

AMENDMENT TO ZONING REGULATIONS SUBMISSION DATE: April 1, 2022

AMENDMENT TO ZONING MAP

DATE OF RECEIPT:

FEE: **\$1,060.00**

APPLICATION INFORMATION FOR MAP OR TEXT CHANGES:

1. Applicant's Name: Josephine Gaida
2. Applicant's Address: c/o Atty. Dominick Thomas, 315 Main St., Derby, CT 06418
203-735-9521 / djt@cohen-thomas.com

[SEE ATTACHED PROPOSED TEXT CHANGES TO SCHEDULES A & B]
FOR MAP CHANGES, PLEASE SUPPLY ADDITIONAL INFORMATION BELOW

1. Owner of Record:
2. Owner's Address: Phone:
3. Address of Property:
4. Assessor's Map No.: Parcel No.:
5. Existing Zoning District:
6. Proposed Zoning District:
7. Area of Zone Change:
8. Has a previous zone change been requested for this property?
If so, when?

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Regulations.



Dominick J. Thomas, Jr. Attorney for Applicant
Applicant's Signature

N/A
Owner's Signature

SCHEDULE A - PERMITTED USES

PERMITTED USES	DISTRICT CODES																		
	R-1A	R-1	R-2	R-3	R-4	R-5	CA-1	CA-2	CA-3	CB-1	CB-2	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD	RBD
1. A single dwelling for one (1) family and not more than one (1) such dwelling per lot.	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
1A. Single family residential developments consisting of not more than six (6) single detached dwellings for one (1) family.	X	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
1B. Conservation Residential Developments consisting of single detached dwellings for one (1) family and not more than one (1) such dwelling per lot, subject to the added requirements of Paragraph 33.13	E	E	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
1C. One dwelling unit accessory to a single detached dwelling for one (1) family, subject to the additional standards and provisions of Paragraph 45.6	P	P	P	P	P	P	P	P	P	P	P	P	X	X	X	X	X	X	X
2. Dwellings containing two (2) or three (3) dwelling units and not more than one (1) such dwelling unit per lot, subject to the additional lot area requirements of SCHEDULE B and the requirement that each dwelling unit be served by public water supply and public sewer.	X	X	X	X E	E	E	X	X	E	X	X	X	X	X	X	X	X	X	X
2A. Dwellings containing four (4) or more dwelling units, subject to the additional lot area requirements of SCHEDULE B *	X	X	X	X	E	E	X	X	E	X	X	X	X	X	X	X	X	X	X
2B. Mixed-use developments containing four (4) or more dwelling units, subject to the additional requirements of Par. 33.12 and provided that no such units shall be located on the ground floor or basement level	X	X	X	X	X	X	X	X	E	X	X	X	X	X	X	X	X	X	X
2C. Multi-family residential developments, with or without other permitted mixed commercial uses, subject to the additional standards and provisions of Paragraph 33.19.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	E
3. Multi-family residential developments consisting of one or more dwelling units containing not less than four (4) nor more than 12 dwelling units *	X	X	E	E	Er	Er	X	X	Er	X	X	X	X	X	X	X	X	X	X

* Must be served by public water and sewer.

SCHEDULE B - STANDARDS

DISTRICT CODES

STANDARDS	R-1A	R-1	R-2	R-3	R-4	R-5
1. Min. lot area (in s.f.)	120,000	40,000	20,000	12,000	7,500	5,000
1a.2. Contiguous buildable area	40,000	40000/30,000	20,000	12,000	75,000	5,000
2. Min. lot area per d.u. (in s.f.)	120,000	10,000	7,500	7,500	7,500	5,000
2a. Min. lot area per one-bedroom d.u. (in s.f.)	N/A	N/A	N/A	N/A	N/A	N/A
3. Min. dimensions of square on lot	300'	150'	125'	75'	60'	50'
4. Min. lot frontage	270'	135'	115'	75'	60'	50'
5. Maximum number of stories for a building	3	3	3	3	3	3
6. Max. height of a building or story	40'	40'	40'	40'	40'	40'
7. Min. setback from street line	50'	40'	40'	30'	25'	25'
8. Min. setback from rear line	50'	30'	30'	30'	25'	25'
9. Min. setback from side or other property	50'	30'	20'	15'	8'	8'
10. Min. setback from Residence District boundary line	none	none	none	none	none	none
11. Max. lot coverage as % of lot area	5%	25%	3%	5%	5%	5%
11a. Max. lot coverage of accessory structure as a percent of lot area	1%	2.50%	3%	5%	5%	5%
12. Max. total impervious lot coverage as a % of lot area	30%	30%	35%	40%	50%	50%
13. Max. floor area as a % of lot area	10%	20%	30%	40%	50%	50%
14. Min. floor area on ground floor for one-story dwelling (in s.f.)	1,100	1,100	1,100	900	900	900
15. Min. total floor area on all floors for split-level dwelling (in s.f.)	1,100	1,100	1,100	1,100	1,100	1,100
16. Min. floor area for two or more story dwelling (in s.f.)						
<u>Ground Floor</u>	<u>900</u>	<u>900</u>	<u>900</u>	<u>800</u>	<u>800</u>	<u>800</u>
<u>Total Floor Area</u>	<u>1,350</u>	<u>1,350</u>	<u>1,350</u>	<u>1,100</u>	<u>1,100</u>	<u>1,100</u>
17. Min. floor area for each d.u. (in s.f.)	550	550	550	550	550	550

N/A means Not Applicable

SCHEDULE B - STANDARDS

DISTRICT CODES

STANDARDS	CA-1	CA-2	CA-3	CB-1	CB-2	RBD
1. Min. lot area (in s.f.)	80,000	15,000	6,000	40,000	15,000	40,000
1a.2 Contiguous buildable area						
2. Min. lot area per d.u. (in s.f.)	80,000	15,000	3,600	40,000	15,000	40,000
2a. Min. lot area per one-bedroom d.u. (in s.f.)	N/A	N/A	N/A	N/A	N/A	N/A
3. Min. dimensions of square on lot	200'	80'	50'	150'	80'	200'
4. Min. lot frontage	175'	80'	50'	135'	80'	170'
5. Maximum number of stories for a building	3	3	none	3	3	3
6. Max. height of a building or story	40'	40'	40'	40'	40'	40'
7. Min. setback from street line	50'	40'	none	50'	40'	50'
8. Min. setback from rear line	50'	40'	12'	20'	20'	25'
9. Min. setback from side or other property	20'	12'	none	20'	12'	25'
10. Min. setback from Residence District boundary line	50'	40'	20'	50'	40'	50'
11. Max. lot coverage as % of lot area	25%	25%	75%	25%	35%	40%
11a. Max. lot coverage of accessory structure as a percent of lot area						
12. Max. total impervious lot coverage as a % of lot area	75%	85%	90%	80%	85%	75%
13. Max. floor area as a % of lot area	50%	50%	150%	50%	50%	80%
14. Min. floor area on ground floor for one-story dwelling (in s.f.)	900	900	900	900	900	900
15. Min. total floor area on all floors for split-level dwelling (in s.f.)	1,000	1,000	1,000	1,000	1,000	1,000
16. Min. floor area for two or more story dwelling (in s.f.)						
<u>Ground Floor</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>
Total Floor Area	1,100	1,100	1,100	1,100	1,100	1,100
17. Min. floor area for each d.u. (in s.f.)	550	550	550	550	550	600

N/A means Not Applicable

SCHEDULE B - STANDARDS

DISTRICT CODES

STANDARDS	IA-1	IA-2	IA-3	IB-1	IB-2	LIP	OPD
1. Min. lot area (in s.f.)	120,000	80,000	40,000	80,000	20,000	80,000	120,000
1a.2. Contiguous buildable area							
2. Min. lot area per d.u. (in s.f.)	120,000	80,000	40,000	80,000	20,000	80,000	120,000
2a. Min. lot area per one bedroom d.u. (in s.f.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
3. Min. dimensions of square on lot	250'	200'	150'	200'	100'	200'	200'
4. Min. lot frontage	225'	175'	135'	175'	90'	175'	50'
5. Maximum number of stories for a building	3	none	none	none	none	3	none
6. Max. height of a building or story	40'	60'	60'	60'	60'	40'	60'
7. Min. setback from street line	75'	50'	25'	50'	25'	75'	75'
8. Min. setback from rear line	50'	25'	25'	25'	12'	25'	40'
9. Min. setback from side or other property	50'	25'	25'	25'	12'	25'	40'
10. Min. setback from Residence District boundary line	75'	50'	50'	50'	25'	75'	75'
11. Max. lot coverage as % of lot area	15%	40%	40%	40%	75%	30%	20%
11a. Max. lot coverage of accessory structure as a percent of lot area							
12. Max. total impervious lot coverage as a % of lot area	75%	75%	75%	75%	80%	75%	65%
13. Max. floor area as a % of lot area	30%	80%	80%	80%	150%	50%	60%
14. Min. floor area on ground floor for one-story dwelling (in s.f.)	900	900	900	900	900	900	900
15. Min. total floor area on all floors for split-level dwelling (in s.f.)	1,000	1,000	1,000	1,000	1,000	1,000	1,000
16. Min. floor area for two or more story dwelling (in s.f.)							
<u>Ground Floor</u>	<u>800</u>	<u>800</u>	<u>900</u>	<u>800</u>	<u>800</u>	<u>800</u>	<u>800</u>
<u>Total Floor Area</u>	<u>1,100</u>	<u>1,100</u>	<u>1,350</u>	<u>1,100</u>	<u>1,100</u>	<u>1,100</u>	<u>1,100</u>
17. Min. floor area for each d.u. (in s.f.)	550	550	550	550	550	550	550

N/A means Not Applicable

*Refer to Paragraph 24.3 concerning excess height