL PERMIT	5-23	
	E. DENSITY STANDARDS	5-23	
	F. DEVELOPMENTAL STANDARDS	5-24	

6. SPECIAL ZONES.....6-1

6.1.	FLOODPLAIN OVERLAY ZONE		6-1
	A. PURPOSE	6-1	
	B. APPLICABILITY	6-1	
	C. FLOODPLAIN DEVELOPMENT PERMIT	6-1	
	<i>See also Section 11 – Floodplain Management Regulations</i>		
6.2.	PUBLIC WATER SUPPLY PROTECTION ZONE		6-2
	A. PURPOSE	6-2	
	B. PUBLIC WATER SUPPLY PROTECTION ZONE DEFINED	6-2	
	C. ZONING PARAMETERS	6-2	
	D. PERMITTED ACTIVITIES	6-2	
	E. SPECIAL PERMIT ACTIVITIES	6-2	
	F. PROHIBITED ACTIVITIES	6-4	
	G. STANDARDS	6-4	
	H. PROCEDURES	6-5	
	I. DETERMINATION OF REGULATED AND NON- REGULATED ACTIVITIES	6-5	

7. BASIC STANDARDS.....7-1

7.1.	LANDSCAPING		7-1
	A. PURPOSE	7-1	
	B. APPLICABILITY	7-1	
	C. LANDSCAPE ARCHITECT REQUIRED	7-1	
	D. PARKING AREA LANDSCAPED AREA REQUIREMENT	7-1	
	E. LANDSCAPED BUFFER REQUIREMENT	7-2	
	F. EXISTING VEGETATION	7-3	
	G. OTHER LANDSCAPING PROVISIONS	7-3	
7.2.	SIGNAGE		7-4
	A. PURPOSE	7-4	
	B. PERMIT REQUIRED	7-4	
	C. SIGNS PERMITTED IN ANY DISTRICT	7-4	
	D. SIGNS PERMITTED IN RESIDENTIAL DISTRICTS	7-6	
	E. SIGNS PERMITTED IN NON-RESIDENTIAL DISTRICTS	7-7	
	F. SIGN LOCATION AND CONSTRUCTION	7-9	
	G. SIGN ILLUMINATION	7-9	
	H. SIGN DESIGN AND REVIEW PROCEDURE	7-10	
7.3.	PARKING		7-11
	A. PURPOSE	7-11	
	B. NUMBER OF PARKING SPACES	7-11	
	C. MODIFICATION OF NUMBER OF PARKING SPACES	7-13	
	D. DESIGN OF PARKING AREAS	7-14	
	E. PARKING SPACES FOR HANDICAPPED PERSONS	7-15	
	F. FEE IN LIEU OF PARKING	7-16	
7.4.	LOADING AND UNLOADING		7-17
	A. PURPOSE	7-17	
	B. NUMBER OF LOADING SPACES	7-17	
	C. DESIGN OF LOADING AREAS	7-17	
7.5.	EXCAVATION, FILLING AND GRADING		7-18
	A. PURPOSE	7-18	
	B. APPLICABILITY	7-18	
	C. OTHER APPROVALS MAY BE REQUIRED	7-18	
	D. PERMITTED ACTIVITIES	7-18	
	E. CONSIDERATIONS	7-20	
	F. STANDARDS	7-21	

(BASIC STANDARDS – cont'd)

7.6.	EROSION AND SEDIMENT CONTROL		7-22
	A. PURPOSE	7-22	
	B. OVERALL REQUIREMENTS	7-22	
	C. PLAN REQUIREMENTS	7-22	
	D. MINIMUM ACCEPTABLE STANDARDS	7-23	
	E. PLAN REVIEW AND APPROVAL	7-23	
	F. IMPLEMENTATION	7-23	
7.7.	ACCESS MANAGEMENT		7-24
	A. PURPOSE	7-24	
	B. APPLICABILITY	7-24	
	C. REVIEW CONSIDERATIONS	7-24	
	D. GENERAL PROVISIONS	7-24	
	E. SPECIFIC PROVISIONS	7-24	
7.8.	EXTERIOR LIGHTING		7-25
	A. PURPOSE	7-25	
	B. APPLICABILITY	7-25	
	C. STANDARDS	7-25	
	D. EXEMPTIONS AND MODIFICATIONS	7-26	
	E. ADDITIONAL PROVISIONS	7-26	
7.9.	DRIVEWAYS		7-27
	A. PURPOSE	7-27	
	B. STANDARDS	7-27	
7.10.	PEDESTRIAN IMPROVEMENT		7-27
	A. PURPOSE	7-27	
	B. STANDARDS	7-27	
7.11.	UTILITY INFRASTRUCTURE		7-28
	A. PURPOSE	7-28	
	B. STANDARDS	7-28	
7.12.	OUTDOOR WOODBURNING FURNACES		7-28
	A. INTENT AND PURPOSE	7-28	
	B. STANDARDS	7-28	
7.13.	CANNABIS ESTABLISHMENTS		7-29
	A. INTENT AND PURPOSE	7-29	
	B. STANDARDS	7-29	
7.14	INCIDENTAL IMPROVEMENTS		7-29
	A. PURPOSE	7-29	
	B. APPLICABILITY	7-29	
	C. STANDARDS	7-29	

7.15	Stormwater Management and Drainage Requirements		7-30
	A. PURPOSE AND INTENT	7-30	
	B. APPLICABILITY	7-30	
	C. GOALS FOR STORMWATER DRAINAGE DESIGN AND FACILITIES	7-31	
	D. STORMWATER TREATMENT GENERAL PROCEDURES AND GUIDELINES	7-31	
	E. STORMWATER MANAGEMENT REQUIREMENTS	7-32	
	F. OTHER APPROVALS MAY BE REQUIRED	7-34	
	G. REFERENCES FOR DESIGN	7-34	
7.16	Renewable Energy Systems		7-35
	A. PURPOSE AND CONTENT	7-35	
	B. APPLICABILITY	7-35	
	C. ALLOWED RENEWABLE ENERGY SYSTEM TYPES	7-35	
	D. PERMITS REQUIRED	7-36	
	E. REQUIREMENTS FOR ALL RENEWABLE ENERGY SYSTEMS	7-36	
	F. REQUIREMENTS FOR SOLAR ENERGY SYSTEMS	7-37	
	G. REQUIREMENTS FOR WIND ENERGY	7-38	
	H. REQUIREMENTS FOR GEOTHERMAL ENERGY SYSTEMS	7-39	
	I. OTHER APPROVALS MAY BE REQUIRED	7-39	

8. SPECIAL PROVISIONS.....8-1

8.1.	NONCONFORMING CONDITIONS		8-1
	A. NONCONFORMING USES	8-1	
	B. NONCONFORMING STRUCTURES	8-1	
	C. NONCONFORMING LOTS	8-2	
8.2.	ANTENNA FACILITIES		8-3
	A. INTENT AND PURPOSE	8-3	
	B. ANTENNAE ALLOWED WITH NO PERMIT REQUIRED	8-3	
	C. ANTENNAE ALLOWED BY ZONING PERMIT	8-3	
	D. ANTENNAE ALLOWED BY SITE PLAN APPROVAL	8-3	
	E. RESIDENTIAL ANTENNAE ALLOWED BY SPECIAL PERMIT	8-4	
	F. OTHER ANTENNAE ALLOWED BY SPECIAL PERMIT	8-4	
	G. REQUIREMENTS FOR SPECIAL PERMIT APPLICATIONS	8-5	
8.3.	ARCHITECTURAL REVIEW / VILLAGE DISTRICTS		8-7
	A. PURPOSE	8-7	
	B. APPLICABILITY	8-7	
	C. PROCEDURE	8-7	
	D. DESIGN GUIDELINES	8-8	
	E. ADDITIONAL VILLAGE DISTRICT CONSIDERATIONS	8-9	
8.4.	TEMPORARY TRAILERS		8-10
	A. LIMITATIONS	8-10	
8.5.	CHARACTER RESOURCE PRESERVATION		8-11
	A. PURPOSE	8-11	
	B. DESIGNATION CRITERIA	8-11	
	C. APPLICATION REQUIREMENTS	8-12	
	D. CONSIDERATIONS	8-12	
	E. LIMITATIONS	8-13	
8.6.	USES SUBJECT TO MORATORIUM		8-14
	A. INTENT AND PURPOSE	8-14	
8.7	Long Island Sound-Riparian Zoning		8-15
	A. PURPOSE	8-15	
	B. STANDARDS	8-15	
8.8	Inclusionary Zoning		8-16
	A. PURPOSE	8-16	
	B. APPLICABILITY	8-16	
	C. REQUIREMENTS	8-16	
	D. INCENTIVES	8-16	
	E. FEE-IN-LIEU	8-17	
	F. ADMINISTRATION	8-17	
8.9	Outdoor Eating Areas		8-19
	A. REQUIRED	8-19	

	B. LOCATION	8-19	
	C. SIZE	8-20	
	D. PARKING REQUIREMENTS	8-20	
	E. SETBACKS/COVERAFE	8-20	
	F. LIGHTING	8-20	
	G. COVERS	8-20	
	H. HOURS OF OPERATION	8-21	
	I. SIGNAGE	8-21	

9. ADMINISTRATION.....9-1

9.1.	SUBMISSIONS TO STAFF		9-1
	A. ZONING PERMIT APPLICATION (ZEO)	9-1	
	B. CERTIFICATE OF ZONING COMPLIANCE (ZEO)	9-2	
	C. SITE PLAN APPLICATION (Planning Director)	9-3	
9.2.	SUBMISSIONS TO COMMISSION		9-6
	A. SPECIAL PERMIT APPLICATION (PZC)	9-6	
	B. REGULATIONS AMENDMENT APPLICATION (PZC)	9-11	
	C. ZONE CHANGE APPLICATION (PZC)	9-13	
	D. CERTIFICATE OF LOCATION APPROVAL (PZC)	9-16	
	E. PRE-SUBMISSION CONCEPT (PZC)	9-18	
9.3.	APPLICATION PROCESSING		9-19
	A. APPLICATION SUBMITTAL	9-19	
	B. DATE OF RECEIPT	9-19	
	C. POSSIBLE SUPPLEMENTAL MATERIALS	9-19	
	D. REFERRAL OF APPLICATION (To Abutting Municipalities)	9-21	
	E. REFERRAL OF APPLICATION (To Water Company)	9-21	
	F. REFERRAL OF APPLICATION (To Regional Agency)	9-22	
	G. REFERRAL OF APPLICATION (to Architectural Advisory Committee)	9-22	
	H. REFERRAL OF APPLICATION (To Village District Cons.)	9-23	
	I. REFERRAL OF APPLICATION (In a Village District)	9-23	
	J. NOTICE OF HEARING (Newspaper)	9-24	
	K. NOTICE OF HEARING (Sign)	9-24	
	L. NOTICE OF HEARING (Mailing to Nearby Owners)	9-25	
	M. SEQUENCE OF APPLICATIONS	9-25	
	N. BONDS	9-26	
9.4.	ENFORCEMENT PROCEDURES		9-27
	A. ENFORCEMENT AUTHORITY	9-27	
	B. INSPECTIONS AUTHORIZED	9-27	
	C. NOTICE OF VIOLATION	9-27	
	D. FURTHER ACTION	9-27	

9.5.	ZONING BOARD OF APPEALS (ZBA)		9-28
	A. GENERAL PROVISIONS	9-28	
	B. APPEAL OF ORDER	9-28	
	C. VARIANCE	9-29	

10. APPENDIX.....10-1

10.1.	APPLICATION FEES		10-1
	A. GENERAL	10-1	
	B. APPLICATIONS TO THE ZEO	10-1	
	C. APPLICATIONS TO THE PLANNING DIRECTOR	10-1	
	D. APPLICATIONS TO THE PLANNING & ZONING COMMISSION	10-2	
	E. ADDITIONAL APPLICATION FEES	10-2	
10.2.	APPLICATION CHECKLISTS		10-3
	A. ZONING PERMIT APPLICATION (ZEO)	10-3	
	B. SUPPLEMENTAL REQUIREMENTS FOR EARTH REMOVAL	10-5	
	C. SITE PLAN APPLICATION (Planning Director)	10-6	
	D. REQUIREMENTS FOR EROSION & SEDIMENT CONTROL	10-8	
	E. SPECIAL PERMIT APPLICATION	10-10	
	F. ADDITIONAL REQUIREMENTS IN FLOOD-PRONE AREAS	10-14	
	G. ADDITIONAL REQUIREMENTS FOR EARTH EXCAVATION	10-16	
	H. REGULATION CHANGE APPLICATION	10-17	
	I. ZONE CHANGE APPLICATION (PZ Commission)	10-18	

11. FLOODPLAIN MANAGEMENT REGULATIONS

11.1.	STATUTORY AUTHORIZATION AND PURPOSE		11-1
	A. STATUTORY AUTHORIZATION	11-1	
	B. FINDINGS OF FACT	11-1	
	C. STATEMENT OF PURPOSE	11-1	
	D. OBJECTIVES	11-2	
11.2.	DEFINITIONS		11-2
11.3.	GENERAL PROVISIONS		11-6
	A. AREAS TO WHICH THIS REGULATIONS APPLIES	11-6	
	B. BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS (SFHAs)	11-6	
	C. STRUCTURES ALREADY IN COMPLIANCE	11-7	
	D. ABROGATION AND GREATER RESTRICTIONS	11-7	
	E. INTERPRETATION	11-7	
	F. WARNING AND DISCLAIMER OF LIABILITY	11-7	
	G. SEVERABILITY	11-7	
11.4.	ADMINISTRATION		11-7
	A. DESIGNATION OF THE LOCAL ADMINISTRATOR	11-7	
	B. CERTIFICATION	11-7	
	C. ESTABLISHMENT OF PERMITS FOR FLOODPLAIN MANAGEMENT	11-8	
	D. PERMIT APPLICATION PROCEDURES	11-8	
	E. DUTIES AND RESPONSIBILITIES FOR ADMINISTRATION	11-9	
11.5.	PROVISIONS FOR FLOOD HAZARD REDUCTION		11-11
	A. GENERAL STANDARDS	11-11	
	B. STANDARDS FOR WATERCOURSES WITHOUT ESTABLISHED BASED FLOOD ELEVATIONS (UN-NUMBERED A ZONE), ADOPTED FLOODWAYS AND/OR FLOOD MAPPING	11-12	
	C. SPECIFIC STANDARDS	11-13	
11.6.	DESIGN STANDARDS FOR SUBDIVISION PROPOSALS		11-16
11.7.	VARIANCE PROCEDURES		11-16
	A. ESTABLISHMENT OF VARIANCE PROCESS	11-16	
	B. VARIANCES PROHIBITED	11-16	
	C. VARIANCES FOR SPECIAL SITUATIONS	11-17	
	D. CONSIDERATIONS FOR GRANTING OF VARIANCES	11-17	
	E. NOTIFICATION OF EFFECT OF VARIANCE ON INSURANCE RATES	11-18	
11.8.	ENFORCEMENT		11-18