

# Zoning Recommendations from Master Plan

<b>Zoning</b>
Update zoning code organization and administrative procedures to make regulations more user-friendly, easy to understand.
<b>Zoning District Regulations</b>
Reduce the number of zoning districts.
Change R-C zone to allow higher density developments, create new high-density residential zone or mixed-use zone to allow high-density housing.
Adopt new zoning regulations and design standards for the Downtown that encourage mixed-use, pedestrian friendly development.
Rezone Steel Point, Lake Success/Remington Woods, and the area between I-95 and the railroad ("Smile") for mixed-use development.
Establish mixed-use corridors as indicated on the Future Land Use Map.
Expand the mixed-use waterfront district to the north.
Expand areas where health care/medical institutions are allowed in the city.
Revise OR zones to reflect goals for commercial development and an increase in mixed-use development along commercial corridors.
Designate Lafayette Boulevard as an office corridor.
Rezone the East End waterfront and the area south of Lake Success/Remington Woods as residential.
Reduce industrial-zoned land from 20% to 10% of total land area in the city.
Shift industrial areas away from the waterfront and residential areas.
Update industrial zones to eliminate uses incompatible with a modern city.
Update industrial zones with appropriate bulk, performance, design standards.
Create performance standards for industrial uses.
Develop adaptive reuse regulations that address inherent conflicts between industrial and residential uses.
Create a mixed-use/open space zone, mapped on the Seaside Park landfill and Pleasure Beach.
Establish greenways as indicated on the Future Land Use Map.
Create public access requirements for waterfront properties.
Limit impervious coverage allowed on a site.
Update zoning map to reflect all recent changes.
Adopt new telecommunications ordinance.
Amend zoning ordinance to support urban infill development and redevelopment of brownfields.
Assess undersized, undevelopable parcels and develop a strategy for reuse. Off-street parking should be a major component of this assessment.

# Zoning Recommendations from Master Plan (Continued)

<b>Zoning Incentives</b>
Adopt an inclusionary zoning ordinance.
Create a Housing Trust Fund.
Create a new community land trust.
Create incentive bonuses to allow increased building height Downtown in exchange for publicly accessible open space or payment in-lieu of open space to a Waterfront Recapture Fund.
Establish Smart Growth Districts consistent with state affordable housing legislation.
Create incentives, using industry best practices, to facilitate the development of brownfield sites.
Develop an expedited permitting process for green development.
<b>Development Application Review</b>
Expand site plan review to include most development applications, with the exception of single-family homes.
Develop design standards for development application review.
Improve the application checklist.
Update development application forms to reference CT DEP's current <i>Connecticut Coastal Management Manual</i> , dated September 2000.
Require inspection of approved ZBA actions to ensure applicants meet conditions of approval.
<b>Planning and Zoning Procedures</b>
Provide staff reports, including design review, to P&Z and ZBA for all development applications.
Allow for a joint hearing of the P&Z and ZBA when an applicant requests a zone change as part of a development application.
Increase mandatory training for members of P&Z, ZBA and Historic Commissions.
P&Z should limit amount of new material considered at hearings.
P&Z should take action on items immediately after closing a hearing.
Incorporate one-stop permit requirements into code.
The City Engineer and Water Pollution Control Authority's comments on applications should be provided to the ZBA prior to the public hearing.