

#1-18R – Norwalk Zoning Commission – Amendments to Section 118-506 SoNo Station Design District, and related provisions, to encourage higher density Transit Oriented Development (TOD) in proximity to South Norwalk Railroad Station and related technical amendments

Approved: April 18, 2018

Effective: April 27, 2018

Amend Article 50, Section 118-506 SoNo Station Design District by adding new text and revising the existing text to read as follows:

Section 118-506. SoNo Station Design District.

A. Purpose and intent. **THE SONO STATION DESIGN DISTRICT (SSDD) ZONING SEEKS TO ENHANCE TRANSIT UTILIZATION BY ESTABLISHING A HIGHER DENSITY MIX OF USES, WHICH INCLUDE BUT ARE NOT LIMITED TO RESIDENTIAL, OFFICE, RETAIL, PERSONAL AND BUSINESS SERVICES AND PUBLIC USES, IN THE AREA IMMEDIATELY SURROUNDING THE SOUTH NORWALK TRAIN STATION. INCREASED DEVELOPMENT POTENTIAL IS ALLOWED IN THE SSDD TO (1) INDUCE ECONOMIC INVESTMENT; (2) ENHANCE PEDESTRIAN ACTIVITY, INCLUDING IMPROVED STREETScape AND TRANSIT ACCESS; (3) IMPROVE URBAN FORM AND DESIGN; AND (4) REDUCE VEHICLE MILES TRAVELED.**

It is the purpose of this district to permit the redevelopment of the South Norwalk Railroad Station in accordance with the SoNo Station Plans, as set forth in the development agreement approved by the Norwalk Redevelopment Agency and shall be referred to the Redevelopment Agency for comment. These plans are consistent with the city's goals and policies to:

- ~~(1) Upgrade the railroad station and related commuter facilities including parking, security, waiting rooms, restrooms and convenience retail;~~
- ~~(2) Retain and enhance the established character of South Norwalk by keeping the scale and use of buildings compatible with those on adjacent streets; limiting major traffic flow to nonresidential streets; and installing street improvements (i.e., curbs, sidewalks, street trees, lighting); and~~
- ~~(3) Maximize the opportunity presented by the railroad station by permitting intensive residential, commercial and related development which is economically viable.~~

B. Uses and structures.

- (1) Principal uses and structures. In the SoNo Station Design District, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) or more of the following uses and no other. All uses and structures shall be permitted subject to the provisions of § 118-1451, Site plan review.
PROPERTIES LOCATED WITHIN THE COASTAL ZONE BOUNDARY SHALL BE SUBJECT TO COASTAL SITE PLAN REVIEW AND ALL OTHER REQUIREMENTS OF § 118-1110.
 - (a) Railroad station and commuter facilities, **PROVIDED THAT COMMUTER PARKING SHALL ONLY BE ALLOWED IN ACCORDANCE WITH § 118-506, SUBSECTION D(1).**
 - ~~(b) Multifamily dwellings, including elderly housing, PROVIDED THAT:~~
 - I. WHEN LOCATED ON A COLLECTOR OR ARTERIAL STREET, THE STREET LEVEL USE MUST BE A PERMITTED USE LISTED BELOW, EXCLUDING PARKS, PLAYGROUNDS AND OPEN SPACE**
 - II. SUCH DWELLINGS ARE SUBJECT TO THE WORKFORCE HOUSING REGULATION IN ARTICLE 101, SECTION 118-1050.**
 - (c) Retail stores and personal and business service establishments.
 - (d) Health clubs.
 - (e) Offices, including medical offices.
 - (f) Banks and financial institutions (excluding drive-in facilities).
 - (g) Restaurants and taverns (excluding drive-in facilities).
 - (h) Theaters and auditoriums.
 - (i) Child day-care centers.

Revised/New text shown in BOLD TYPE

Deleted text shown in **strikethrough**

- (j) Parks, playgrounds and open space.
 - (k) ~~Off-street parking facilities.~~ **PUBLIC RECREATION FACILITIES.**
 - (L) **COMMERCIAL RECREATION ESTABLISHMENTS**
 - (M) **COLLEGES, UNIVERSITIES AND SCHOOLS, INCLUDING BUSINESS AND TRADE SCHOOLS, AND STUDIOS.**
 - (n) Museums, libraries and meeting halls.
 - (o) **COMMUNITY CENTERS, LODGES AND PRIVATE CLUBS.**
 - (p) Places of worship.
 - (Q) **HOTELS, INCLUDING EXTENDED STAY HOTELS.**
 - (R) Boutique manufacturing, with or without an accessory retail use, **PROVIDED THAT:** ~~SUBJECT TO § 118-506, SUBSECTION F.~~
 - (I) **ALL MANUFACTURING ACTIVITY, INCLUDING THE STORAGE OF ALL EQUIPMENT, MATERIALS AND PRODUCTS, SHALL OCCUR INSIDE THE BUILDING; NO OUTSIDE STORAGE OF ANY KIND IS PERMITTED**
 - (II) **ONLY MANUFACTURING PROCESSES THAT COMPLY WITH CITY STANDARDS RELATING TO NOISE, LIGHT, DUST AND ODORS ARE PERMITTED**
 - (III) **THE MANUFACTURING OPERATIONS WILL NOT GENERATE EXCESSIVE TRAFFIC VOLUMES OR TRUCK TRAFFIC IN EXCESS OF THAT TYPICALLY OCCURRING IN THE ADJACENT DISTRICT OR NEIGHBORHOOD; ALL LOADING ACTIVITY SHALL OCCUR DURING DAYTIME HOURS ONLY**
 - (S) **PRINTING ESTABLISHMENTS.**
 - (T) **RESEARCH AND DEVELOPMENT FACILITIES.**
 - (u) **ARTIST WORKSPACE.**
- (2) ~~Special Permit uses and structures. The following uses and structures shall be permitted by Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial, and any additional standards set forth herein:~~
- (a) ~~Warehouses and other storage facilities.~~
 - (b) ~~Public utility supply or storage facilities.~~
 - (c) ~~Bank drive-in facilities.~~

IN ORDER TO ENCOURAGE THE PRESERVATION OF STRUCTURES CONTRIBUTING TO POSITIVE ASPECTS OF COMMUNITY CHARACTER, THE COMMISSION MAY, BY SPECIAL PERMIT, ALLOW A MINIMUM AREA OR DIMENSIONAL REQUIREMENT, (SUCH AS YARD SETBACK OR PARKING REQUIREMENT) OR A MAXIMUM REQUIREMENT, (SUCH AS MAXIMUM FLOOR AREA) TO BE EXCEEDED, PROVIDED:

- A. **THE SUBJECT STRUCTURE(S) ARE LISTED ON A LOCAL, STATE OR NATIONAL HISTORIC INVENTORY;**
- B. **THE EXTENT OF THE REQUIREMENT TO BE EXCEEDED OR REDUCED SHALL BE CLEARLY IDENTIFIED ON THE APPLICATION PRESENTED TO THE COMMISSION;**
- C. **ANY SPECIAL PERMIT GRANTED BY THE COMMISSION SHALL ONLY REMAIN EFFECTIVE SO LONG AS THE SUBJECT STRUCTURE(S) IS PRESERVED AND MAINTAINED AS THE PRINCIPAL STRUCTURE ON THE PROPERTY;**
- D. **ANY DEVIATION FROM THE STANDARDS APPROVED BY THE COMMISSION SHALL BE RESTRICTED TO THE MINIMUM AMOUNT DEEMED NECESSARY TO ENCOURAGE PRESERVATION OF THE HISTORIC STRUCTURE(S); AND**
- E. **THE COMMISSION AND REDEVELOPMENT AGENCY DETERMINES THAT:**
 - I. **THE STRUCTURE(S) IN QUESTION CONTRIBUTES TO COMMUNITY CHARACTER OR POSSESSES A DEGREE OF HISTORIC SIGNIFICANCE (WHICH MAY BE EVIDENCED BY ITS AGE, ARCHITECTURAL UNIQUENESS, OR CULTURAL VALUE).**

II. IF PRESERVED, THE STRUCTURE WOULD REPRESENT A CULTURAL BENEFIT TO THE COMMUNITY AND,

III. THE STRUCTURE IN QUESTION REQUIRES SOME MEASURE OF REGULATORY RELIEF TO ALLOW FOR ITS PRESERVATION.

(3) Uses which are not permitted in Subsection B(1) and (2) above shall not be permitted by variance in the SoNo Station Design District.

~~(4) Section 118-1020 shall not apply to premises within the SoNo Station Design District. One (1) package store for retail sale of alcoholic beverages shall be permitted.~~

~~(5) Twenty percent (20%) of all dwelling units in this district shall be made affordable to families and individuals of low and moderate income as set forth in Article 101, § 118-1050, Moderate income housing regulation, Subsections B, C(5) through (10), D(1), (2) and (4). All other subsections of § 118-1050 shall not apply.~~

(4) (6) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted.

(a) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(I).

(b) **OUTDOOR STORAGE SHALL BE PROHIBITED** Outdoor refuse collection and recycling receptacles shall be located behind the front setback and shall be screened from public view and from adjacent properties with a six (6) foot high fenced enclosure or year-round landscaped screening, subject to zoning inspector approval.

(c) Where permitted by the Commission, entertainment in the form of live music shall be permitted as accessory to a restaurant use provided that all windows and doors shall remain closed while the entertainment is underway, except for the normal passage of people into and out of the premises.

(d) All rooftop mechanical equipment, including all heating, ventilation and air conditioning (HVAC) units, shall be setback a minimum of ten (10) feet from the edge of the roof and fully screened with architecturally compatible screening.

(e) Commercial communication antennas are permitted as an accessory use when located on an existing building or structure, subject to the applicable height limitation, except that antennas mounted on existing buildings which meet or exceed the height limitation now applicable may extend above the existing building height by no more than fifteen (15) feet. In addition, the color of the building shall be incorporated into the design of the antenna.

(f) Commuter parking, as required by the Connecticut Department of Transportation, shall be considered a use accessory only to the South Norwalk Railroad Station, and shall be limited to eight hundred thirty-five (835) spaces.

(5) **THE HEIGHT, BULK, LOCATION AND USE OF ALL BUILDINGS IN EXISTENCE AT THE TIME OF ADOPTION OF THIS SECTION, WHICH DO NOT CONFORM TO THIS SECTION AND ANY SUBSEQUENT REVISIONS ARE HEREBY DECLARED TO BE LEGALLY NONCONFORMING AND ARE SUBJECT TO §118-800, NONCONFORMITIES, EXCEPT AS MODIFIED WHERE NECESSARY TO CONFORM TO THE FLOOD HAZARD ZONE AND COASTAL AREA MANAGEMENT PROVISIONS OF THESE REGULATIONS THE OWNERS OF SUCH PROPERTY SHALL DOCUMENT BY A-2 SURVEY OR OTHER MEANS THE HEIGHT, BULK, LOCATION AND USE OF THE BUILDING AS IT HAD PREVIOUSLY EXISTED.**

C. Lot and building requirements. **ALL DEVELOPMENT AND BUILDING CHANGES IN THE SONO STATION DESIGN DISTRICT SHALL BE REFERRED TO THE REDEVELOPMENT AGENCY FOR DETERMINATION OF COMPATIBILITY MUST COMPLY WITH THE DESIGN GUIDELINES SET FORTH IN SECTIONS 5.3 - 5.5 OF THE SOUTH NORWALK TOD REDEVELOPMENT PLAN DATED SEPTEMBER 2016. IN ADDITION, ALL DEVELOPMENTS ARE SUBJECT TO SUSTAINABILITY REVIEW BY THE REDEVELOPMENT AGENCY.** See the Schedule Limiting Height and Bulk of Buildings, SoNo Station Design District, and all other applicable sections of these regulations, and in addition:

(1) Cupolas, towers and spires, where not used for habitable space and where not exceeding one percent (1%) of the building area, shall be exempt from the height regulations herein, subject to the approval of the Commission.

(2) Open space shall include natural and landscaped areas, pedestrian plazas, courtyards, walkways, recreation areas and the like. ~~Open space on the roof of a parking structure, but no other type of structure, shall be permitted.~~
SUCH OPEN SPACE SHALL BE PERMITTED ON THE ROOF OF A STRUCTURE.

(3) **WHERE SUCH SCHEDULE REFERS TO "PUBLIC REALM USES", THIS MEANS USES IN THE "PUBLIC REALM", AS FOLLOWS:**

THE PUBLIC REALM EXPRESSES TRADITIONAL NEW ENGLAND CULTURE WHILE SERVING A DIVERSE, MULTICULTURAL POPULATION. IT IS A FULLY ACCESSIBLE AND ENGAGING EXPERIENCE THAT INCLUDES DIVERSE PUBLIC PARKS AND CIVIC SPACES; AN INTERCONNECTED SYSTEM OF PUBLIC WALKWAYS, BICYCLE TRAILS AND PUBLIC TRANSIT; A VIBRANT AND ACTIVE WATERFRONT; AND ACTIVE MIXED USE AREAS THAT ARE ALL ENHANCED THROUGH HIGH-QUALITY ARCHITECTURE, STREETScape DESIGN AND PUBLIC ART. IT IS SAFE, COMFORTABLE AND RESPONDS EFFECTIVELY TO THE REGIONAL CLIMATE AND SURROUNDING ENVIRONMENT.

D. Off-street parking and loading requirements. See §§ 118-1200 through 118-1260, except that:

(1) **Commuter parking IS ALLOWED AS A USE ACCESSORY ONLY TO THE SOUTH NORWALK RAILROAD STATION, BUT SUBJECT TO THE LIMITATION SET FORTH IN § 118-506, SUBSECTION B.(4)(F).** ~~for the railroad station shall be provided, as required by the Connecticut Department of Transportation, but not to exceed eight hundred-thirty-five (835) spaces~~

(2) **PARKING SPACES SHALL BE LOCATED IN THE REAR AND/OR SIDE YARD. PARKING PROPOSED FOR THE SIDE YARD SHALL BE SCREENED FROM THE STREET BY LANDSCAPING.**

~~(2) One (1) parking space per five hundred (500) square feet of active commercial floor area for offices shall be provided.~~

~~(3) One (1) parking space per one thousand (1,000) square feet of active commercial floor area for the uses enumerated in Subsection B(1)(c), (f) and (i) above shall be provided.~~

~~(4) One (1) parking space per two hundred (200) square feet of active commercial floor area for restaurants and taverns shall be provided.~~

~~(5) One (1) parking space per five (5) seats, based upon maximum seating capacity for theaters and auditoriums.~~

(6) **Parking for multifamily dwellings shall be provided as follows:**

(a) **One (1) parking space per studio unit.**

(b) **One and one-fourth (1¼) parking spaces per one-bedroom dwelling unit.**

(c) **One and one-half (1½) parking spaces per two-bedroom or larger dwelling unit. A dwelling unit with four (4) or more rooms shall count as two (2) bedrooms.**

~~(7) Up to forty percent (40%) of the parking required for multifamily dwellings may be met by the parking provided for the railroad station, provided that it can be sufficiently demonstrated to the satisfaction of the Commission that the residential parking use occurs predominantly during the evening hours and weekends.~~

(3) **Notwithstanding the dimensional requirements in Article 120, § 118-1230, Subsections B and C, parking stall dimensions and minimum aisle width within the SoNo Station Design District shall be as follows:**

(a) **Parking stalls for full-size vehicles shall be eight (8) feet three (3) inches in width and seventeen (17) feet in length.**

(b) **Minimum aisle width for ninety-degree right-angle parking shall be twenty-six (26) feet.**

(c) **Not more than thirty-five percent (35%) of the parking SPACES required by these regulations shall be for compact vehicles.**

(D) THE PROVISIONS OF § 118-1230 C(4), RELATING TO APPROVAL OF PARKING LAYOUTS BY THE ZONING INSPECTOR, SHALL NOT APPLY.

(E) A MINIMUM OF FIVE PERCENT (5%) OF THE PARKING SPACES REQUIRED BY SUCH REGULATIONS SHALL INCLUDE ELECTRIC VEHICLE CHARGING STATIONS, SOME OF WHICH MAY BE INCLUDED WITHIN THE COMPACT VEHICLE SPACES.

~~(4) Article 120, Section 118-1260, relating to required loading spaces, shall not apply to premises within the SoNo Station Design District. Loading areas comparable to those now existing shall be provided at the South Norwalk Railroad Station, designated upon the SoNo Station Plans.~~

~~E. Sign regulations. See §§ 118-1290 through 118-1294, except that three (3) theater marquees may be permitted in addition to other signs permitted under said sections. Each marquee shall not exceed one hundred fifty (150) square feet in area.~~

~~F. SPECIAL REQUIREMENTS FOR BOUTIQUE MANUFACTURING. BOUTIQUE MANUFACTURING SHALL BE ALLOWED AS A PRINCIPAL USE ONLY IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS~~

- ~~(1) THE MANUFACTURING USE, AND IF APPLICABLE AN OPTIONAL ACCESSORY RETAIL USE, SHALL NOT TOGETHER EXCEED THREE THOUSAND (3,000) SQUARE FEET IN AREA~~
- ~~(2) SUCH ACCESSORY RETAIL USE, IF PROVIDED, SHALL BE DIRECTLY RELATED TO THE PRINCIPAL PERMITTED MANUFACTURING USE.~~
- ~~(3) SUCH ACCESSORY RETAIL USE, IF PROVIDED, SHALL NOT OCCUPY MORE THAN 40% OF THE TOTAL GROSS AREA OF THE MANUFACTURING PLUS RETAIL USE~~
- ~~(4) ALL MANUFACTURING ACTIVITY, INCLUDING THE STORAGE OF ALL EQUIPMENT, MATERIALS AND PRODUCTS, SHALL OCCUR INSIDE THE BUILDING; NO OUTSIDE STORAGE OF ANY KIND IS PERMITTED~~
- ~~(5) ONLY MANUFACTURING PROCESSES THAT COMPLY WITH CITY STANDARDS RELATING TO NOISE, LIGHT, DUST AND ODORS ARE PERMITTED.~~
- ~~(6) THE MANUFACTURING PROCESS IS PRINCIPALLY ARTISAN OR FABRICATION BY HAND, AND SHALL NOT INCLUDE MASS PRODUCTION OR ASSEMBLY LINE OPERATIONS.~~
- ~~(7) THE MANUFACTURING OPERATIONS WILL NOT GENERATE EXCESSIVE TRAFFIC VOLUMES OR TRUCK TRAFFIC IN EXCESS OF THAT TYPICALLY OCCURRING IN THE ADJACENT DISTRICT OR NEIGHBORHOOD. ALL LOADING ACTIVITY SHALL OCCUR DURING DAYTIME HOURS ONLY.~~

Amend Article 101, Section 118-1050, Workforce Housing Regulation by adding new text and revising the existing text for the specific Sections or Subsections shown below to read as follows

Amend § 118-1050, Subsection C(1), to read as follows:

- (1) Applicability: The workforce housing regulation shall apply to all multifamily and mixed-use developments of twenty (20) or more units (**TWELVE (12) OR MORE UNITS IN THE SONO STATION DESIGN DISTRICT (SSDD)**) in the following zones, in accordance with these workforce housing regulations:

Amend § 118-1050, Subsection C(2), to read as follows:

(2) Where required by these regulations, applicable developments shall provide a minimum of ten percent (10%) of the total number of dwelling units, **ROUNDED UP TO THE NEAREST WHOLE NUMBER**, as workforce housing units, affordable to workforce households, in accordance with Section 8-30g-8 of the regulations of Connecticut State Agencies, ~~as delineated below:~~ earning no more than eighty percent (80%) of the state median income; **EXCEPT THAT IN THE SONO STATION DESIGN DISTRICT THE FOLLOWING SHALL APPLY:**

A. ANY THREE-BEDROOM DWELLING UNIT, DESIGNATED AS A WORKFORCE HOUSING UNIT, COMPLYING WITH §118-1050C(2)A, MAY COUNT EACH THREE BEDROOM UNIT AS TWO WORKFORCE HOUSING UNITS FOR PURPOSES OF COMPLYING WITH THE TEN PERCENT (10%) REQUIREMENT FOR THE ZONE, PROVIDED THAT THE AGGREGATE NUMBER OF THREE - BEDROOM DWELLING UNITS IN SUCH A DEVELOPMENT THAT ARE COUNTED AS TWO AFFORDABLE DWELLING UNITS SHALL NOT EXCEED THE AGGREGATE NUMBER OF NON-AFFORDABLE THREE-BEDROOM DWELLING UNITS IN SUCH DEVELOPMENT ; AND

B. A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS, ROUNDED UP TO THE NEAREST WHOLE NUMBER, SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN SIXTY PERCENT (60%) OF THE STATE MEDIAN INCOME; OR,

C. A MINIMUM OF TEN PERCENT (10%) OF THE TOTAL NUMBER OF DWELLING UNITS, ROUNDED UP TO THE NEAREST WHOLE NUMBER, SHALL BE AFFORDABLE TO HOUSEHOLDS EARNING NO MORE THAN EIGHTY PERCENT (80%) OF THE STATE MEDIAN INCOME. IN ADDITION, A ONE (1) PERCENT FEE, BASED ON RESIDENTIAL CONSTRUCTION COST, SHALL BE PAID TO THE CITY OF NORWALK AND PLACED INTO A FUND TO BE USED TO CONSTRUCT AFFORDABLE HOUSING FOR INDIVIDUALS OF LOWER INCOME LEVELS OR FAMILIES WHOSE ANNUAL INCOME DOES NOT EXCEED 60% OF THE STATE MEDIAN INCOME. DEVELOPMENTS THAT UTILIZE THIS PROVISION ARE NOT REQUIRED TO PROVIDE MORE THAN ONE PARKING SPACE PER DWELLING UNIT AND MAY REDUCE RECREATION SPACE TO 100 SQUARE FEET PER UNIT.

~~(a) A minimum of ten percent (10%) of the total number of units, shall be affordable to workforce households earning no more than eighty percent (80%) of the applicable median income.~~

(9) Workforce housing units for rent shall not exceed the maximum monthly rent as calculated in accordance with the maximum housing payment calculations in set-aside developments as per Section 8-30g-8 of the regulations of Connecticut State Agencies, as adjusted for family size. **HOWEVER, WITHIN THE SSDD, SHOULD HOUSEHOLD EARNING INCREASE AFTER INITIAL TENANCY, SUCH UNIT SHALL BE CONSIDERED TO BE IN COMPLIANCE WITH THE PROVISIONS OF THIS REGULATION, PROVIDED ELIGIBLE HOUSEHOLD INCOME DOES NOT EXCEED EIGHTY (80) PERCENT OF STATE MEDIAN INCOME.**

Amend § 118-1050, Subsection D, as follows:

D. Bonus Provisions.

- (1) Where the workforce housing units are located in one of the zones listed below and constructed on the same site and as an integral part of a new market rate development, the Commission shall allow an increase in the permitted number of dwellings (density) by not more than twenty percent (20%), provided that such bonus units shall comply with the bonus unit criteria shown below:

Central Business Design District
~~SoNo-Station-Design-District~~
South Norwalk Business District
Washington Street Design District
Reed-Putnam Design District

Revised/New text shown in BOLD TYPE

Deleted text shown in **strikethrough**

Amend Article 120, Section 118-1220 Off-Street Motor Vehicle Parking Requirements by adding new text and revising the existing text for the specific uses shown below, to read as follows:

Use	Parking Requirement
<p>(3)</p> <p>a. Multi-Family Residence (Amended effective 7-11-1980; 1-16-1987; 5-18-2001)</p> <p>b. Residence (other) (Amended effective 1-11-1978; 9-29-1978)</p> <p>(1) Planned residential development</p> <p>(2) Planned residential development, elderly</p> <p>(3) Congregate housing (Added effective 7-25-1980)</p> <p>(4) Commercial planned residential development (Added effective 1-16-1987)</p> <p>(5) Housing for the elderly (Amended effective 7-30-99)</p>	<p>1) 1.5 parking spaces per studio or 1-bedroom dwelling unit; except for multifamily developments with less than 50 units, 2.0 parking spaces per studio or 1-bedroom dwelling unit.</p> <p>2) 2.0 parking spaces per 2-bedroom or larger dwelling unit (A dwelling unit with 4 or more rooms shall count as 2 bedrooms.)</p> <p>3) WITHIN THE SONO STATION DESIGN DISTRICT (SSDD) AND TRANSIT ORIENTED DEVELOPMENT (TOD) AT THE EAST AVENUE RAILROAD STATION, THE FOLLOWING APPLIES: A) FOR MULTIFAMILY DEVELOPMENTS, 1.3 PARKING SPACES PER DWELLING UNIT; B) FOR MIXED USE DEVELOPMENTS, THE GREATER OF 1.3 PARKING SPACES PER RESIDENTIAL UNIT OR THE AGGREGATE, AFTER APPLYING ANY APPLICABLE MIXED-USE REDUCTIONS LISTED IN §118-1220E, OF THE TOTAL REQUIRED PARKING SPACES FOR COMMERCIAL USES AND RESIDENTIAL UNITS PARKED AT 1 SPACE PER UNIT.</p> <p>2 parking spaces per dwelling unit</p> <p>1 parking space per 2 dwelling units</p> <p>1 parking space per 4 dwelling units</p> <p>1.5 parking spaces per studio or 1-bedroom dwelling unit; 2.0 parking spaces per 2-bedroom or larger dwelling unit (A dwelling unit with 4 or more rooms shall count as 2 bedrooms.)</p> <p>1 parking space per unit</p>
<p>(12) Retail stores</p> <p>(a) Retail stores, INCLUDING PERSONAL AND BUSINESS SERVICE ESTABLISHMENTS, AND RETAIL ACCESSORY TO BOUTIQUE MANUFACTURING</p> <p>(b) Retail furniture stores</p> <p>(c) Nail Salons</p> <p>(d) Retail home improvement stores</p>	<p>1 parking space per 200 square feet of active commercial floor area, EXCEPT IN THE SSDD, 1 PARKING SPACE PER 1,000 SQUARE FEET OF ACTIVE COMMERCIAL FLOOR AREA.</p> <p>1 parking space per 400 square feet of gross floor area</p> <p>1 parking space for each chair or station</p> <p>1 parking space per 350 square feet of gross floor area</p>

<p>(13) Banks and office buildings</p> <p>(a) Medical offices including physicians, dentists, chiropractors and related medical facilities</p> <p>(b) BANKS AND other offices</p> <p>(c) Data recovery centers</p>	<p>1 parking space per 200 square feet of gross floor area; parking spaces minimum.</p> <p>1 parking space per 334 square feet of gross floor area; except for offices in development parks, 1 parking space per 370 square feet of gross floor area; AND EXCEPT FOR BANKS IN THE SSDD, 1 PARKING SPACE PER 1,000 SQUARE FEET OF ACTIVE COMMERCIAL FLOOR AREA.</p> <p>1 parking space per 1,200 square feet of gross floor area and a utilization plan approved by the Commission.</p>
<p>(15) Restaurants (Amended effective 2-26-1993)</p> <p>(a) Restaurants, taverns</p> <p>(b) Take-out restaurants</p>	<p>1 parking space per 45 square feet of active commercial floor area</p> <p>1 parking space per 100 square feet of active commercial floor area, with a minimum of two (2) parking spaces required</p> <p>NOTWITHSTANDING THE FOREGOING, IN THE SSDD, ONE (1) PARKING SPACE PER 200 SQUARE FEET OF ACTIVE COMMERCIAL FLOOR AREA</p>

Amend Article 20, Section 118-230 Schedule Limiting Height & Bulk of Buildings & Size of Lot by revising the schedule for SoNo Station Design District (SSDD), as follows:

SoNo Station Design District		EXISTING CRITERIA	PROPOSED NEW OR REVISED CRITERIA
HEIGHT	MAXIMUM	7 stories and 80 feet for commuter parking garage; 4 stories and 45 feet for all other structures	6 STORIES AND 72 FEET FOR RESIDENTIAL AND/OR OFFICE USES 6 STORIES AND 76 FEET IF A GROUND FLOOR RETAIL OR OTHER ACTIVE USE IS PROVIDED 7 STORIES AND 80 FEET FOR COMMUTER PARKING GARAGE IN A SPECIAL FLOOD HAZARD AREA, HEIGHT SHALL BE MEASURED ABOVE BASE FLOOD ELEVATION IN THE MANNER DESCRIBED IN §118-1100. ALL STORIES ABOVE THE FOURTH FLOOR, WHEN FRONTING ON A STREET, MUST BE SETBACK AT LEAST TEN (10) FEET FROM THE FOURTH FLOOR BUILDING FAÇADE
	MINIMUM	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station buildings	2 stories or 25 feet for buildings within 200 feet of a public street; except for railroad station buildings
MINIMUM SIZE OF PLOT	AREA	2 acres	ONE-HALF ACRE
	WIDTH	None	None
MINIMUM YARDS	FRONT	None	None
	SIDE	None	None
	AGG SIDE	None	None
	REAR	None	None
MAXIMUM FRONT YARD		-	10 FEET
MAXIMUM BUILDING AREA		50% for buildings; 90% for buildings and parking; 30% open space	50% for buildings 90% for buildings and parking; 30% open space WITH A MINIMUM OF 15% OPEN SPACE, PROVIDED THAT, IN MIXED USE DEVELOPMENTS, A MINIMUM 20% OPEN SPACE IS REQUIRED, OF WHICH A MINIMUM OF 10% MUST BE DEVOTED TO PUBLIC REALM USES
FLOOR AREA RATIO		1.5	For Lots less than one acre, 1.5; for Lots one acre or larger, 2.0
RECREATION AREA		150 sq ft per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas	150 sq ft per dwelling unit may include balconies, courtyards, indoor recreational facilities, landscaped roofs and outdoor recreational areas
RESIDENTIAL DENSITY		1 dwelling per 1,000 sq ft of land area	1 dwelling per 500 sq ft of land area