

MAYOR
Caroline Simmons



CITY OF STAMFORD
ZONING BOARD
LAND USE BUREAU
888 WASHINGTON BOULEVARD
STAMFORD, CT 06904 -2152

DIRECTOR OF OPERATIONS
Matthew Quiñones

Land Use Bureau Chief
Ralph Blessing

Principal Planner
Vineeta Mathur
(203) 977-4716
vmathur@stamfordct.gov

Associate Planner
Lindsey Cohen
(203) 977-4388
lcohen@stamfordct.gov

RECEIVED

October 11, 2024

OCT 11 2024

Mr. Jay Tepper, Chair, Planning Board
Land Use Bureau, City of Stamford
888 Washington Blvd.
Stamford, CT 06904

PLANNING BOARD

RE: Application 224-31 MOD - City of Stamford - Zoning Board, 888 Washington Blvd, Stamford, CT, - Text Change, - The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the regulations for the users.

Dear Ms. Dell:

In accordance with Section C6-40-10 of the Charter of the City of Stamford, the above captioned Application for a Text Amendment is hereby referred to the Planning Board of the City of Stamford for its advisory report.

A public hearing has not yet been scheduled. Referral comments should be filed with the Zoning Board Office by **November 15, 2024**.

If you have any questions, please feel free to contact me at (203) 977-4716.

Sincerely,

Vineeta Mathur
Principal Planner



APPLICATION FOR TEXT CHANGE OF THE STAMFORD ZONING REGULATIONS

Complete, notarize, and forward **thirteen (13) hard copies and (1) electronic copy in PDF format** to Clerk of the Zoning Board with a **\$1,000.00 Public Hearing Fee** and the required application filing fee (**see Fee Schedule below**), payable to the City of Stamford.

NOTE: Cost of required Public Hearing advertisements are payable by the Applicant and performance of mailing of required property owners is the sole responsibility of the applicant. **LAND RECORDS RECORDING FEE:** \$60.00 for First page - \$5.00 for each additional page)

Fee Schedule

Minor Text Change	\$1,060.00
Major Text Change	\$5,060.00

APPLICANT NAME (S): CITY OF STAMFORD ZONING BOARD

APPLICANT ADDRESS: 888 WASHINGTON BLVD, STAMFORD, CT

APPLICANT PHONE 203-977-4711

IS APPLICANT AN OWNER OF PROPERTY IN THE CITY OF STAMFORD? NO

LOCATION OF PROPERTY IN STAMFORD OWNED BY APPLICANT (S): N/A

PROPOSED TEXT CHANGE: The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the regulations for users.

DOES ANY PORTION OF THE PREMISES AFFECTED BY THIS APPLICATION LIE WITHIN 500 FEET OF THE BORDER LINE WITH GREENWICH, DARIEN OR NEW CANAAN? _____ (If yes, notification must be sent to Town Clerk of neighboring community by registered mail within 7 days of receipt of application – PA 87-307).

DATED AT STAMFORD, CONNECTICUT, THIS 7th DAY OF October 20 24

SIGNED: Ralph Blessing

NOTE: Application cannot be scheduled for Public Hearing until 35 days have elapsed from the date of referral to the Stamford Planning Board. If applicant wishes to withdraw application, please notify the Zoning Board at least three (3) days prior to Public Hearing so that the Board may have sufficient time to publicize the withdrawal.

STATE OF CONNECTICUT
 COUNTY OF FAIRFIELD ss STAMFORD October 7th 20 24

Personally appeared Ralph Blessing, signer of the foregoing application, who made oath to the truth of the contents thereof, before me.

MARY JUDGE
 Notary Public, State of Connecticut
 My Commission Expires 9/30/2028
Mary Judge
 Notary Public - Commissioner of the Superior Court

FOR OFFICE USE ONLY

APPL. #: 224-31 MOD Received in the office of the Zoning Board: Date: _____

By: _____

**NARRATIVE Application 224-31 MOD: Proposed Amendments to Various Sections of the
City of Stamford Zoning Regulations**

9/26/2024

1. Purpose

The purpose of this amendment to the City of Stamford Zoning Regulations is to clarify the regulations for users.

2. Proposed changes

a. Amend Section 3.B. “Permitted Obstructions”

The proposed change would add retaining walls, and ground and pole signs as items to be considered permitted obstructions in all yards. Currently, the Zoning Regulations do not contain regulations where these items could be located, and they would have to be considered Accessory Structures which are not permitted in front yards.

In addition, certain emergency generators for single-, two- and three-family homes would be added to the list of permitted obstructions. Except for smaller lots, where they would be limited to the side and rear yards, they would be allowed in the front yard as well. This change is expected to make it easier for homeowners to get permits for emergency generators.

**b. Amend Section 3.B., “Substantial Renovation or Alterations” and Add new Definition for
“Market Value”**

Currently, the regulations contain conflicting definitions of Substantial Renovation or Alteration and Market Value. The proposed text change would create a uniform definition that defines Market value as the “appraised value of a structure of building as shown on the tax records”. For non-residential structures, the replacement value could be used for assessing the value, based on an appraisal by a licensed professional. Section 9.B.2.cc. would become obsolete and is therefore proposed to be deleted.

c. Amend Section 4.E., “Pet Stores”

The proposed text amendment would create two categories of pet stores, Pet Stores, Supplies and Accessories Only, and Pet Stores, Full Service. No cats or dogs would be allowed to be sold in Pet Stores, Supplies and Accessories Only. In Pet Stores, Full Service, cats and dogs would be permitted to be sold. Pet Stores, Full Service would only be permitted in C-I, M-L and M-G districts subject to Special Permit approval. The purpose of this text change is to prohibit “puppy mills” and reduce noise and other impacts on sensitive neighboring uses.

d. Amend Section 3.B., “Lot Corner”

Current corner lot regulations require all corner lots to have front yards on both streets, and side yards along the other lot lines, making development and location of parking on these lots difficult. The proposed text change would retain this regulation for single-family and two-family districts but define in all other districts the shorter street front as the front yard, and the lot line opposite the shorter street front the rear yard.

e. Amend Section 4.E., “Public Charitable Institution” and replace it with “Outpatient Counseling, Advisory Health Services, and Social Services”

The revisions would clarify the existing definition and update outdated and potentially offensive language.

f. Move Section 2.F., “Parking Management Plans” and 2.G., “Transportation Demand Management Plans” to Section 12 and update numbering of Section 2.

Transportation Demand and Parking Management Plans are tools for mobility planning and are therefore more appropriately located in the Mobility Section (Section 12.) of the Regulations.

g. Update Section 9.R.5.b(2) of the Zoning Regulations (requirement of a 40,000sf food market in the SRD-N District)

Section 9.R.5.b(2) of the Zoning Regulations requires the location of a 40,000sf food market in the SRD-N District, which is coterminous with the Yale and Towne site. While the original language led to the development of the former Fairway supermarket, the site has since been vacant, as no supermarket operator could be found. It is hoped that with this text change, which would eliminate this requirement, at least a smaller food store would locate in this zoning district.

h. Update Sections 5.E.4. (C-D District), 5.U.3 (NX-D District) and 5.II.4. (TCD District)

This amendment would clarify that the mixed-use standards of these section apply to mixed-use buildings only, not mixed-use developments.

i. Amend Section 12.J.1. Bicycle Parking Applicability Requirement

This amendment would clarify that if individual garages are provided for each unit, such as in townhouse developments, no separate bike parking would need to be provided.

j. Amend Section 12.L.2., Parking standards for Electric Vehicles

Current regulations require that 10% of all parking spaces, in parking facilities with 10 or more parking spaces, are set aside as EV parking spaces. This is not practical where parking is reserved for individual

units such as in condos or townhouse developments. The proposed text requires in these instances that one parking space per unit is wired for electric vehicle charging.

k. Amend Section 12.K.6.a. and b., Street Tree Planting Requirement

The proposal would reduce the required cash deposit or bond for street trees from currently \$2,500 to \$1,000 per tree which is more aligned with the actual cost of replacing a tree.

l. Amend Section 6.B.12., General Requirements for PAAS

This change would allow to meet the City’s PAAS requirement also by donating land or granting a permanent access easement. It would also provide a valuation of that donation of land (twice as much land would have to be donated than provided for an onsite PAAS). The text also proposes to reduce the fee-in-lieu for some PAAS from currently \$35 to \$25. This reduction would only apply where the PAAS is a trail which is cheaper to build than a plaza or other PAAS in higher density areas.

m. Delete Footnote 22 from Appendix B.

This footnote does not provide any additional standards/limitations. It is redundant because it only references back to the district regulations.

n. Replace in the text “Section 7.K.” with “Paragraph 3 in the Definition for Yard”.

Section 7.K. was deleted as part of the reorganization of the regulations. Paragraph 3 in the definition for yard contains the requirements previously contained in Section 7.K.

o. Amend Section 2.E.3.

This is a technical correction to update an outdated reference. Section 7.R. originally referenced in this section was moved to Appendix B, Footnote 6.

**Application 224-31 MOD - Proposed Amendments to Various Sections of the City of
Stamford Zoning Regulations**

10/28/2024

1. AMEND Section 3.B., “Permitted Obstructions”, as follows:

- [...]
- **Generators** for single-, two- and three-family *Buildings*; provided, (i) there is no more than one (1) generator per Lot, (ii) the generator does not exceed the dimensions of 6 feet (width) x 4 feet (height) x 4 feet (depth), (iii) the generator is within 10 feet of the Principal Building, and (iv) the generator is set back 20 feet from any Street Line and 10 feet from any other Property Line. Generators located in the Front Yard shall be suitably screened from view from the public right-of-way by evergreen plantings, Fences or similar features. On Lots up to 7,500 sf in area, generators shall only be permitted in the Rear or Side Yard. All other generators shall be considered Accessory Structures.
- [...]
- **Retaining Walls**; retaining walls exceeding eight feet (8’) in height shall be terraced with at least three foot (3’) wide planted steps between the vertical elements. No vertical element shall exceed a height of eight feet (8’).
- **Signs, Ground or Pole** meeting the requirements of Section 13 of these Regulations. Such Signs shall be Permitted obstructions in Front Yards only.
- **Terraces, patios or decks**, which are open, provided that they: ~~(i) are not more than eight inches (8”) above adjacent grade. and (ii) do not extend more than six feet (6’) into the Yard.~~ All terraces, patios and decks shall be at least five feet (5’) from any Property Line. Terraces, patios or decks not meeting these requirements shall be deemed Accessory Structures;
- [...]

2. AMEND Section 3.B., Definitions “Substantial Renovation or Alteration” ADD new Definition “Market Value” and DELETE section 9.B.2.cc. as follows:

Substantial Renovation or Alteration (223-22)

Substantial Renovation or Alteration means any combination of repairs, reconstruction, alteration, addition, renovation, or other improvements (collectively, “Alterations”) to a *Building or Structure*, taking place during a five (5)-year period, the cumulative cost of which equals or exceeds fifty percent (50%) of the *Market Value* of the *Structure* (excluding land value) at the start of such five (5)-year period. The five (5)-year period shall begin upon issuance of the building permit for the first renovation or alteration of any *Building or Structure*. ~~The market value of the Structure is (1) the appraised value of the Structure as shown on the tax records of the City of Stamford at the start of Alterations, or (2) in the case of~~

~~damage, the appraised value of the Structure as shown on the tax records of the City of Stamford immediately prior to the time the damage occurred.~~

Substantial Renovation or Alteration does not include:

1. any improvement project required to comply with existing health, sanitary or safety code specifications which are the minimum necessary to assure safe living conditions and which have been previously identified by the local code enforcement official, or
2. any Alterations of a Historic Structure, provided that the Alterations will not preclude the structure's continued designation as a Historic Structure.

Market Value

The Market Value of the Structure or Building is:

1. the appraised value of the Structure or Building as shown on the tax records of the City of Stamford at the start of any combination of repairs, reconstruction, alteration, addition, renovation or other improvements, or
2. in the case of damage to the property due to fire, flood, explosion, earthquake, war, civil unrest, or any accident, act of God or act of any governmental authority (collectively, "accident or disaster"), the appraised value of the Structure or Building as shown on the tax records of the City of Stamford immediately prior to the time the damage occurred.
3. For non-residential Buildings or Structures the Market Value may be determined by utilizing the replacement value approach to establishing valuation and shall be based upon an appraisal conducted by an independent, licensed, professional who is a Member of the Appraisal Institute (MIA), or an equivalent certifying body.

DELETE Section 9.B.2.cc. and add "Deleted".

3. AMEND Section 4.E. "Pet Stores" as follows:

Pet Stores

~~Including Food & Accessories: means a retail business where domestic pets, pet supplies and pet accessories are sold to the public, are provided. (217-50)~~

Pet Stores, Supplies and Accessories Only, shall mean a retail business where pet supplies, pet accessories, and pets, excluding cats and dogs. are sold to the public, and services for pets, such as grooming, are provided.

Pet Stores, Full Service, shall mean a retail business where pet supplies, pet accessories, and pets including cats and dogs are sold to the public, and services for pets, such as grooming, are provided. Pet Stores, Full Service, shall only be permitted by Zoning Board Special Permit after a finding that the proposed facility will not substantially and unreasonably adversely

impacts the reasonable use and enjoyment of property. No Certificate of Occupancy shall be issued unless the appropriate State license(s) have been obtained. the store is operated by a responsible breeder as defined by the Humane Society of the United States or other animal welfare organizations.

DELETE Line “Pet Stores; Including Food & Accessories” from Appendix A, Table 1.

ADD Line “Pet Stores, Supplies and Accessories Only” to Appendix A, Table 1 and add “√” to the columns for the C-N, C-B, C-L, C-G, C-C, C-I, M-L, and M-G districts. Add “-“ to all other columns.

ADD Line “Pet Stores, Full Service” to Appendix A, Table 1 and add “B” to the columns for the C-I, M-L, and M-G districts. Add “-“ to all other columns.

In Section 5.B.2., B-D, Design Business District replace “Pet Store, including food and accessories” with “Pet Stores, Supplies and Accessories Only”.

In Section 5.II.3., TCD-D replace “Pet Store” with “Pet Stores, Supplies and Accessories Only”.

In Section 5.GG.4.b., SRD-N replace “Pet Store, including food and accessories” with “Pet Stores, Supplies and Accessories Only”.

4. AMEND Definition for “Lot, Corner” in Section 3.B. as follows:

Lot, Corner

A Lot situated at the intersection of two (2) or more Streets having an interior angle of intersection of not more than 135 degrees. A Lot abutting upon a curved Street shall be deemed a Corner Lot if the tangents to the curve at its points of beginning within the Lot or at the points of intersection of the side Lot Lines with the Street Line intersect at the interior angle of not more than 135 degrees. In the RA-3, RA-2, RA-1, R-10, R7^{1/2} and R-6 zoning districts ~~all Districts~~, a Building erected on a Corner Lot shall be required to comply with the Front Yard setback standard on all Streets and all other Yards shall comply with the Side Yard setback standard. In all other zoning districts, the setback along the shorter Street Line shall follow the Front Yard requirements. The Property Line opposite the shorter Street Line shall follow the Rear Yard requirements. All other Property Lines shall follow the requirements for Side Yards. (91-025; 223-11)

5. DELELE Definition for “Public Charitable Institutions” in Section 4.E. and REPLACE with new Definition for Outpatient Counseling, Advisory Health Services and Social Services

Outpatient Counseling, Advisory Health Services, and Social Services

An Outpatient Counseling, Advisory Health Services, and Social Services Agency shall mean an institution providing, on an out-patient basis, counseling, consulting, advisory health services or related social services to the public. Outpatient Counseling, Advisory Health Services, and Social Services Agency shall not include any facility providing medical services (e.g., urgent care center or clinics) or any facility providing in-patient services including but not limited hospitals, Nursing Homes, institutions of a penal or correctional nature, or facilities for the care and treatment of people with mental or behavioral disabilities or substance abuse issues.

AMEND Appendix A Table I to replace Public or Charitable Agencies with Outpatient Counseling, Advisory Health Services, and Social Services Agency.

Replace Public or Charitable Agencies with Outpatient Counseling, Advisory Health Services, and Social Services Agency throughout the regulations.

6. MOVE Section 2.F. (Parking Management Plans) and 2.G. (Transportation Demand Management Plans) to Section 12 and RENAME to Section 12.M. and 12.N., respectively.

UPDATE numbering of Sections 2.H. to 2.J. to account for moved Sections 2.F. and 2.G. (current Section 2.H. renumbered to 2.F., etc.)

7. AMEND Section 9.R.5.b (SRD-N District) as follows:

b. Non-Residential Floor Area. Non-residential uses, in the aggregate, shall not exceed a-0.5 FAR., ~~provided that:~~

~~(1) Retail uses shall not exceed a maximum of 0.375 FAR.~~

~~(2) The SRD N shall include a Food Shop, Retail that is not less than 40,000 square feet. ~~[deleted]~~~~

~~(3) A maximum of five (5) Large Format Retail uses (excluding the Food Shop, Retail) shall not exceed a maximum of 0.25 FAR.~~

8. AMEND Section 3.B., “Mixed-Use Building” as follows:

Mixed-Use Building (223-06)

A *Mixed-Use Building* is a *Building* with residential and non-residential uses where at least:

(a) forty percent (40%) of the *Gross Floor Area*, excluding *Parking Areas*, is used for residential uses, including residential *Indoor Amenity Space*, and

(b) in the C-D and DW-D zoning districts, ten percent (10%) of the *Gross Floor Area* (excluding parking) is used for non-residential uses.

9. UPDATE Sections 5.E.4. (C-D District), 5.U.3 (NX-D District) and 5.II.4. (TCD District).

AMEND Section 5.E.4, C-D, Standards, as follows:

	Non-Residential Uses <u>Buildings</u> and Mixed-Uses <u>Buildings</u>	Residential Uses <u>Buildings</u>³⁾
...		

AMEND Section 5.U.3, NX-D, Development Standards, as follows:

5.U.3. Development Standards (223-08; 223-09)

Standard	Residential Uses		Mixed-Use <u>Buildings</u> (residential and commercial or industrial)	Commercial and Industrial Uses <u>Buildings</u> (no residential)
	1 and 2 family Dwellings <u>Buildings</u>	Multi (3+) family Dwellings <u>Buildings</u>		
<i>Minimum Lot Size</i>	5,000 square feet	6,000 square feet	5,000 square feet	10,000 square feet
...				

AMEND Section 5.II.4., TCD District, Standards, as follows:

5.II.4. Standards (222-30)

The following standards shall apply to all *Buildings* and *Structures* within the TCD District

	Zoning Lots less than one acre	Zoning Lots one acre and more
a. Minimum <i>Lot</i> size	none	43,560 sf
b. Minimum <i>Lot Frontage</i>	40 ft	100 ft

<i>c. Density</i>		
<i>FAR Commercial Buildings only</i>	3.0	6.0
<i>FAR Residential Buildings only and Mixed-Use residential – non-residential¹⁾ Buildings</i>	4.0 (<i>Premium FAR 0.75</i>)	7.5 (<i>Premium FAR 1.5</i>)
[...]		

10. REPLACE references to mixed-use *Development* with *Mixed-Use Building* throughout the Regulations.

11. AMEND Section 12.J.1. Bicycle Parking Applicability Requirement, as follows:

12.J.1. Applicability

Bicycle Parking is required for:

- a. All new residential *Developments* with 10 or more dwelling units;
- b. All new non-residential *Developments* of 5,000 square feet or more of *Gross Floor Area*;
- c. All additions, alterations, modifications or other work that increase the *Gross Floor Area* by ten percent (10%) or 5,000 sf, whichever is more;
- d. All *Substantial Renovations or Alterations*; or
- e. All changes in use that increase trip or parking generation, as set forth by the Institute of Transportation Engineers (ITE).

No Bicycle Parking is required for residential units with private parking garages serving an individual unit and direct pedestrian access at street-level.

12. AMEND Section 12.L.2, Standards for Electric Vehicle Parking, as follows:

12.L.2. Standards (223-22)

a. Number of EV Parking Spaces Required

- (1) Where Group Parking Facilities are provided, the number of Electric Vehicle Charging Spaces which shall be provided under Section 12.L.1., shall be ten percent (10%) of the greater of (i) all parking spaces or (ii) the required number of parking spaces before any reduction, or such greater percentage required by Connecticut statutes. Where *ADA* Parking Spaces are required, charging facilities shall be provided for 10% of all such spaces. If 10% of the required *ADA* Spaces is a number smaller than one, at least one *ADA* compliant Charging Space shall be provided.

- (2) For all residential units in a *Development*, where designated parking is separately provided for each unit, such as in condos or townhouses, then one *Parking Space* per Unit shall be wired to receive at least a Level 2 wall box for *Electric Vehicle* charging. The wall box is not required to be provided. Where guest *Parking Spaces* are required or otherwise provided, and which are not assigned to any specific Unit, ten percent (10%) of all guest *Parking Spaces* shall be *Electric Vehicle* charging spaces. If the number of required or provided guest *Parking Spaces* is less than 10, but more than 3, at least one (1) *Electric Vehicle* charging space shall be provided.

13. AMEND Section 12.K.6.a. and b., Street Tree Planting Requirement, as follows:

12.K.6. Street Tree Planting Requirement

- a. Whenever sidewalks are required pursuant to this Subsection 12.K.1, or where a sidewalk is not required under Subsection 12.K.4.a(5), street trees shall be provided along all such sidewalks in accordance with the requirements of this Subsection 12.K.6 and the current City of Stamford Street Tree Planting Manual, as amended (the “Tree Manual”). (223-22) “Provided” shall mean all trees necessary to satisfy an applicant’s required number of trees and shall include trees growing at the *Lot* at time of application and any new trees planted by applicant.
- b. Where street trees are provided (planted or existing trees) pursuant to this Subsection 12.K.6, the property owner shall warrant those trees for three (3) full growing seasons, starting with the issuance date of the Certificate of Occupancy for the accompanying Development. A cash deposit or bond of ~~\$2,500~~ \$1,000 shall be posted by property owner for each tree provided (planted or existing trees), and shall only be eligible for return if, after three (3) full growing seasons, the street trees are deemed in good health by the City of Stamford Tree Warden. If after three (3) full growing seasons the Tree Warden determines that a tree is not in good health, then the property owner shall replace such trees within three (3) months after a notice from the Tree Warden that the tree is not in good health. Upon certification by the Tree Warden that the replacement trees are in good health, the ~~\$2,500~~ \$1,000 cash deposit or bond per tree shall be returned to the property owner. Funds from cash deposits and bonds which are either (a) not entitled to be reclaimed, or (b) entitled to be reclaimed but which are not reclaimed within four (4) years after the date of the issuance of the Certificate of Occupancy shall be retained by the City and transferred to an account specified by the Director of Operations for off-site tree plantings or replacement of damaged street trees.

14. AMEND Section 6.B.12., General Requirements for PAAS, as follows:

12. Subject to *Special Permit* approval by the Zoning Board, in zoning districts where there is a PAAS requirement, such requirement may be satisfied, in whole or in part, by a fee-in-lieu cash contribution to a City of Stamford account dedicated to pedestrian and open space

improvements, as designated by the Director of Administration, ~~pursuant to *Special Permit* approval by the Zoning Board.~~ (222-26)

- a. ~~In granting a *Special Permit*, the Zoning Board shall consider~~ Granting of any such *Special Permit* is at the sole discretion of the Zoning Board. In making its decision, the Board shall consider (i) the nature and location of the subject property, including its existing and proposed uses, and (ii) the proximity to, and condition of, existing public open space, amenity areas or pedestrian infrastructure.
- b. Where a fee-in-lieu cash contribution is utilized, applicant shall not be eligible for any *Bonus Floor Area* that may be associated with the provision of a *PAAS*.
- c. Where the provision of waterfront access is required by Section 6.A.2 of these Regulations or other Coastal Area Management regulations, a fee-in-lieu cash contribution may not be utilized.
- d. The fee-in-lieu cash contribution shall be calculated at a rate of \$35 for each square foot of required *PAAS* area; provided, however that if the *PAAS* qualifies as a Trail pursuant to Subsection 6.C.7., the fee-in-lieu shall be \$XX.X per square foot. The fee per square foot shall be automatically adjusted annually on January 1st of each year by the Construction Cost Index, as published by the Engineering News Record (ENR), with January 2024 2022 as the base.
- e. All fee-in-lieu payments under this section must be received prior to issuance of a building permit. (222-26)

15. AMEND Section 6.C.1.i. as follows:

- i. Where a proposed *Development* includes publicly accessible sidewalks within the boundaries of the subject property, such sidewalk areas may be counted toward any *PAAS* requirement, as determined by the Zoning Board in consultation with the Land Use Bureau and the Transportation, Traffic and Parking Bureau; provided, however, that the sidewalk area counted towards the *PAAS* requirement shall not ~~exceed 5%~~ 15% of the required *PAAS* area in the C-C, C-G, R-HD and TCD-D districts and 5% in all other zoning districts where *PAAS* are required. (222-26)

16. DELETE Footnote 22 from Appendix B.

17. AMEND the Zoning Regulations by replacing “Section 7.K.” with “Paragraph 3 in the Definition for *Yard*” throughout the Regulations.

18. AMEND Section 2.E.3. as follows:

2.E.3. SPECIAL PERMIT REQUIREMENT

Any new non-residential *Structure* having a *Gross Floor Area* of twenty thousand (20,000) square feet or more, or any new residential *Structure* containing ten (10) or more *Dwelling Units*, or any project developing or altering 40,000 square feet of *Lot Area* or creating one-hundred (100) or more new *Parking Spaces* shall be subject to the issuance of a *Special Permit* by the Zoning Board, in conformance with the application requirements and review standards of Section 2.C. and Section 2.D. of these Regulations and all other applicable zoning standards of these Regulations, provided that ~~Section 7.K. Paragraph 3 in the Definition for *Yard*~~ shall not apply when adjacent to property developed under ~~Section 7.R~~ APPENDIX B, Footnote 6 of these Regulations. This requirement shall not apply to *Special Permit* uses subject to review and approval by the Zoning Board of Appeals, as defined in Appendix A of these Regulations. (204-40, 207-44)

19. DELETE in Appendix A, Table 1 line for "Golf Course, Miniature or Simulated" and ADD line for "Golf, Simulated or Miniature Indoor SEE Amusements, Indoor" and add grey shade.