

MODIFICATION OF PDD #55	
APPROVED:	, 2021
EFFECTIVE:	, 2021

**AMENDED AND RESTATED
STATEMENT OF USES AND STANDARDS
PLANNED DEVELOPMENT DISTRICT #55
2 IVY BROOK ROAD
SHELTON, CONNECTICUT**

Proposed by:

**DEKZON, LLC
2 IVY BROOK ROAD, SUITE 110
SHELTON, CONNECTICUT**

1. **INTRODUCTION:** This Amendment is to Planned Development District ("PDD") #55 and is in accordance with the provisions of Section 34 of the Shelton Zoning Regulations.
2. **PURPOSE OF THIS AMENDMENT TO PLANNED DEVELOPMENT DISTRICT #55:** The purpose of the amendment is to amend the Area, Location and Bulk Standards in the approved Statement of Uses and Standards to accommodate a subdivision of PDD #55. The Permit Uses in the Statement of Uses and Standards shall remain as approved.
3. **Area, Location and Bulk Standards:**

Minimum PDD Parcel Area:	500,000 sq. ft.
Minimum Subdivided Lot Area:	250,000 sq. ft.
Minimum Dimension of Square on PDD Parcel and Subdivided Lot:	200'
Minimum PDD Parcel and Lot Frontage:	175'
Maximum Number of Stories for a Building:	3
Maximum Height of Building or Structure:	45'
Minimum Setback - PDD Parcel and Subdivided Lot:	
Street Line:	75'
Side:	50'
Rear:	50'
Property line dividing Lot A and Lot B:	35'
Residential Zoning District Boundary:	100'

Maximum Building Coverage as Percentage of PDD Parcel Area: 20%

Maximum Floor Area as Percentage of PDD Parcel Area: 30%

Maximum Impervious Coverage as a Percentage of PDD Parcel Area: 50%

Parking:

Office and Medical: 4.0 Spaces per 1,000 Sq. Ft. Of Gross Leasable Floor Area

4. **SUBDIVISION PLAN / AMENDED DETAILED DEVELOPMENT PLANS:**
Planned Development District #55 shall be subdivided in accordance with the plan entitled “**RECORD SUBDIVISION MAP AND AMENDMENT TO DETAILED DEVELOPMENT PLANS, PLANNED DEVELOPMENT DISTRICT #55, 2 IVY BROOK ROAD, SHELTON, CONNECTICUT, PREPARED FOR DEKZON, LLC**”, Scale 1" = 50', Dated April 5, 2021, Prepared by Nowakowski-O’Bymachow-Kane Associates, Civil Engineering & Land Surveying, Shelton, Connecticut, as approved by the Planning & Zoning Commission in accordance with Article 34 of the Zoning Regulations of the City of Shelton.
5. All other requirements and bulk standards as contained in the “Statement of Uses and Standards in Support of Planned Development District #55 approved August 30, 2005 by the Planning and Zoning Commission and effective September 9, 2005 shall remain in effect.