

<b>MODIFICATION OF PDD #72</b>	
<b>APPROVED:</b>	<b>, 2021</b>
<b>EFFECTIVE:</b>	<b>, 2021</b>

**AMENDED AND RESTATED  
STATEMENT OF USES AND STANDARDS  
PLANNED DEVELOPMENT DISTRICT #72  
762 RIVER ROAD  
SHELTON, CONNECTICUT**

**Proposed by:**

**BISHOP DEVELOPMENT OF SHELTON, LLC  
9 SQUIRES LANE  
WESTON, CONNECTICUT 06883**

1. **INTRODUCTION:** This Amendment is to Planned Development District ("PDD") #72 and is in accordance with the provisions of Section 34 of the Shelton Zoning Regulations.
  
2. **PURPOSE OF THIS AMENDMENT TO PLANNED DEVELOPMENT DISTRICT #72:** 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 #72. The Permit Uses in the Statement of Uses and Standards shall remain as approved with the understanding that any Permitted Uses other than medical offices / services or professional office or accessory uses related thereto in the rear building will require Planning and Zoning Commission approval to determine bulk standards compliance and land use compatibility.
  
3. **Area, Location and Bulk Standards:**

Minimum PDD Parcel Area:	80,000 sq. ft.
Minimum Subdivided Lot Area:	13,000 sq. ft.
Minimum Dimension of Square on PDD Parcel and Subdivided Lot:	200'
Minimum PDD Parcel and Lot 1 Frontage:	175'
Minimum Lot 2 Frontage:	0'
Maximum Number of Stories for a Building:	6
Maximum Height of Building or Structure:	60'

Minimum Setback - PDD Parcel and Subdivided Lot:	
Street Line:	50'
Side:	12'
Rear:	25'
Maximum Building Coverage as Percentage of PDD Parcel Area:	40%
Maximum Floor Area as Percentage of PDD Parcel Area:	80%
Maximum Impervious Coverage as a Percentage of PDD Parcel Area:	85%

Parking:

Retail / Restaurant / Financial:	5 Spaces per 1,000 Sq. Ft. Of Gross Leasable Floor Area
Office and Medical:	4 Spaces per 1,000 Sq. Ft. Of Gross Leasable Floor Area

4. **SUBDIVISION PLAN / AMENDED FINAL SITE DEVELOPMENT PLAN:** Planned Development District #72 shall be subdivided in accordance with the plan entitled **“RECORD SUBDIVISION MAP AND AMENDMENT TO FINAL SITE DEVELOPMENT PLAN, PLANNED DEVELOPMENT DISTRICT #72, 762 RIVER ROAD, (C.D.O.T. ROUTE 110), SHELTON, CONNECTICUT, PREPARED FOR BISHOP DEVELOPMENT OF SHELTON, LLC”**, Scale 1" = 40', Dated 1-29-2021, Prepared by Lewis Associates, Land Surveying and Civil Engineering, 260 Main Street, Monroe, CT 06468, 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 #72 approved August 9, 2011 by the Planning and Zoning Commission and effective September 1, 2011 shall remain in effect.