

DRAFT REVISIONS TO ZONING REGULATIONS AND DEFINITIONS

Prepared for:

Milford Progress, Inc.
City of Milford



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**DRAFT REVISIONS TO ZONING REGULATIONS AND
DEFINITIONS**

Note: These are non-binding draft recommendations only. They have not been reviewed or approved by any legal authority including the City Attorney or the Planning and Zoning Board.

Areas shaded indicate recommended changes and additions. All other language remains unaltered from the Milford Zoning Regulations last amended February 2006.

*****PLEASE NOTE SECTION 3.21 HAS BEEN ADDED FOR REFERENCE ONLY. SEE HIGHLIGHTED SECTION. NO CHANGES HAVE BEEN MADE OR ARE ANTICIPATED*****

SECTION 3.21 MILFORD CENTER DESIGN DEVELOPMENT DISTRICT: MCDD

Purpose: The purpose of the Milford Center Design Development District is to preserve the unique character of Milford Center including the natural and built environment. The vision for Milford Center is one of economic and social vitality with a mixture of uses which brings people together as a community within the heart of Milford.

3.21.1 Permitted Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board shall permit the following buildings or uses in the Milford Center Design Development District, subject to Site Plan approval in accordance with ARTICLE VII, herein.

3.21.1.1 Stores for sale of goods or for performance of personal services, but not including health centers or clubs, including reducing salons, steam baths or similar uses.

3.21.1.2 Food or beverage service establishments without the sale of alcoholic liquor, except as otherwise provided herein.

3.21.1.3 Offices for business, financial, professional or personal services or other similar offices.

3.21.1.4 Dry cleaning or dyeing establishments using non-flammable solvents, provided that the floor area shall not exceed 3,000 square feet per establishment, and subject to approval of the cleaning solvents by the Fire Department and approval of the method of waste disposal by the Departments of Public Works and Public Health.

3.21.1.5 Printing or publishing establishments, provided that the floor area shall not exceed 3,000 square feet per establishment.

3.21.1.6 Off-street parking garages or lots.

3.21.1.7 Mixed use buildings containing two or more permitted uses.

3.21.1.8 Mixed use buildings containing dwelling units, subject to the following conditions and safeguards.

(1) Each dwelling unit shall comply with the following minimum floor area requirements:

3.21.1.8 (cont'd)

(a) Efficiency bedroom unit feet	425	square feet
(b) One bedroom unit feet	575	square feet
(c) Two bedroom unit	750	square feet

(2) There shall be no first floor residential use in mixed use buildings.

(3) The number of bedrooms per building shall not exceed a total of six (6) without an approved Site Plan in accordance with Article VII.
(new 4/25/05)

3.21.1.9 Sale of alcoholic liquor subject to the applicable provisions of Section 5.5 herein.

3.21.1.10 Eating places containing a minimum floor area of 2,000 sq. ft. subject to the provisions of Section 5.5 where applicable, not withstanding Sections 5.5.1.2 and 5.5.4.1.

3.21.1.11 Funeral home or mortuary.

3.21.1.12 Public or parochial schools.

3.21.1.13 Private non-profit schools.

3.21.1.14 Cemeteries.

3.21.1.15 Single family or two-family dwellings.

3.21.2 Special Uses: Subject to all other applicable provisions and limitations of these Regulations, the Board may allow the following buildings or uses, subject to Special Permit and Site Plan Approval, in accordance with ARTICLE VII.

3.21.2.1 Clubs, lodges or fraternal organizations in accordance with the provisions of Section 3.8.2.1, herein.

3.21.2.2 Indoor places of entertainment, amusement, recreation or assembly such as theaters, clubs, museums, art galleries, billiard rooms,

bowling alleys or other similar indoor uses.

3.21.2.3 Business schools including teaching of shorthand, typing, bookkeeping, office skills, accounting, computer services, language skills or similar activities as determined by the Board as well as commercial schools.

3.21.2.4 Health center or clubs, including reducing salons, steam baths or similar uses.

3.21.2.5 Public charitable institutions, churches or religious institutions.

3.21.2.6 Parks, playgrounds or other public facilities; library, community center or other public buildings.

3.21.2.7 Railroad, bus, taxi, or other similar passenger terminals or stations.

3.21.2.8 Public utility buildings or facilities with completely enclosed service or storage areas.

3.21.2.9 Mixed use buildings containing one or more Special Uses.

3.21.2.10 Accessory buildings or uses clearly subordinate and customarily incidental to and located on the same lot with any of the foregoing Special Uses may be approved by the Board in the same manner as a Permitted Use, unless the Board requires a public hearing.

3.21.2.11 Other related or equivalent principal buildings or uses, which are not specifically listed and are not prohibited, may be permitted by the Board by Special Exception in accordance with Section 7.3.

3.21.2.12 Multi-family residential buildings:

(1) The maximum number and designation of all units by type shall be determined by allocating the total area of the tract of land in accordance with the following schedule:

- (a) 1,000 square feet per one bedroom or efficiency unit; and
- (b) 2,000 square feet per two-bedroom unit.
- (c) 2,500 square feet per three-bedroom unit or larger

(2) The maximum building coverage shall be thirty percent (30%); maximum lot coverage shall be seventy-five percent (75%).

(3) The minimum size of the living area of each type of unit shall be

determined in accordance with the following schedule:

- (a) Three-bedroom units – 1,000 sq. ft. plus 100 square feet for each additional bedroom over three (3).
- (b) Two-bedroom Units - 900 sq. ft. minimum;
- (c) One-bedroom Units - 800 sq. ft. minimum;
- (d) Efficiency Units - 450 square feet per unit minimum.

(4) The minimum lot area shall be 5,000 square feet.

(5) No building shall exceed three (3) stories or forty (40) feet in height.

3.21.2.13 Restaurants with an outdoor customer dining area as defined in Section 11-2.

3.21.2.14 Bed and breakfast establishments.

3.21.2.15 Boarding houses, as provided and regulated in One Family Residential Districts, Section 3.1.2.2 herein.

3.21.3 Accessory Uses: The following accessory uses shall be allowed:

3.21.3.1 Converting, altering, finishing, cleaning, assembly or other processing of products which is clearly subordinate and customarily incidental to the principal use and where goods so produced or processes are used or sold exclusively on the premises, provided that the area used for such purposes shall be within a completely enclosed building.

3.21.3.2 Accessory outside storage of equipment, merchandise, materials or supplies which is clearly subordinate and customarily incidental to the principal use and where goods so stored are used or sold exclusively on the premises, provided that the area used for outside storage shall be effectively screened on all sides by appropriate structures, fencing, walls, or landscaping of suitable type, density and height, as determined by the Board.

3.21.3.3 Accessory buildings or uses for principal hotels or motels may include the following:

- (1) Facilities for conventions and/or group meetings.
- (2) A restaurant, subject to the applicable provisions of Section 5.5,, herein.
- (3) An inside concession stand for the sale of refreshments,

tobacco products, souvenirs or similar items.

(4) A swimming pool or other recreation facilities.

3.21.3.4 Other accessory buildings or uses which are clearly subordinate and customarily incidental to and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare.

3.21.3.5 Off-Street Parking and Loading in accordance with Section 5.1, herein; except that off-street parking, loading, and vehicular access areas shall be provided in the manner and to the extent determined by the Board to be adequate for any mixed use building, notwithstanding the applicable provisions of Section 5.1.4, herein. Furthermore, the Board may determine that parking located in a publicly owned or managed facility may meet the parking requirements of a particular use.

3.21.3.6 Signs: In accordance with Section 5.3 herein.

3.21.4 Lot and Building Requirements: Buildings and uses shall comply with all lot and building requirements as set forth hereinafter.

3.21.4.1 Minimum Lot Requirements:

- (1) Lot Area: 2,000 square feet
- (2) Lot Width: 20 feet
- (3) Lot Depth: 70 feet

3.21.4.2 Minimum Yard and Open Space Requirements:

(1) Principal Uses:

- (a) Front Yard: None required, but shall be no greater than the average front yard as measured at 100 feet in either direction.
- (b) Side and Rear Yards: None required, but at least 4 feet, if provided.

(2) Accessory Buildings: Front yard: same as for principal uses.

Side and rear yards are not required, but shall be at least 4 feet if provided.

(3) Accessory Uses: Front yard: none required. Side and rear yards are not required, but shall be at least 4 feet if provided.

(4) Buffer Strip: At least 10 feet adjacent to any Residential District; except that the Board may substitute appropriate fencing of suitable type and height which shall be installed and maintained by the applicant to effectively screen the use from adjoining Residential Districts. Said buffer strips shall be planted in accordance with the requirements of Article V Section 5.14 Landscaping, Screening and Buffer Area Standards.

3.21.4.3 Building Requirements:

(1) Height: No building or structure shall exceed 40 feet in height. *(new 4/25/05)*

(2) Floor Area Ratio: A maximum of 3.0 FAR, including accessory parking garages and structures based on the gross floor area of all structures. The gross floor area shall not include an underground parking area.

NOTE: Edits to Section 3.21.4.4 simply involved the relocation of non-signage Appendix B material to this location. See highlighted text. There were no edits made to this language, and none are anticipated.

3.21.4.4 Design Guidelines

~~All buildings and other improvements shall be constructed in accordance with the Milford Center Design Development District Guidelines attached hereto as Appendix B.~~

(1) Purpose: The purpose of these design regulations is to promote and protect the unique architectural and design qualities of Milford Center, to foster good urban design within the Milford Center Design Development District, and protect the health, safety and welfare of the residents of Milford by creating an inviting pedestrian-oriented atmosphere throughout Downtown Milford.

(2) Subdistrict Designations: Different parts of Milford Center require separate and distinct design considerations due to variations in land use and building typology. Therefore, for the purposes of this section, the Milford Center Design Development District is further broken down into the following six subareas.

Civic Center Subdistrict
Medical Center Subdistrict
River Street Corridor Subdistrict
Adaptive Reuse Subdistrict
Commercial Core Subdistrict
Transition Area Subdistrict

(3) General Guidelines for All Subdistricts

(a) Building Placement

(1) The placement of buildings directly against the back of the sidewalk is strongly encouraged. Buildings may be set back from the sidewalk a maximum distance equal to the average front yard setback as measured at 100 feet in either direction.

(2) Primary entrances to non-accessory buildings must be oriented toward the sidewalk and street.

(b) Building Articulation

(1) The building street wall must provide significant modulation in horizontal and vertical rhythms that facilitates a lively relationship between materials, light, shadow, texture, and solids and voids. Such modulation may include, but is not limited to: windows; doors; building bulb-outs; building recesses; façade materials; and specific architectural elements such as columns, cornices, sills, distinct bands between floors, and other ornamentation. As a general rule, building modulations should occur at least every 25 to 30 feet of street wall length.

(2) Buildings shall have a significant level of transparency along the ground floor fronting on any sidewalk or street. In general, 50% or more of the

ground floor façade should be comprised of windows, doors, or other transparent elements that are subdivided appropriately, where practical.

(3) Mechanical equipment located outside of a building must be screened from view on all sides in a manner that is architecturally consistent and integrative with the associated building.

(4) Roof treatments shall be harmonious with the built form of the surrounding area. Cornices, roof terraces and other architectural elements that aid in visually terminating the roofline of a building are strongly encouraged.

(5) Corner entry architecture must be designed in a manner that visually enlivens the intersection upon which it faces and enhances the pedestrian flow around the building. Additional architectural elements such as distinctive round or angled corners entrances, towers and other unique corner roof treatments, and archways and colonnades are encouraged.

(6) Bay windows, balconies, and other functional or ornamental architectural elements may project a maximum of three (3) feet beyond the front property line, provided that the base of the projection is a minimum of fourteen (14) feet above the ground. Awnings must be professionally manufactured and mounted. They must be well maintained, and the awning frame must be located no lower than seven feet six inches (7'6") above the ground. Bright colors are acceptable, but gaudy or loud patterns on awnings are not allowed.

(c) Façade Design

(1) Façade materials for buildings within the Commercial Core subdistrict should reflect the preponderance of material types used in Downtown Milford. The use of brick, stone and wood in building facades is strongly encouraged. Other materials may be utilized if they produce a level of detailing and quality of construction consistent with the building facades of Downtown Milford.

(2) The colors of façade materials of a building should generally coordinate with, but not necessarily match, the colors used in other building facades along the same block. Unusual, bright, or contrasting colors should be limited to the details of a building façade.

(d) Surface Parking

(1) Surface parking lots adjacent to a street must have a low screening wall, hedgerow or similarly opaque feature of three to four feet in height along the length of the parking lot boundary line facing public right-of-way and a four foot-wide landscaped buffer strip between the parking area and the back of the sidewalk. Acceptable materials for a screening wall include decorative concrete, stone, brick or ornamental ironwork. The wall, hedgerow or other feature may be open in places to allow free movement of pedestrians into, through and out of the parking area. The general overall design of a screening wall should compliment the surrounding building architecture.

(2) For every one parking space, ten (10) square feet of interior landscaping must be provided in the surface lot.

(3) Surface parking lots should be located to the rear of buildings.

(4) Curb cuts for surface parking lots are limited to a maximum of twelve (12) feet in width for one-way access and twenty-five (25) feet in width for two-way access, with two curb cuts allowed per surface parking lot, provided that they are a minimum of 75 feet, centerline to centerline, from one another. A curb cut may be placed directly next to an existing curb cut on an adjacent parcel.

(e) Additions to and Renovations of Existing Buildings

(1) New additions to existing buildings should be harmonious with the built form of the surrounding area. Construction of additions should seek to minimize the loss of historic materials on exterior

walls. The building finish used for the addition should be similar to the existing structure in material, quality, color and dimension. If an addition will have too overwhelming an impact upon the architecture and/or the historic qualities of an existing building, visual separation of the addition and the existing structure should be employed to protect the nature of the building.

(2) The scale of an addition should be at a scale compatible with the existing building.

(3) Damaged or deteriorated significant architectural features should be repaired rather than replaced. If replacement is necessary, the new material should match the material being replaced.

(4) Faux historic treatments for additions are discouraged. The architecture of additions should compliment the existing character while still remaining a product of their own time period.

(4) Buffers A buffer strip of a minimum of 10 feet shall be provided and maintained by the owner of non-residential, mixed use and multi-family parcels when such parcels abut a residential use property.

(5) Urban Design Principles For Subdistricts

(a) Civic Center Subdistrict

(1) New buildings must be in keeping with the overall civic architecture of the Government Center area.

(2) Axial site designs that effectively integrate new buildings with existing ones, promote pedestrian circulation, and tie open space into their design are encouraged.

(3) Highly ornamental architectural elements, such as statues, bas reliefs, columns and colonnades, scrollwork, archways, towers, parapets, and domes are encouraged.

(4) Stone and brick should be the primary materials for building façades.

(b) Commercial Core Subdistrict

(1) New buildings should reflect and respect the high-density, compact development form of Downtown Milford's prime commercial area. Buildings should generally be constructed to the sidewalk line, and side alleys accessible to the public are encouraged for use as additional commercial frontage. A minimum of two stories should be mandated.

(2) The renovation of existing façades should be a high priority, as should the improvement of signage and window displays.

(3) The buffering and landscape requirements for the Commercial Core subdistrict, particularly along the southern edge of the area, should enhance the aesthetics of the commercial core while providing ample separation between the commercial uses of the subdistrict and the residential area to the south.

(c) Adaptive Reuse Subdistrict

(1) Reuse of existing residential structures for commercial purposes must not diminish the unique residential architectural qualities of these structures. Additions to these structures must reflect the residential nature of the existing building in scale, material, and design.

(2) Front yards may not be removed, built upon, or used for parking.

(3) All new buildings must provide and maintain a landscaped front yard similar in design to other front yards within the subdistrict and be setback a similar distance from the street. A low wooden fence, painted to match the color of the new building, should be provided along the back of the sidewalk.

(4) Signage must be small and be compatible with the architectural style of the building.

(d) Medical Center Subdistrict

(1) Residential structures within the Medical Center subdistrict that are converted to medical office use should retain their residential architectural features despite the change in use. Any additions built onto these structures should reflect the residential nature of the existing building in scale, material, and design.

(2) New medical buildings should provide visual stimulation and pedestrian circulation that relates to sidewalks and streets.

(e) River Street Subdistrict

(1) Buildings along River Street should have at least two stories with retail frontages and be built to the sidewalk line.

(2) Buildings should be designed in such a way as to capitalize upon the potential Riverwalk linear park connection between the harbor and Government Center.

(3) Excessive curb cuts should be prevented and parking areas more suitably integrated with the built form.

(f) Transition Area Subdistrict

(1) Buildings along New Haven Avenue should compliment the density and design of the downtown core while providing a smooth built form transition from the high-density commercial core to the less intense uses to the south and east.

(2) Minimal setbacks and quality façade designs should be high priorities.

3.21.5 Prohibited Uses: The following uses shall be expressly prohibited:

3.21.5.1 No drive-in establishment shall be permitted; except for drive-in banks.

3.21.5.2 No commercial garage, gasoline station, vehicle repair and/or service garage, vehicle dealership, vehicle washing and/or detailing establishment or other similar use shall be permitted, including accessory gasoline stations.

3.21.5.3 No parking or loading area shall be used for the storage of new or used vehicles for sale or hire; or for the storage of unregistered vehicles.

3.21.5.4 No principal warehouse or storage; junkyard; or principal outside storage yards shall be permitted.

3.21.5.5 No trucking distribution centers or other principal terminal facilities for handling freight or material with or without maintenance facilities shall be permitted; except for clearly subordinate and customarily incidental delivery departments or off-street loading facilities operated by business concerns for their own use.

3.21.5.6 No principal manufacturing, fabricating, assembling or processing of goods or products shall be permitted.

3.21.5.7 No hotels or motels shall be permitted.

3.21.5.8 Any building or use which will not comply with the Performance Standards of Section 5.11 shall be prohibited.

SECTION 5.3 SIGN REGULATIONS

5.3.1 General Procedure:

It is the intention of these sign regulations to promote the public safety, protect property values, create an attractive business climate and enhance the physical appearance of the community. No sign, except as provided in Section 5.3.3 hereof, shall be erected or structurally altered unless an application for a Zoning Permit has been approved by the Zoning Enforcement Officer, in accordance with ARTICLE VIII, herein. The Zoning Enforcement Officer shall act on all sign permit applications within 30 days after receipt exclusive of weekends and holidays. Failure of the Zoning Enforcement Officer to approve or deny the application within said period shall constitute approval of the application.

5.3.2 General Requirements:

5.3.2.1 Maintenance: All signs together with their supports, braces, guys, and anchors shall be kept in good repair and in safe condition. The owner of the premises on which a sign is erected shall be directly responsible for keeping such sign and premises around it in a safe, sanitary, neat and clean condition.

5.3.2.2 Any commercial sign now or hereafter existing which no longer identifies or advertises a bonafide business conducted, product sold, or activity or campaign being conducted shall be taken down and removed by the owner, agent or person having beneficial use of the building, structure, or lot upon which sign is located within 65 days of such cessation.

5.3.2.3 Illumination: Any illuminated sign or lighting device shall employ only lights emitting a light of constant intensity and shall be designed, located, erected and maintained only for the purposes of illuminating the subject sign and/or premises.

5.3.2.4 Any non-residential building or use that requires site plan review subject to Section 7.1 herein shall include a freestanding sign displaying the street address number or numbers of the building or use placed perpendicular to the roadway on which the building or use has its primary frontage. Such freestanding sign shall have a minimum size of 0.5 square feet and a maximum size of 2 square feet, shall be clearly visible from the roadway and shall have street address numbers that are a minimum of 5 inches in height. The area of such freestanding sign shall not count toward the total allowed signage area for the property.

5.3.3 Signs Exempted from these Regulations:

Subject to the conditions applicable in each instance and provided they are maintained in a safe, sanitary, neat and clean condition, the following signs shall not be subject to Section 5.3.1 and 5.3.2.1 hereof.

5.3.3.1 Purpose and Findings:

The City of Milford Planning & Zoning Board is enacting this Regulation to establish reasonable regulations for the posting of temporary signs on public and private property. The Board finds that temporary signs provide an important medium through which individuals may convey a variety of noncommercial and commercial messages. However, left completely unregulated, temporary signs can become a threat to public safety as a traffic hazard and detriment to property values and the City's overall public welfare as an aesthetic nuisance. By enacting this Regulation the Board intends to:

- (1)** balance the rights of individuals to convey their messages through temporary signs and the right of the public to be protected against the unrestricted proliferation of signs;
- (2)** further the objectives of the City's Plan of Conservation and Development;
- (3)** protect the public health, safety, and welfare;
- (4)** reduce traffic and pedestrian hazards;
- (5)** protect property values by minimizing the possible adverse effects and visual blight caused by temporary signs;
- (6)** promote economic development; and
- (7)** ensure the fair and consistent enforcement of the temporary sign regulations specified below.

5.3.3.2 Definitions. For the purposes of this Regulation, the following words have the meanings respectively ascribed to them in this Section only, except where the context clearly indicates a different meaning:

- (1) BUILDING LOT** means any piece or parcel of land or a portion of a subdivision, the boundaries of which have been established by some legal instrument of record, that is recognized and intended as a unit for the purposes of transfer of ownership.

(2) COMMERCIAL SIGN means a sign which identifies, advertises, or directs attention to a business, or is intended to induce the purchase of goods, property, or service, including, without limitation, any sign naming a brand of goods or service and real estate signs, as further defined below.

(3) POST means to erect, attach, or affix in any manner, including without limitation nailing, tacking, tying, gluing, pasting, painting, staking, marking or writing.

(4) PUBLIC RIGHT-OF-WAY means the entire area between property boundaries; which is owned by a government, dedicated to public use, or impressed with an easement for public use; which is primarily used for pedestrian or vehicular travel; and which is publicly maintained, in whole or in part, for such use; and includes without limitation the street, gutter, curb, shoulder, sidewalk, sidewalk area, parking or parking strip, planting strip, and any public way.

(5) REAL ESTATE SIGN means a sign indicating the availability for sale, rent, or lease of the specific lot, building, or portion of a building upon which the sign is posted.

(6) CONSTRUCTION SIGN means a sign identifying the development of land or construction or alteration of buildings. Such signs must be set back at least 10 feet from any street line and may not exceed 32 square feet in area.

(7) SIGN means any writing, pictorial representation, illustration, decoration (including any material used to differentiate sign copy from its background), landscaping form, emblem, symbol, design, trademark, banner, flag, pennant, captive balloon, streamer, spinner, ribbon, sculpture, statute, or any other figure or character that:

(a) Is a structure or any part thereof (including the roof or wall of a building); or

(b) Is written, printed, projected, painted, constructed, or otherwise placed or displayed upon or designed into landscaping or a structure or a board, plate, canopy, awning, marquee, or vehicle, or upon any material object or device whatsoever; and

(c) By reason of its form, color, wording, symbol, design, illumination, or motion attracts or is designed to attract attention to the subject thereof or is used as a means of identification, advertisement, or announcement or political or artistic expression or decoration; but

(d) Landscaping constitutes a sign only to the extent that it is planted,

trimmed, graded, arranged or installed in such a manner as to convey an explicit commercial message.

(8) TEMPORARY SIGN means a sign that is:

(a) Intended for a temporary period of posting on public or private property;

(b) Typically constructed from nondurable materials, including paper, cardboard, cloth, plastic, and/or wallboard.

5.3.3.3 Temporary Signs Permitted in All Zones. Temporary signs may be posted on property in all zones, subject to the following requirements and those applicable provisions stated elsewhere in the Regulations.

(1) A permit shall be required for all temporary signs posted in the City of Milford, with the exception of temporary political and real estate signs. Each individual temporary sign proposed for posting shall require its own temporary sign permit. Permitted temporary signs may be posted for a period of 14 days from the date of the temporary sign permit. No owner or leaseholder of a commercial establishment shall be granted more than one temporary sign per allowed time period and no more than six (6) temporary sign permits in a single calendar year.

(2) The total square footage for temporary signs posted on a building lot in a residential zone, in the aggregate, shall not exceed 16 square feet, with no individual sign exceeding 8 square feet. The total square footage for temporary signs posted on a building lot in all other zones, in the aggregate, shall not exceed 32 square feet, with no individual sign exceeding 8 square feet. The total square footage of a sign is measured to include all of the visible display area of one side of the sign.

(3) No temporary sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant or any other type of street furniture, or otherwise create a hazard, including a tripping hazard.

(4) A temporary sign shall be designed to be stable under all weather conditions, including high winds.

(5) No temporary sign shall be illuminated or painted with light reflecting paint

(6) A temporary sign shall only be posted with the consent of the property owner or occupant.

(7) Temporary signs shall not be subject to the provisions of Section 5.3.2.1.

5.3.3.4 Temporary Signs. Time period for posting.

(1) Temporary political signs shall be posted no earlier than 90 days prior to the voting day to which the political party, election issue or candidate for public office identified on said sign pertains. Such signs shall be removed within five (5) days following said voting day.

(2) Temporary signs advertising a cultural, civic, charitable, educational or entertainment event, or any event operated by a non-profit, social service, educational or religious organization, shall be posted no earlier than 30 days prior to the day of any such event, or the first day of a multiple day event. Such signs shall be removed within three (3) days following the day of the event, or the last day of a multiple day event.

(3) Temporary signs advertising a commercial sales event or promotion, or any function or event conducted and operated by a commercial enterprise, shall be posted no earlier than fourteen (14) days prior to the day of any such event, promotion or function, or the first day of a multiple day event, promotion or function. Such signs shall be removed within two (2) days following the day of the event, promotion or function, or the last day of a multiple day event, promotion or function.

(4) Temporary signs advertising the grand opening of a commercial enterprise shall be posted for a maximum of 45 days. Such signs shall be posted no earlier than 30 days prior to the date of the grand opening, and shall be removed within 21 days following the day of the grand opening, with the aggregate of the two time periods not to exceed 45 days.

(5) Temporary signs advertising a temporary commercial activity or event on a residential property, including, but not limited to, yard sales and tag sales, shall be posted no earlier than five (5) days prior to the day of the activity or event, or the first day of a multiple day event. Such signs shall be removed within two (2) days following the day of the activity or event, or the last day of a multiple day activity or event.

5.3.3.5 Temporary signs, real estate.

In addition to the requirements of this Section, real estate signs shall also conform to the following standards:

(1) Individual lots. On lots that are for sale or for rent, not more than two temporary signs may be erected. These signs may advertise the land or premises and the sale or rental agent. Such signs shall be removed within fourteen (14) days following the sale or rental of such property. The foregoing signs shall not exceed the following sizes:

(a) A single residential lot: six square feet; an approved subdivision of three or more lots: 10 square feet; and an approved subdivision of six or more lots: 20 square feet.

(b) Commercial or industrial lots: six square feet in area per acre (or fractional acre), not exceeding 20 square feet in area in any commercial district or 30 square feet each in any industrial district.

(c) Directional signs indicating the location of private real properties or facilities for sale or rent may be erected for open houses, provided that each sign shall not exceed four square feet in area. The sign locations shall not obstruct traffic or traffic visibility and shall be maintained by the applicant for the duration of the activity. Not more than four such temporary signs shall be allowed for a single lot or facility for sale or rent or for subdivision lots or homes for sale.

5.3.3.6 Removal of Signs.

(1) The person who has posted or directed the posting of a temporary sign is responsible for the removal of that sign in accordance with this Regulation.

(2) If that person does not remove the temporary sign in accordance with this Regulation then the property owner or occupant of the building lot where the sign is posted is responsible for the sign's removal.

(3) The Zoning Enforcement Officer is authorized to physically remove any temporary signs posted in violation of this Regulation that are not removed in accordance with the provisions above. Temporary signs posted on private property in violation of this Regulation shall be deemed a public nuisance.

5.3.3.7 Severability. This Regulation or any portion shall be severable from all or any portion of the City of Milford Zoning Regulations if any portion of these

regulations shall be adjudged invalid by a court of competent jurisdiction.

5.3.4 Signs Allowable in Residential, Residential-Multiple Family, Residential -Office.

In addition and subject to all other applicable provisions and limitations contained in these regulations, the following signs shall be allowable in One and Two Family Residential, Medium Density Multiple-Family Residential, and Residential-Office.

5.3.4.1 One non-illuminated or indirectly illuminated identification sign for each separate street line not to exceed 9 square feet in area nor 8 feet in height; and further limited as follows: said sign shall be located not less than 10 feet from the front property line; the height of such sign shall not be greater than the distance it is located from any lot line. Noncommercial speech may be placed on any sign permitted by this portion of the Regulations.

5.3.4.2 Other signs shall be limited to directional signs necessary for public safety or convenience and shall be designed and approved only as an integral part of the site plan.

5.3.5 Signs Allowable in Office, Business and Industrial Districts:

In addition and subject to all other applicable provisions and limitations contained in these Regulations, the following on-premise signs shall be allowable in Office, Limited Industrial, Industrial, Business, Corridor Design Districts, Interchange Commercial, Design Office, ~~Milford Center Design District~~ and Housatonic Design District in accordance with Section 8.3 herein, and shall be allowable in Shopping Center Design and Waterfront Design Districts. On-premise signs shall be allowable along each separate street frontage, but no such sign shall be allowed within required side or rear yards adjoining a residential district, nor within the part of any front yard within 35 feet of a residential district. (new 4/25/05)

5.3.5.1 Ground Signs: There shall be only one sign along any front property line.

(1) Minimum setback shall be 10 feet except as follows: DO, BD, LI, ID, HDD, ICD, SCD, WDD, 15 feet.

(2) Maximum Sign Area shall be 40 square feet except as follows: ~~MCDD, 20 square feet~~; CDD-1, CDD-3, CDD-5, ID, HDD, ICD, 100 square feet; SCD and WDD, identification of shopping center, 75 square feet, tenant identification, 16 square feet.

(3) Maximum height shall be 18 feet except as follows: ~~MCDD, 12 feet;~~ ID, LI, CDD-1, CDD-3, CDD-5 and HDD, 25 feet; SCD and WDD, 20 feet.

5.3.5.2 Wall Signs: The total sign area on each building façade viewable from a public street or way, or from a parking area, shall not exceed 10 percent of the gross area of said wall, except as follows: ID, CDD-1, CDD-3, CDD-5 and HDD, 15 percent. The Board may, as deemed appropriate in its judgment, allow additional wall signs in the same manner as above on a building wall, which faces and adjoins an accessory off-street parking structure or lot, however, no such sign shall be larger than the largest sign posted on the front or public street or way façade of the building.

5.3.5.3 Canopy Signs: One sign along any building façade viewable from a public street or way, or from a parking area, shall be allowable for each separate use of the building provided that the sign area is included as part of the total allowable sign area for wall signs and provided it is located under a roof over a walkway. No such sign shall exceed 16 square feet.

5.3.5.4 Other signs shall be limited to those necessary for directional or safety purposes and shall be approved only as an integral part of a site plan.

5.3.5.5 Window Signs: Window signs shall not exceed 35% of the total window display area for each building façade viewable from a public street or way, or from a parking area; with the exception of the Milford Center Design Development District, where window signs shall not exceed 25% of the total window display area for each building façade viewable from a public street or way, or from a parking area. Any internal wall sign that is clearly visible from the public right-of-way through any window shall count towards the 35% of the total window display area, or the 25% of the total window display area in the Milford Center Design Development District.

5.3.5.6 Directional Signs: No more than two traffic, directional or warning signs with no advertising thereon and not exceeding 4 square feet in area, may be located at each driveway entrance or exit, or anticipated hazard area, providing access to any parking, loading or building area.

5.3.5.7 Directory Signs: Directory signs shall be located internal to the site so as to require users to drive in off the main street to view the sign copy. Directory signs shall not exceed 32 square feet. However, more than one directory sign may be allowed if the number of tenants or number of company departments/divisions exceed 10. In general, such signs shall be located on internal site road or pedestrian intersections as necessary.

~~5.3.5.8 Electronic Message Signs: Electronic message signs shall be allowed in CDD-1, CDD-3, CDD-5, ICD, ID, and SCD districts. The size of such signs shall not exceed 24 square feet, inclusive of sign case, but shall not include posts or other structural elements used for installation. The square footage of electronic message signs shall count as part of the total allowed sign square footage per establishment. (deleted effective 4/25/05)~~

~~5.3.5.9~~ **5.3.5.8** Clocks and Thermometers: The square footage of clocks and/or thermometers shall count as part of the total allowed sign square footage per establishment. (new 4/25/05)

5.3.6 Commercial Advertising Signs in CDD-1, CDD-3, CDD-5, ICD & ID Zoning Districts:

Subject to all other provisions and limitations of these regulations, indirectly illuminated commercial advertising signs shall be allowed in CDD-1, CDD-3, CDD-5, Interchange Commercial and Industrial Districts, subject to Special Permit and Site Plan Approval and the following additional conditions and safeguards.

5.3.6.1 SIGN, COMMERCIAL ADVERTISING - Any sign owned or operated by any person, firm or corporation engaged in the business of outdoor advertising for compensation for the use of such signs.

5.3.6.2 Not more than one commercial advertising signs shall be permitted on any lot and the sign area of such sign shall not exceed an area of 672 square feet. All such commercial advertising signs shall be ground signs.

5.3.6.3 Such signs shall be located only where the applicable zoning districts extend at least 150 feet in all directions from the proposed sign and shall not be placed closer than 300 feet apart measured along the center line of the street or streets to any other such sign.

5.3.6.4 Such signs shall comply with all yard requirements for principal buildings in the applicable zoning district, but in no case shall such yard setback be less than 20 feet from any lot line and 50 feet from any intersection abutting the lot.

5.3.6.5 The maximum height of the structure shall not exceed the maximum height for principal buildings in the applicable zoning district nor shall it exceed a height of 40 feet above the ground level nor 24 feet above the pavement level of the street to which it is oriented.

5.3.6.6 When such signs are visible from the main traveled way of a limited access highway and are located within 150 feet of such highway, they shall

not be placed closer than 50 feet from the right-of-way and shall be a minimum of 1,500 feet apart as measured on the same side of the road (along the center line of the road).

5.3.6.7 Where a non-conforming commercial advertising sign exists, the owner may apply to the Planning and Zoning Board to remove such sign and replace it with a new relocated commercial advertising sign which conforms to this section in all respects; except that such relocated sign may be 50% closer to other commercial signs than is otherwise required.

5.3.7 General Prohibitions:

The prohibitions contained in this Section shall apply to all signs in all zoning districts, regardless of designation, within the City of Milford.

5.3.7.1 No allowable sign, including canopy signs, shall be located in or project over, any street right-of-way.

5.3.7.2 No sign or advertising device shall be erected, used or maintained which in any way simulates official directional or warning signs erected or maintained by the Federal, State and City Governments for the protection of the public health and safety.

5.3.7.3 No sign or advertising device shall be erected or maintained in such a manner as to obstruct or interfere with the free and clear vision on any street, sidewalk, driveway or navigable channel.

5.3.7.4 No sign or advertising device shall be erected or maintained with any lighting or control mechanism which may cause radio or television interference.

5.3.7.5 No illuminated sign or lighting device shall be placed or directed on any property in a manner that would permit the light beams and illumination therefrom to be directed or beamed onto a public street or walkway, or onto adjoining properties so as to cause glare or reflection that might constitute a traffic hazard or public nuisance.

5.3.7.6 No animated sign or advertising device shall be allowed.

5.3.7.7 No advertising banner shall be attached to any on-premise light pole, utility pole, tree, or other free-standing vertical site element. Advertising banners shall only be permitted to be attached to building façades, at a minimum height of twelve (12) feet above grade.

5.3.7.8 No advertising balloon, inflatable sign or advertising streamer shall be allowed.

5.3.7.9 No flashing sign or advertising device which creates intermittent or varying light intensity shall be allowed.

5.3.7.10 No projecting sign shall extend more than 15 inches beyond the building walls or parts thereof, except as otherwise provided in these sign regulations.

5.3.7.11 No roof sign shall be erected, except that signs on architecturally detailed facades such as mansard roofs shall not be construed to be roof signs. Such signs shall not extend above the parapet of the structural roof.

5.3.7.12 No sign shall be painted or erected on any fence or retaining wall.

5.3.7.13 No building or part thereof, such as a gable, roof or wall shall be outlined by direct illumination for the purpose of commercial advertising.

5.3.7.14 No sign shall be attached to or be erected or maintained in such a manner as to obstruct any fire escape, windows, door or other building opening used for egress and ingress, ventilation or other fire fighting purposes.

5.3.7.15 No temporary pennants or A-frame signs shall be allowed as permanent signs.

5.3.7.16 Electronic message signs are prohibited. An electronic message sign shall not be defined to include clocks and/or thermometer displays.
(new 4/25/05)

5.3.8 Milford Center Design Development District *Sign Regulations*

****THIS SECTION INCLUDES MATERIAL FROM APPENDIX B. NON-ITALICIZED TEXT HAS BEEN MOVED ONLY, WITH NO EDITS. ITALICIZED TEXT INDICATES PROPOSED REVISIONS AND ADDITIONS.**

5.3.8.1 General

- (1) Notwithstanding any other provisions of these regulations, the following regulations shall apply to the Milford Center Design Development District.***
- (2)** All signage shall be well-crafted and maintained, professionally made and securely attached to buildings.
- (3)** Flashing signs, roof signs, and excessively large projecting signs that interrupt the visual continuity and harmony of the street are not permitted.
- (4)** Projecting signs and banners attached to building façades should be placed no lower than twelve (12) feet above grade.
- (5)** Signage should be at a scale that does not overwhelm the building to which it is attached. Signs should also be tastefully integrated into the overall design of a building.
- (6) Signage materials, type size and style shall coordinate with the architecture of the building for which it is designed.***
- (7) For the purpose of signage installation, building façade shall be considered as the linear frontage of business and shall not include any use beyond the ground floor.***

5.3.8.2 Specific

- (1)** In a single tenant building, the sole business shall have one primary identification sign for each street-facing building façade. The area of each sign shall not exceed 5% of the total area of the building façade upon which it is attached, and must comply with the following dimensional requirements.
 - (a)** Height of Sign: A maximum of 15% of the building façade height as measured from grade to the roof line.
 - (b)** Length of Sign: A maximum of 75% of the building façade length.

~~(2) A multiple tenant building, in addition to the primary identification sign permitted above, may have one additional sign for each additional business, not to exceed ten (10) square feet in area each, to identify the location of said business or businesses. Additional tenant signs must comply with the following dimensional requirements.~~

~~(a) Height of Sign: A maximum of seven (7) feet.~~

~~(b) Length of Sign: A maximum of seven (7) feet.~~

(2) In a single or multi-tenant building, signage for any other tenants beyond the ground floor frontage shall be located on a directory sign. Such sign shall not exceed 6 square feet but will not count toward the total allowable signage on the building. Such sign shall, be attached to the building, be located on the ground floor and be adjacent to the main entrance. Indirect downward illumination of the directory sign shall be permitted.

Ground signs may be used as directory signs, but shall be subject to the ground sign requirements in these Regulations.

(3) Window Signs: The total square footage of all window signs shall not exceed 25% of the total window display area. ***An hours of operations sign not exceeding 1.5 square feet in area, shall be permitted and shall not be included in the total allowable area calculation.***

(4) Aggregate Signage Area: The total aggregate square footage of all building signage, including window signs, viewable from outside of a building for each façade of a building visible from a main public street or way, to be described as the physical address façade shall not exceed 15% of the total area of said façade.

On corner buildings with facades facing more than one public street or way, or along a public alley or access to off street parking, no such sign shall be larger than the largest allowable sign on the street address or largest street frontage of building façade, regardless of additional building façade area.

(5) Canopy Signs: ***Canopy Signs are defined as signs mounted under a permanent roof architecturally integral to the building and over a walkway. One sign along any building façade viewable from a public street or way, or from a parking area, shall be allowable for each separate use of the building provided that the sign area is included as part of the total allowable sign area for wall. No such sign shall exceed 4 square feet and shall be mounted no lower than seven feet***

from grade to the bottom of the sign.

(6) Wall Signs: The area for standard wall sign types shall be the described as the total area of the sign, as calculated by multiplying the height times the width of the sign including borders, frames and background panels or in the case of individual flat-cut, painted or dimensional letters, the total area of a geometric “footprint” containing no more than four corners, that fully encloses all letters or shapes, including word spaces, punctuation, and letter ascenders or descenders.

No wall sign shall be affixed to or painted on any surface that would not structurally support a sign such as trim, fascia or verge boards. No wall sign shall extend above a roofline nor shall any wall sign partially cover or block a window, including any wall sign mounted on a mansard type roof. Wall signs shall be located on a building façade in close proximity to the entrance to the business or entity named on the sign.

Secondary wall signage that identifies a rear or side entrance to a business that is open to the public may be posted, however a sign such shall be limited to four square feet in area. Such a sign shall not count toward the total allowable signage on the building.

(7) Awning Signs: Awnings may be opened and closed and/or removable and shall not be considered part of a building’s structural integrity. Awning signs shall be considered wall signs, shall count as a wall sign in total building sign considerations and shall be regulated as follows:

For non-illuminated awnings bearing business identification or advertising messages sewn, painted or adhered to the awning material, sign area shall be the total area of the messaging, calculated as described herein, not to exceed twenty-five percent of the total awning area, regardless of building façade area.

For illuminated awnings, with illumination described as internally mounted light fixtures or elements that project light in such a manner as to provide back-lighted illumination to the total awning area, the total area of the awning shall be described as a sign and shall be subject to the wall sign regulations as described here-in.

(8) Ground Signs: One ground sign shall be permitted along any front property line, with a minimum setback of 10 feet. Maximum sign height shall be 12 feet above grade. Maximum sign area shall not exceed 20 square feet, as calculated by height and width of one side of the sign.

(9) Signs shall not be permitted above the ground floor of a building façade.

(10) Neon signs shall not be permitted.

MILFORD CENTER DESIGN DEVELOPMENT DISTRICT— DESIGN GUIDELINES

Purpose: The purpose of these design regulations is to promote and protect the unique architectural and design qualities of Milford Center, to foster good urban design within the Milford Center Design Development District, and protect the health, safety and welfare of the residents of Milford by creating an inviting pedestrian-oriented atmosphere throughout Downtown Milford.

Subdistrict Designations: Different parts of Milford Center require separate and distinct design considerations due to variations in land use and building typology. Therefore, for the purposes of this section, the Milford Center Design Development District is further broken down into the following six subareas:

Civic Center Subdistrict
Medical Center Subdistrict
River Street Corridor Subdistrict
Adaptive Reuse Subdistrict
Commercial Core Subdistrict
Transition Area Subdistrict

General Guidelines for All Subdistricts

Building Placement

- (1) The placement of buildings directly against the back of the sidewalk is strongly encouraged. Buildings may be set back from the sidewalk a maximum distance equal to the average front yard setback as measured at 100 feet in either direction.
- (2) Primary entrances to non-accessory buildings must be oriented toward the sidewalk and street.

Building Articulation

- (1) The building street wall must provide significant modulation in horizontal and vertical rhythms that facilitates a lively relationship between materials, light, shadow, texture, and solids and voids. Such modulation may include, but is not limited to: windows; doors; building bulb-outs; building recesses; façade materials; and specific architectural elements such as columns, cornices, sills, distinct bands between floors, and other ornamentation. As a general rule, building modulations

should occur at least every 25 to 30 feet of street wall length.

~~(2) Buildings shall have a significant level of transparency along the ground floor fronting on any sidewalk or street. In general, 50% or more of the ground floor façade should be comprised of windows, doors, or other transparent elements that are subdivided appropriately, where practical.~~

~~(3) Mechanical equipment located outside of a building must be screened from view on all sides in a manner that is architecturally consistent and integrative with the associated building.~~

~~(4) Roof treatments shall be harmonious with the built form of the surrounding area. Cornices, roof terraces and other architectural elements that aid in visually terminating the roofline of a building are strongly encouraged.~~

~~(5) Corner entry architecture must be designed in a manner that visually enlivens the intersection upon which it faces and enhances the pedestrian flow around the building. Additional architectural elements such as distinctive round or angled corners entrances, towers and other unique corner roof treatments, and archways and colonnades are encouraged.~~

~~(6) Bay windows, balconies, and other functional or ornamental architectural elements may project a maximum of three (3) feet beyond the front property line, provided that the base of the projection is a minimum of fourteen (14) feet above the ground. Awnings must be professionally manufactured and mounted. They must be well maintained, and the awning frame must be located no lower than seven feet six inches (7'6") above the ground. Bright colors are acceptable, but gaudy or loud patterns on awnings are not allowed.~~

Façade Design

~~(1) Façade materials for buildings within the Commercial Core subdistrict should reflect the preponderance of material types used in Downtown Milford. The use of brick, stone and wood in building facades is strongly encouraged. Other materials may be utilized if they produce a level of detailing and quality of construction consistent with the building facades of Downtown Milford.~~

~~(2) The colors of façade materials of a building should generally coordinate with, but not necessarily match, the colors used in other~~

building facades along the same block. Unusual, bright, or contrasting colors should be limited to the details of a building façade.

Surface Parking

- ~~(1) Surface parking lots adjacent to a street must have a low screening wall, hedgerow or similarly opaque feature of three to four feet in height along the length of the parking lot boundary line facing public right-of-way and a four foot wide landscaped buffer strip between the parking area and the back of the sidewalk. Acceptable materials for a screening wall include decorative concrete, stone, brick or ornamental ironwork. The wall, hedgerow or other feature may be open in places to allow free movement of pedestrians into, through and out of the parking area. The general overall design of a screening wall should compliment the surrounding building architecture.~~
- ~~(2) For every one parking space, ten (10) square feet of interior landscaping must be provided in the surface lot.~~
- ~~(3) Surface parking lots should be located to the rear of buildings.~~
- ~~(4) Curb cuts for surface parking lots are limited to a maximum of twelve (12) feet in width for one-way access and twenty-five (25) feet in width for two-way access, with two curb cuts allowed per surface parking lot, provided that they are a minimum of 75 feet, centerline to centerline, from one another. A curb cut may be placed directly next to an existing curb cut on an adjacent parcel.~~

Additions to and Renovations of Existing Buildings

- ~~(1) New additions to existing buildings should be harmonious with the built form of the surrounding area. Construction of additions should seek to minimize the loss of historic materials on exterior walls. The building finish used for the addition should be similar to the existing structure in material, quality, color and dimension. If an addition will have too overwhelming an impact upon the architecture and/or the historic qualities of an existing building, visual separation of the addition and the existing structure should be employed to protect the nature of the building.~~
- ~~(2) The scale of an addition should be at a scale compatible with the existing building.~~

- ~~(3) Damaged or deteriorated significant architectural features should be repaired rather than replaced. If replacement is necessary, the new material should match the material being replaced.~~
- ~~(4) Faux historic treatments for additions are discouraged. The architecture of additions should compliment the existing character while still remaining a product of their own time period.~~

Signage

General

- ~~(1) All signage shall be well-crafted and maintained, professionally made and securely and appropriately attached to buildings.~~
- ~~(2) Flashing signs, roof signs, and excessively large projecting signs that interrupt the visual continuity and harmony of the street are not permitted.~~
- ~~(3) Projecting signs and banners attached to building façades should be placed no lower than twelve (12) feet above grade.~~
- ~~(4) Signage should be at a scale that does not overwhelm the building to which it is attached. Signs should also be tastefully integrated into the overall design of a building.~~

Specific

- ~~(1) In a single tenant building, the sole business shall have one primary identification sign for each street-facing building façade. The area of each sign shall not exceed 5% of the total area of the building façade upon which it is attached, and must comply with the following dimensional requirements:~~
- ~~(a) Height of Sign: A maximum of 15% of the building façade height as measured from grade to the roof line.~~
 - ~~(b) Length of Sign: A maximum of 75% of the building façade length.~~
- ~~(2) A multiple tenant building, in addition to the primary identification sign permitted above, may have one additional sign for each additional business, not to exceed ten (10) square feet in area each, to identify the location of said business or businesses. Additional tenant signs must comply with the following dimensional requirements:~~
- ~~(a) Height of Sign: A maximum of seven (7) feet.~~
 - ~~(b) Length of Sign: A maximum of seven (7) feet.~~
- ~~(3) Window Signs: The total square footage of all window signs shall not exceed 25% of the total window display area.~~
- ~~(4) Aggregate Signage Area: The total aggregate square footage of all building signage, including window signs, viewable from outside of a building for each façade of a building visible from a main public street or way, to be described as the physical address façade shall not exceed 15% of the total area of said façade.~~

Buffers

~~A buffer strip of a minimum of 10 feet shall be provided and maintained by the owner of non-residential, mixed use and multi-family parcels when such parcels abut a residential use property.~~

URBAN DESIGN PRINCIPLES FOR SUBDISTRICTS

~~Civic Center Subdistrict~~

- ~~(1) New buildings must be in keeping with the overall civic architecture of the Government Center area.~~
- ~~(2) Axial site designs that effectively integrate new buildings with existing ones, promote pedestrian circulation, and tie open space into their design are encouraged.~~
- ~~(3) Highly ornamental architectural elements, such as statues, bas-reliefs, columns and colonnades, scrollwork, archways, towers, parapets, and domes are encouraged.~~
- ~~(4) Stone and brick should be the primary materials for building façades.~~

Commercial Core Subdistrict

- ~~(1) New buildings should reflect and respect the high-density, compact development form of Downtown Milford's prime commercial area. Buildings should generally be constructed to the sidewalk line, and side alleys accessible to the public are encouraged for use as additional commercial frontage. A minimum of two stories should be mandated.~~
- ~~(2) The renovation of existing façades should be a high priority, as should the improvement of signage and window displays.~~
- ~~(3) The buffering and landscape requirements for the Commercial Core subdistrict, particularly along the southern edge of the area, should enhance the aesthetics of the commercial core while providing ample separation between the commercial uses of the subdistrict and the residential area to the south.~~

Adaptive Reuse Subdistrict

- ~~(1) Reuse of existing residential structures for commercial purposes must not diminish the unique residential architectural qualities of these structures. Additions to these structures must reflect the residential nature of the existing building in scale, material, and design.~~
- ~~(2) Front yards may not be removed, built upon, or used for parking.~~
- ~~(3) All new buildings must provide and maintain a landscaped front yard similar in design to other front yards within the subdistrict and be setback a similar distance from the street. A low wooden fence, painted to match the color of the new building, should be provided along the back of the sidewalk.~~
- ~~(4) Signage must be small and be compatible with the architectural style of the building.~~

Medical Center Subdistrict

- ~~(1) Residential structures within the Medical Center subdistrict that are converted to medical office use should retain their residential architectural features despite the change in use. Any additions built onto these structures should reflect the residential nature of the existing building in scale, material, and design.~~
- ~~(2) New medical buildings should provide visual stimulation and pedestrian circulation that relates to sidewalks and streets.~~

River Street Subdistrict

- ~~(1) Buildings along River Street should have at least two stories with retail frontages and be built to the sidewalk line.~~
- ~~(2) Buildings should be designed in such a way as to capitalize upon the potential Riverwalk linear park connection between the harbor and Government Center.~~
- ~~(3) Excessive curb cuts should be prevented and parking areas more suitably integrated with the built form.~~

Transition Area Subdistrict

~~(1) Buildings along New Haven Avenue should compliment the density and design of the downtown core while providing a smooth built form transition from the high density commercial core to the less intense uses to the south and east.~~

~~(2) Minimal setbacks and quality façade designs should be high priorities.~~

ARTICLE XI -DEFINITIONS

11.1 GENERAL TERMS

In the interpretation and use of these Regulations, words and phrases shall be construed according to the commonly approved usage of the language; and technical words and phrases, and such as have acquired a peculiar and appropriate meaning in law, shall be construed and understood accordingly. All words used in the present tense include the future tense; all words in the plural number include the singular number; and all words in the singular number include the plural number, unless the natural construction of the wording indicates otherwise. The words "shall" and "will" are mandatory and not directory. The word "used" shall be deemed also to include "designed, intended or arranged to be used". Unless otherwise specified, all distances shall be measured horizontally.

11.2 OTHER TERMS

For the purpose of these Regulations, certain words and terms shall have the meanings as listed below. Doubts as to the precise meaning of other words and terms shall be determined by the Planning and Zoning Board with reference to the Connecticut General Statutes and Webster's Third New International Dictionary, respectively. Words in the present tense include the future, the singular includes the plural and vice versa.

Except as otherwise stated, or as the context may otherwise require, the following words, for the purpose of these Regulations, shall be defined as follows:

THESE REGULATIONS - The words "These Regulations" and "these regulations" shall be deemed to refer to the "Zoning Regulations of the City of Milford" as amended.

A-2 SURVEY - A property or boundary survey meeting the horizontal accuracy tolerances for class A-2, Section 20-300b-11(b) of the "Standards for Surveys and Maps in the State of Connecticut" as published by the State of Connecticut Department of Consumer Protection.

ABUTTING - Having a common border with, or being separated from such a common border by a right-of-way, alley or easement.

ADJACENT - Touching or contiguous.

ALCOHOLIC LIQUOR - The term "alcoholic liquor" as used in these regulations shall have the same meaning as that defined in the General Statutes, as amended.

APARTMENT -A room or suite of rooms, with toilet and culinary accommodations, used or designed for use as a residence by an individual or a family, located in a building containing two or more such rooms or suites or located in a building devoted primarily to nonresidential use.

APPARENT HIGH WATER MARK - The average height of the tide measured and recorded during any given day or cycle period.

APPLICATION - An application shall consist of a completed form and fee as prescribed by the Board including all necessary and required documents/Department approvals. **APPROVED** - Means a signed, written approval by the Planning & Zoning Board (its designated agent or the New Haven County Soil Water Conservation District) that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.

ARBORIST -An individual trained in arboriculture, forestry, landscape architecture, horticulture, or related fields and experienced in the conservation and preservation of native and ornamental trees. This definition shall also incorporate the term urban forester.

AREA OF SPECIAL FLOOD HAZARD - The land in the flood plain within a community subject to a one percent or greater change of flooding in any given year.

AS BUILT CERTIFIED PLOT PLAN - Shall be an existing conditions survey prepared/signed/sealed by a Connecticut Licensed Surveyor. The level of detail to be shown will match the level of detail shown on the original application. Other details, such as underground utilities, are required on a separate map or maps which will be provided as an adjunct.

ATTIC - An unfinished space between the roof framing of a building and the ceilings of the rooms below. Any attic that has access by means of a stairway, and where a height of six (6) feet or more is achieved in an area that is ten (10) feet or more in width and has a length equal to 50% or more of the total building length may be determined to be habitable space by the Board.

AUTOMATIC TIMING DEVICES - A switching device, part of which is a clock, set to the prevailing time (EST) Eastern Standard Time, that will control the period of illuminating outdoor light fixture and outdoor signs.

AWNING -A roof-like cover, often of fabric, metal or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door, or the like.

BALLOON, ADVERTISING - A nonporous bag of light material filled with air, heated air or a gas lighter than air so as to rise and float in the atmosphere and

intended to be either flown in the air at the end of a cable, wire, or rope, or attached directly to the ground or a structure, pole or other on-site object for the purposes of advertising a commercial enterprise or event.

BASE FLOOD - The flood having a one percent chance of being equaled or exceeded in any given year.

BASEMENT - A story in a building located partly underground, but having less than one-half of its clear floor to ceiling height below the average level of finished grade adjoining the exterior walls of the building.

BED AND BREAKFAST - An owner-occupied building designed for and used as a single-family or two family dwelling that provides four or fewer lodging rooms or accommodating no more than eight adults, in which overnight accommodations and a morning meal are provided to transients for compensation, and that is open to the traveling public for a stay not to exceed 20 days.

BERM -An earthen mound designed to provide visual interest on a site, screen undesirable views, reduce noise, or fulfill other such purposes.

BOARD - The Planning and Zoning Board of the City of Milford.

BOARDING HOUSE - A dwelling in which no more than one (1) rooming unit is rented for compensation, with or without provisions for meals. No in-room kitchen or cooking facilities are to be provided. No provision permitted to operate a bed and breakfast, guest house, or tourist home for transient use.

BREAKAWAY WALLS - Any type of walls, whether solid or lattice, and whether constructed of concrete, masonry, wood, metal, plastic, or any other suitable building material which are not part of the structural support of the building and which are so designed as to breakaway, under abnormally high tides or wave action, without damage to the structural integrity of the building on which they are used or any buildings to which they might be carried by flood waters.

BUFFER STRIP - A strip of land along a property line or zone line abutting properties zoned residential, which shall be free of any building or use other than existing natural woody growth and appropriate landscaping and screening of suitable type, density and height and which may be a part of the minimum yard requirements, and at the discretion of the Board may be within a Residential District.

BUILDING - A structure having a roof supported by columns or walls along whose outside face can be traced an unbroken line for the complete circumference of the building, which is permanently affixed to a lot or lots for the housing or enclosure of persons, animals or chattels, and shall include each of the independent units into which it is divided by party walls. The connection of two buildings by means of an open porch, breezeway, carport or other such open

structure, with or without a roof, shall not be deemed to make them one building, except in the case of a private garage so attached to a dwelling. Except as otherwise indicated "buildings" as used in these Regulations shall be deemed to include "structures."

BUILDING, ACCESSORY - A building which is clearly incidental or subordinate to, customarily in connection and located on the same lot with the principal building or use; and the cubic footage and floor area of such accessory building do not exceed 50% of same of the principal building.

BUILDING AREA - The aggregate of the maximum horizontal cross section area enclosed by the walls of all buildings on a lot, together with the area enclosed by the columns of all covered porches and similar roofed structures.

BUILDING FACING WALL - The exterior wall surface of a building which is visible from and generally parallel to a street line.

BUILDING FRONTAGE - Those building elevations that face upon a road or a parking area between the building and the road.

BUILDING GROUP - Two or more principal buildings located on a single lot.

BUILDING HEIGHT - The vertical distance measured in feet from the average existing level of the ground surrounding the building or addition thereto and within ten (10) feet thereof up to the midpoint height of a pitched roof or up to the level of the highest main ridge or peak of any other type of structure, or the total number of stories in a building including basements and/or half-stories. The number of points necessary for an "average" computation shall be based on appropriate contour intervals or spot elevations as required by the Planning and Zoning Board. The existing level shall mean the actual or approved elevations of the property at the time of application. The provisions with respect to height shall apply to solar panels and roof-top mechanical equipment but shall not apply to the following:

- Roof parapets and turrets of less than 3 feet;
- Cupolas and domes not used for human habitation, clock towers, bell towers and roof ventilators; provided however that the total area covered by such features shall not exceed 15 percent of the roof area, and that such features shall extend not more than 5 feet above the highest main ridge or flat roof lines of a structure; and
- Church spires and belfries, pole-type television antennas and chimneys

The interpretation of this definition shall be at the sole discretion of the Planning and Zoning Board.

BUILDING HEIGHT WITHIN A FLOOD HAZARD AREA -The building height as defined above, but including all portions of a building situated below the

regulatory flood protection elevation and all portions of basements or cellars that extend above the finished grade adjacent to the building.

BUILDING, PRINCIPAL - A building in which is conducted the main or principal use of the lot on which said building is located.

BUILDING SETBACK LINE - The line within a lot defining the minimum required horizontal distance between the principal building or use to be erected and an adjacent street or lot line.

CAFÉ - An establishment where the retail sale of alcoholic liquor to be consumed on the premises occurs in conjunction with the sale of food to be consumed on the premises.

CAMP TRAILER - A trailer designed, manufactured and used solely for camping or pleasure purposes or for the purpose of transporting personal property of the owner and bearing a current "Camp Trailer" registration.

CAMPER - Any motor vehicle bearing a "camper" registration which is designed for, or permanently altered in such a way as to provide temporary living quarters for travel, camping or recreational purposes, or which is used for the purpose of transporting personal property of the owner.

CAR WASH - The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment.

CARETAKER - One who is employed to maintain, repair and protect a facility or property.

CELLAR - A portion of a building located partly or wholly underground and having half or more of its clear floor to ceiling height below the average level of finished grade adjoining the exterior walls of the building.

CHURCH - A building wherein persons regularly assemble for religious worship and which is maintained and controlled by a recognized and legally established religious body organized to sustain public worship.

CIVIC CENTER - An area developed with a substantial concentration of public and governmental buildings or uses.

CLUB - An association of persons which is the owner, lessee or occupant of an establishment operated solely for a recreational, social, fraternal, religious, political or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs, the chief activity of which is a service customarily carried on primarily for business or gain.

CLUB, BEACH - A membership establishment, not available for use by the general public, providing for recreational and social activities related to and in close proximity to the beach.

CLUSTER DEVELOPMENT - A development site under one ownership or control containing one or more building lots for residential dwellings each containing one or two (SFA-10 District, only) dwelling units, which is owned and operated under a cooperative or condominium arrangement or developed as a legal subdivision, or a combination of the above arrangements.

COASTAL HIGH HAZARD AREA - The area subject to high velocity waters, including but not limited to, hurricane wave wash or tsunamis. The area is designated on a FIRM as Zone VI-30.

COFFEE HOUSE - An informal restaurant primarily offering coffee, tea, and other beverages, and where light refreshments and limited menu meals may also be sold.

COMMUNITY CENTER - A building used as and providing a place of meeting for religious, fraternal, social and/or recreational programs generally open to the public and designed to accommodate and serve significant segments of the community.

CONDOMINIUM - As defined by State Statute, (Refer to the Housing Laws of the State of Connecticut, Chapter 825, entitled, "Unit Ownership Act", as amended).

CONSTRUCTION, NEW - Structures for which the "start of construction" commenced on or after the effective date of Section 5.6.

CONSTRUCTION, START OF - Includes substantial improvement, and means the date the building permit was issued, provided the improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include the excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.

CONVALESCENT HOME, NURSING HOME OR REST HOME - An institution licensed by the State Department of Health having facilities and all necessary personnel to provide services of a personal nature, nursing care under medical supervision and direction to carry out nonsurgical treatment and dietary procedures for chronic diseases or convalescent stages of acute diseases or

injuries.

COOPERATIVE - A form of ownership in which more than one stockholder of a corporation has control over a certain property jointly with one or more other stockholders.

CORNICE - Any horizontal member, structural or nonstructural, of any building, projecting outward from the exterior walls at the roof line, including eaves and other roof overhangs.

COUNTY SOIL & WATER CONSERVATION DISTRICT - Means the New Haven County Soil and Water Conservation District established under subsection (a) of Section 22a - 315 of the General Statutes.

COURT - An unoccupied open space, other than a yard, on the same lot with a building and which is bounded on three or more sides by the walls of such building. An OUTER court extends to a street line or opens upon a front, side or rear yard. An INNER court is enclosed on all sides by the walls of the building.

CRAWL SPACE - An area below the lowest floor of a structure used for the purpose of gaining access to the mechanical items with not more than 4 ft. in the clear as measured from the inside grade to the bottom of the floor joists.

CURB CUT - The providing of vehicular ingress and/or egress between a property and an abutting public street.

CURB LEVEL - The permanently established grade of the street at the edge of pavement or at the base of the curb in front of the lot.

DAY CARE CENTER, ADULT - A facility providing care for five or more elderly and/or functionally impaired adults in a protective setting for a portion of a 24-hour day.

DAY CARE HOME, ADULT GROUP - A dwelling in which a permanent occupant of the dwelling, licensed by the State of Connecticut, provides for the care of four or fewer elderly and/or functionally impaired adults, not all of whom are related by blood or marriage, for a portion of a 24-hour day.

DAY CARE CENTER, CHILD - A facility which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or more days in the week.

DAY CARE HOME, FAMILY - A private family home in which a permanent occupant of the dwelling, licensed by the State of Connecticut, provides for the care of six or fewer children, including the provider's own children not in school full time, for a portion of a 24-hour day not less than three hours nor more than

twelve hours.

DAY CARE HOME, GROUP - A facility which offers or provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or more days in the week.

DESIGN CORRIDOR - A designated zoning district, usually centered around one or more arterial or main collector roadways, and whose width is generally substantially smaller than its length, in which particular emphasis is placed on building siting and design, parking, landscaping, and other physical design elements for the expressed purpose of promoting and achieving specific physical design goals.

DESIGN STANDARDS - A set of guidelines regarding the architectural appearance of a building, or improvement, that governs the alteration, construction, demolition, or relocation of a building or improvement.

DEVELOPMENT - Any man-made change to improved or unimproved real estate, including but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

DIAMETER AT BREAST HEIGHT - The diameter of a tree measured at a point four and one-half feet above grade.

DIRECT GLARE - Direct glare is defined as the visual discomfort resulting from insufficiently shielded light sources in the field. One should "see the effect, not the light source".

DIRECT LIGHT EMISSIONS - Light emissions visible above a height of 5 feet at the subject property line. A bulb, a reflective device, a refractive lens device, a globe, or diffuse panel shall be considered a direct light emission source.

DISTURBED AREA - Means an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

DORMITORY - A building or group of buildings designed or altered for the purpose of accommodating students or members of religious orders with sleeping quarters with or without communal kitchen facilities and administered by a bona fide educational or religious institution. Dormitory includes fraternity and sorority houses, covenants, priories and monasteries, but does not include clubs.

DRIVE-IN ESTABLISHMENTS - A business establishment so developed that its principal retail or service character is dependent on providing a driveway approach or parking spaces for motor vehicles so as to either serve patrons while in the motor vehicles or else intended to permit consumption in the motor vehicle of food or beverage obtained by a patron from said business establishment. (e.g.

restaurants, service stations, cleaners, banks, theaters, etc.)

DUMPSTER - A container for garbage or recyclable materials that has a hooking mechanism that permits it to be raised and dumped into a sanitation truck.

DWELLING - A building, or portion thereof, used exclusively for residential occupancy, including one family, two family and multiple family dwellings. Any trailer coach, or manufactured mobile home, not located in a trailer park, as defined herein, which remains on any lots within the limits of this City for more than 48 hours within a six month period shall be construed to be a dwelling except for those that are only displayed for sale in a zoning district permitting such.

DWELLING, ATTACHED - A dwelling having any portion of one or more walls in common with another dwelling.

DWELLING, MULTIPLE FAMILY - A dwelling containing three or more dwelling units.

DWELLING, ONE FAMILY - A detached dwelling containing one dwelling unit. The presence of a second "full scale kitchen" in such dwelling shall raise a rebuttable presumption that more than a one family dwelling unit is within said dwelling.

DWELLING, TWO FAMILY OR DUPLEX - A dwelling containing 2 dwelling units.

DWELLING UNIT - A dwelling or portion thereof, providing a single housekeeping unit with living, sleeping, cooking, eating and bathroom facilities.

EARTH SHELTERED DWELLINGS - Shall be any residence built entirely below grade or partially below grade with two (2) but not more than two (2) sides constructed as basement walls. (See Basement and Cellar definitions)

EATING PLACES - A business establishment open to the general public for the primary purpose of serving prepared food for consumption on the premises.

EAVE – The projecting lower edges of a roof overhanging the wall of a building.

EROSION - Means the detachment and movement of soil or rock fragments by water, wind, ice or gravity.

FAÇADE - The exterior wall of a building exposed to public view or that wall viewed by persons not within the building, extending from grade to the top of the parapet, wall or eaves, and including the entire width of the building elevation.

FAMILY - Persons related by blood, marriage or adoption, or a reasonable number of individuals occupying a dwelling unit who are committed to living

together as a single housekeeping unit, in harmony with the surrounding neighborhood, responsible for maintaining a common household. A boarder shall not be considered a member of the family for the purpose of this definition.

FARM - A lot of 3 acres or more, used for the raising of crops or pasture or both. Stock raising, dairying, poultry raising and kindred activities are to be considered as a part of and included within farming.

FIRST FLOOR - The lowest floor above grade; or partly below grade and not qualifying as a basement or cellar. (See also definition lowest floor.)

FLAG, BUSINESS - A flag displaying the name, insignia, emblem, or logo of a commercial entity.

FLOOD OR FLOODING - A general and temporary condition of partial or complete inundation of normally dry land areas from (1) the overflow of inland or tidal waters and/or (2) the unusual and rapid accumulation of runoff of surface waters from any source.

FLOOD FREQUENCY - The average frequency statistically determined for which it is expected that a specific flood level or discharge may be equaled or exceeded.

FLOOD HAZARD AREA - Areas shown on the flood insurance rate map as Zones A, AI, A30 and Zone V, VI and V30.

FLOOD INSURANCE RATE MAP (FIRM) - The official map on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOOD INSURANCE STUDY - The official report provided in which the Federal Insurance Administration has provided flood profiles, as well as the Flood Hazard Boundary-Floodway Map and the water surface elevation of the base flood.

FLOODPLAIN - The land area susceptible to inundation by water as a result of flooding.

FLOODWAY - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1 foot.

FLOOR AREA - The floor area of a building is the sum of the gross horizontal area of the several floors of the building, measured from the exterior faces of exterior walls or from the center line of walls separating two buildings. Floor area shall include the area of basements when used for residential, commercial or industrial purposes, but need not include a cellar or portion of a basement used

for incidental storage or housing of mechanical or central heating equipment.

FLOOR AREA RATIO (F.A.R.) - The floor area of buildings on a lot divided by the area of such lot.

FOOT-CANDLE -The illuminance on a surface of one square foot in area on which there is uniformly distributed a light flux of one lumen.

FULL CUT-OFF TYPE FIXTURES -A luminaire or light fixture that, be design of the housing, does not allow any light dispersion or direct glare to shine above a 90 degree, horizontal plane from the base of the fixture. Full cut-off fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated, and disability glare will result.

GARAGE, COMMERCIAL - Any lot, building or part thereof, used for the storage, service or repair of motors, or motor vehicles for remuneration, including any rental, lease or sale of motor vehicles.

GARAGE, PRIVATE - An accessory building or portion of a principal building used for the storage of vehicles as an accessory use.

GARAGE, VEHICLE REPAIR AND/OR SERVICE - A commercial garage or gasoline station used for repairing, overhauling, removing, adjusting, replacing, assembling or disassembling any parts of any motor, engine, or vehicle.

GASOLINE STATION - Any lot, building or part thereof, used for the sale of gasoline or motor vehicle fuel which may include facilities for lubrication, washing, or otherwise servicing vehicles, but not including painting of vehicles.

GOLF COURSE - A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards, within which the playing area is not artificially illuminated.

GRADE - The level of the finished surface of the ground or pavement at a stated location.

GRADING - Means any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

GROSS BUILDABLE AREA - The sum of the gross horizontal areas of the several floors of all buildings enclosed by walls on the property excluding parking decks and basement areas used for storage, loading and unloading or for housing of mechanicals or central heating and air conditioning equipment.

GROUND COVER - Any shrub, plant or grass that does not attain a mature

height of more than one foot. Such plants shall be characterized by a growth habit in which the shrub, plant or grass spreads across the ground to connect with similar plants forming a continuous vegetative cover on the ground.

GROUND FLOOR – *The floor level of a building that provides door access by from the street address frontage.*

HABITABLE FLOOR - Any floor usable for living purposes, which includes working, sleeping, eating, cooking or recreation or a combination thereof. A floor used for commercial and/or industrial storage purposes is not a "habitable floor".

HOME BUSINESS USE - A use customarily conducted for compensation entirely within a dwelling and carried on only by the residents thereof which use is clearly incidental and secondary to the use of the building for dwelling purposes and does not change the residential character thereof. The conducting of a clinic, hospital, barber shop, beauty shop, tea room, tourist home, bed and breakfast, animal hospital, or any other similar use shall not be deemed to be a home business use.

HOME OCCUPATION - A use customarily conducted for compensation only by occupant(s) of a single family residence that is performed/carried out entirely within a principal single family residential structure, is clearly incidental and subordinate to the principal single family use and requires no modification of the lot or external structural renovation to accommodate said home occupation.

HOSPITAL - A building licensed by the State of Department of Health having facilities, medical staff and all necessary personnel to provide diagnosis, care and treatment of a wide range of acute conditions or chronic diseases, including injuries.

HOTEL - A building or portion thereof which has a common entrance and common heating system and which contains one or more rooming units designed to be occupied by individuals or groups of individuals for compensation and including such business as may be incidental thereto for the sole convenience of the occupants. For the purpose of these Regulations, hotel shall include "tourist home".

HOTEL, EXTENDED STAY -One or more buildings designed and used exclusively for temporary occupancy by travelers who have a permanent residence elsewhere, provided:

- (i) such extended stay hotel shall have a lobby and shall contain no fewer than seventy (70) guest rooms;
- (ii) each guest room shall contain a private bath, lavatory and kitchen facilities;
- (iii) access to each guest room shall be from one or more interior corridors; and
- (iv) no guest room, including bath, lavatory and kitchen facilities, shall be less

than four hundred twenty-five (425) square feet of gross floor area.

IES – Illuminating Engineering Society of North America, an organization that establishes standards for the lighting industry.

IMPERVIOUS SURFACE - Any hard-surfaced, man-made area that does not readily absorb or retain water including, but not limited to, building roofs, parking and driveway areas, graveled areas, sidewalks and paved recreational areas.

IMPROVEMENT, SUBSTANTIAL - Any repair, reconstruction or improvement of a structure, which equals or exceeds 50 per cent of the square footage of the structure either:

- (1) Before the improvement or repair is started, or
- (2) If the structure has been damaged and is being restored, before the damage occurred. For the purpose of this definition, "improvement, substantial" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

The term does not, however, include either:

- (1) Any project for improvement of a structure to comply with existing State or local health, sanitary or safety code specifications which are solely necessary to assure safe living conditions, or
- (2) Any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places.

INSPECTION - means the periodic review of sediment --and erosion control measures shown on the certified plan.

JUNK YARD - See Motor Junk Business

LANDSCAPED BUFFER - An area of landscaping separating two distinct land uses, or a land use and a public right-of-way, that acts to soften or mitigate the effects of one land use on the other.

LANDSCAPING PLAN - A plan, drawn to scale, showing dimensions and details for vegetating a property, or a portion of a property, including maintenance and protection measures.

LEGAL NON-CONFORMING LOT - Any lot legally existing in accordance with the then applicable regulations which has been made non-conforming by subsequent adoption of zoning regulations or amendments thereof. Such a lot may not be conforming to the present zoning district regulations for any prescribed lot requirements, such as lot area, width or depth.

LEGAL NON-CONFORMING STRUCTURE - A structure or building legally existing on the effective date of these regulations or any amendment thereto which does not conform to the zoning district regulations for any prescribed structure or building requirements, such as front, side or rear yards; building height; building area or lot coverage; lot area per dwelling unit; dwelling units per building; parking and loading spaces, etc.

LEGAL NON-CONFORMING USE - A use whether of a building, structure or lot, legally existing on the effective date of these regulations or any amendments thereto which does not conform to the use regulations of the zoning district in which it is located.

LIBRARY - A public facility for the use, but not sale, of literary, musical, artistic, or reference materials.

LIGHT TRESPASS - Any form of artificial illumination emanating from a light fixture or illuminated sign that penetrates the adjoining property.

LINE OF SIGHT - A visual path emanating from an average eye level adjudged to be five feet above the ground level.

LOT - A parcel of land occupied or to be occupied by a building or group of buildings and accessory buildings, together with such open spaces as are required under the provisions of these regulations.

LOT AREA - The gross horizontal area contained within the property lines of the lot.

LOT, CORNER - A lot located at the junction of two or more intersecting streets, having an interior angle of less than 135 degrees, with a boundary line thereof bordering on two of the streets.

LOT COVERAGE - The portion or percentage of a lot occupied or intended to be occupied by all buildings, structures and paved areas other than walkways.

LOT DEPTH - The mean distance from the front line of the lot to the rear lot line measured in the general direction of the side lines of the lot.

LOT FRONTAGE - The horizontal distance between the side lot lines measured at the point where the side lot lines intersect the street right-of-way. On curvilinear streets, the arc between the side lot lines shall be considered the lot frontage.

LOT, INTERIOR - A lot other than a corner lot.

LOT LINE - Any property line bounding a lot.

LOT LINE, REAR - The lot line generally opposite the street line; if the rear lot line is less than ten feet in length, or if the lot comes to a point in the rear, the rear lot line shall be deemed to be a line parallel to the street line, not less than ten feet in length, lying farthest from the street line.

LOT, THROUGH - A lot other than a corner lot which has frontage on two or more streets.

LOT WIDTH - The horizontal distance between side lot lines measured parallel to the street line and along the building setback line for the front yard.

LOWEST FLOOR - Means the lowest floor of the lowest enclosed area, including basement, an unfinished or flood resistant enclosure, usable solely for parking of vehicles or building access in an area other than a basement area is not considered a building's lowest floor.

LUMEN -A unit of measure of the quantity of light which falls on an area of one square foot every point of which is one foot from the source of one candela. A light source of one candela emits a total of 12.57 lumens.

MEAN HIGH WATER MARK - The average height of all apparent high water marks recorded over a 19 year period or a computed equivalent period.

MEAN SEA LEVEL - The average height of the surface of the sea for all stages of the tide, usually determined from hourly readings during any given period. For the purpose of these regulations, mean sea level shall be deemed to be an elevation of 0.0 feet. (USGSS datum, MSL)

MANUFACTURED MOBILE HOME - A structure that is transportable in one or more sections, built on a permanent chassis and designed to be used with or without a permanent foundation, when connected to the required utilities. It does not include recreational vehicles or travel trailers for purposes of compliance with flood-proofing requirements.

MANUFACTURED MOBILE HOME PARK OR MOBILE HOME SUBDIVISION-EXISTING - A parcel or contiguous parcels of land divided into two or more mobile home lots for rent or sale, for which the construction of facilities for servicing the lot on which the mobile home is to be affixed (including at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads and the construction of streets) is completed before the effective date of Section 5.6.

MANUFACTURED MOBILE HOME PARK OR MOBILE HOME SUBDIVISION - EXPANSION TO EXISTING - The preparation of additional sites by the construction of facilities for servicing the lots on which the mobile homes are to be affixed (including the installation of utilities, either final site grading or pouring

of concrete or the construction of streets.)

MANUFACTURED MOBILE HOME PARK OR MOBILE HOME SUBDIVISION

NEW - A parcel (or contiguous parcels) of land divided into two or more mobile home lots for rent or sale for which the construction of facilities for servicing the lot (including, at a minimum, the installation of utilities, either final site grading or the pouring of concrete pads and the construction of streets) is completed on or after the effective date of Section 5.6.

MIXED USE DEVELOPMENT - A single building containing more than one type of land use, or a single development of more than one building and land use, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas.

MOTEL - A building or group of buildings which contains ten or more rooming units, each generally having a separate outside entrance; and designed to be occupied by individuals or groups of individuals for compensation and including such business as may be incidental thereto for the sole convenience of the occupants. For the purpose of these regulations, motel shall include buildings designated as motor inns and tourists courts.

MOTOR JUNK BUSINESS OR JUNK YARD - The term "junk yard" shall be construed to include any "junk yard," "motor vehicle junk business" and "motor vehicle junk yard" as defined in State Statutes. Any place of business or of outside storage or deposit, whether in connection with any business or not, which has stored or deposited two or more unregistered vehicles, which are no longer intended or in condition for legal use on the public highways or used parts of vehicles or old iron, metal, glass, paper, cordage, or other waste material or discarded second hand material which has been a part, or intended to be a part, of any vehicle, the sum of which parts or materials shall be equal in bulk to two or more vehicles. Said term shall also include any place of business or of outside storage or deposit of vehicles for parts or for use of the metal for scrap and where it is intended to burn material which are parts of a vehicle or cut up the parts thereof.

MOTORIZED HOMES - Any building, structure or vehicle designed and/or used for living or sleeping and/or recreational purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes, and including pick-up coaches, campers, recreational vehicles, travel trailers and camping trailers not meeting the specifications required for a manufactured home, trailer coach or mobile home.

MOTION SENSOR DEVICE -A device that will sense motion electronically and switches lighting on for a brief duration of time, not to exceed 1 hour.

MULTI-FAMILY BUILDING -A detached building designed and used exclusively as a dwelling by three or more families occupying separate suites.

NATURAL FEATURES - Components and processes present or produced by nature, including soil types, geology, slopes, vegetation, surface water, drainage patterns, aquifers, recharge areas, climate, floodplains, aquatic life and wildlife.

NON-CONFORMING LOT - Any lot which does not conform to the current lot requirements such as lot area, width and/or depth. See also legal non-conforming lot definition.

NON-CONFORMING STRUCTURE - Any structure or building which does not conform to the zoning district regulations for any prescribed structure of building requirements, such as front, side or rear yards; building height, building area or lot coverage; lot area per dwelling unit; dwelling units per buildings; parking and loading spaces; etc. See also legal non-conforming structure definition.

NON-CONFORMING USE - A use, whether of a building, structure or lot which does not conform to the use regulations of the zoning district in which it is located. See also legal non-conforming use definition.

NURSERY SCHOOL - A building or portion thereof, licensed by the State Department of Health, having facilities and all necessary personnel for the care guidance and/or supervision of five or more children not of common parentage.

OPEN SPACE -The portion of the ground space on the same lot and contiguous to the principal building which is either landscaped, or developed and maintained for recreation or conservation purposes. Open space shall not include those portions of a lot that are utilized for off-street parking or loading, driveway or building purposes. This area of the lot shall be used in the calculation of open space to meet the percentage of the lot area or square feet per dwelling unit requirement as specified in various use districts.

In general, when the Board identifies the portion of a site that shall remain as open space, such open space should serve one or more of the following functions:

- a) Natural Resource Protection, such as habitat protection for plants and animals, streambelt or riparian corridor protection, shorefront protection, or the provision of greenbelt linkages, forest land, agricultural land and fisheries;
- b) Outdoor Recreation, including parks, playgrounds, beaches, and trails for active recreation, and nature preserves for passive recreational uses, serenity and sites that contribute to quiet experiences;
- c) Protection of Public Health and Safety, such as floodplains, inland and tidal wetlands, unbuildable areas or areas with limitations for development including steep slopes, high water table or shallow depth

- of bedrock;
- d) Promotion and Maintenance of Community Character, such as the development of greenbelts, open space dedication related to development, scenic vistas, and appropriate buffer strips;
 - e) Protection of Historic or Archeological Sites, such as the North Street Green, the Town Green, historic districts and historic structures and grounds;
 - f) Environmental Education, including school-based and citizen-based programs to advance the knowledge of the natural environment and Milford's cultural heritage.

ORGANIZATION, CHARITABLE - A non-profit organization that is supported primarily by charity and whose principal function is the performance of charitable works or religious activities.

ORGANIZATION, FRATERNAL – A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

ORGANIZATION, PRIVATE NON-PROFIT -Any person(s), partnership, association, corporation or other group whose activities are conducted for civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group and may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities.

OUTDOOR CUSTOMER DINING AREA - An outdoor area of designated size used as a seating area with tables and chairs for the contiguous restaurant. This seating may be in addition to the indoor seating or it may be the only seating available for the restaurant.

OUTDOOR LIGHT FIXTURE -An electronically powered illuminating device containing a total light source of more than 1800 initial lumens per fixture (this is greater than a single 100 watt incandescent lamp, or two 75 watt reflectorized bulbs), which is permanently installed outdoors, including but not limited to devices used to illuminate any site, architectural structure, or sign.

PARCEL -Any legally described piece of land of any size that may or may not be subdivided or improved.

PARKING LOT - A area other than a street used for the parking of registered vehicles.

PASSIVE SOLAR ENERGY TECHNIQUES -Site design techniques which maximize solar heat gain, minimize heat loss and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season. The site design techniques shall

include, but not be limited to: (1) house orientation; (2) street and lot layout; (3) vegetation; (4) natural and man-made topographical features; and (5) protection of solar access within the development.

PENNANT - Any lightweight plastic, fabric, or other material, whether or not containing a message of any kind, suspended from a rope, wire or string, usually in a series, designed to move in the wind.

PLACE OF PUBLIC ASSEMBLY - An outdoor area, building or portion of a building specifically identified and used for gathering together 50 or more persons for such purposes as deliberation, worship, entertainment, eating, drinking, amusement or awaiting transportation.

PREMISES - A lot, plot or parcel of land including the buildings or structures thereon.

PUBLIC CHARITABLE INSTITUTION - Any partnership, association, corporation or other group whose activities are conducted for selfless, civic, or humanitarian motives, or for the benefit of others, and not for the gain of any private individual or group, and for which said institution receives financial support from a governmental entity or other public organization. Such institution may include, but shall not be limited to, patriotic, philanthropic, social service, welfare, benevolent, educational, civic, fraternal, cultural, charitable, scientific, historical, athletic, or medical activities.

RECREATIONAL VEHICLE - See Vehicle, Recreation.

REGIONAL SHOPPING MALL - A planned commercial development consisting of a building or group of buildings for retail purposes and related activity containing at least (a) two department stores of not less than 100,000 sq. ft. each with an enclosed mall and (b) 800,000 sq. ft. of Gross Buildable Area.

REGULATORY FLOOD - A flood which is representative of large floods known to have occurred generally in the area and is reasonably characteristic of what can be expected to occur. The regulatory flood generally has a flood frequency of approximately 100 years as determined from analyses of floods or other waterbodies and watercourses in the same general region.

REGULATORY FLOOD PROTECTION ELEVATION - The level to which buildings, structures and uses controlled by these regulations are required to be flood-proofed. In the absence of specifically established regulatory flood protection elevation, such level shall be deemed to be 10 feet above mean sea level.

RELIGIOUS INSTITUTION - A church or place of worship or religious assembly with related facilities such as the following in any combination: rectory or

convent; meeting hall, offices for administration of the institution, licensed child or adult daycare, playground, cemetery.

RESTAURANT - A business establishment open to the general public for the principal purpose of preparing and serving food for consumption primarily on the premises. A type of eating place. (See definition of "EATING PLACE")

RESTAURANT, FAST FOOD – Restaurants where most customers order and are served their food at a counter or in a motor vehicle in packages prepared to leave the premises, or able to be taken to a table or counter to be consumed.

RETAIL - The buying or selling of goods or merchandise directly to the consumer for their personal consumption or use.

RIGHT-OF-WAY - An area of land not on a lot that is dedicated for public or private use to accommodate a transportation system for allowing the free passage of people and goods. Right-of-ways include, but are not limited to, highways, streets, roads, private roads, rail lines, and sidewalks.

RIVERINE - Means relating to, formed by, or resembling a river, including tributaries, streams, brooks, etc.

ROOF, GABLE - A double sloping roof with a ridge and gables at each end.

ROOF, GAMBREL - A gable roof with two slopes on each side, and the lower slope being steeper.

ROOF, HIP - A roof having sloping ends as well as sloping sides.

ROOF RIDGE - The line of the junction of two roof surfaces sloping upwards toward each other.

ROOMING UNIT - A building or portion thereof providing a single housekeeping unit with living and sleeping facilities, but excluding cooking and eating facilities.

SAND DUNES - Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

SCHOOL, BUSINESS - Any business or school operated for the compensation or gain of its owner or operator, where students or enrollees are assembled for the purpose of instruction in business-related skills including, but not limited to, the teaching of shorthand, typing, bookkeeping, office skills, accounting, computer services and language skills.

SCHOOL, COMMERCIAL -Any business or school operated for the compensation or gain of its owner or operator, where students or enrollees are

assembled for the purpose of instruction and generally confined to one area of interest, such as bartending, beauty culture, dancing, or sewing.

SCHOOL, PAROCHIAL - A private school maintained by a religious body or organization for the purpose of elementary and/or secondary instruction.

SCHOOL, PRIVATE - A school that is established, conducted, and primarily supported by a nongovernmental agency or organization.

SCHOOL, PRIVATE NON-PROFIT - Any private educational facility owned and operated by one or more nonprofit corporations or associations no part of the net earnings of which inures, or may lawfully inure, to the benefit of any private shareholder or individual.

SCHOOL, PUBLIC - Any educational facility owned and operated by a governmental entity.

SCHOOL, VOCATIONAL OR TRAINING -A specialized instructional establishment that provides on-site training of one or more trade skills and/or skills with commercial or business applications, such as computer repair, computer software and hardware applications, welding, carpentry and office administration. Incidental instructional services in conjunction with another principle use shall not be considered a vocational or training school.

SCREENING - A method of visually shielding or obscuring one abutting nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

SEASONAL HIGH WATER LEVEL - The extreme height of water measured and recorded during any given season of the year, usually occurring during the spring.

SEDIMENT - Means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SETBACK - The horizontal distance from any street or lot line to any building, structure or use, measured in a straight line from and perpendicular to such street or lot line.

SIGN - Any device used for visual communication intended to attract the attention of the public and visible to the public right-of-way or other properties.

SIGN, A-FRAME - A temporary, double-faced sandwich board sign that is not permanently fixed and is used for advertising purposes including any type of graphics, lettering and other content intended to identify the place of business.

SIGN, AGGREGATE AREA - *The total aggregate square footage of all building signage, including window signs, viewable from outside of a building for each façade of a building visible from a main public street or way, to be described as the physical address façade..*

SIGN, ANIMATED - Any sign or source of light or part thereof which flashes, rotates, moves or in any way simulates motion.

SIGN, AREA - The number of square feet contained within a single continuous perimeter enclosing the extreme limits of the actual sign surface. Structural members and supports required by Building Codes and not bearing advertising matter and not forming an integral part of the display shall be excluded from the sign area. The allowable area of a double-face sign shall be computed on one side only.

SIGN, AWNING:- *A sign attached to a building awning which may be opened and closed and/or removable and is not part of a building's structural integrity..*

SIGN, BANNER - A sign having characters, letters or illustrations applied to cloth, paper, flexible plastic or fabric of any kind, with only such material for backing.

SIGN, CANOPY – *A sign defined as mounted under a permanent roof structurally integral to the building and over a walkway.*

SIGN, COMMERCIAL ADVERTISING OR OFF-PREMISES - Any sign owned or operated by any person, firm or corporation engaged in the business of outdoor advertising for compensation for the use of such signs.

SIGN, DIRECTIONAL - A sign intended to direct the way to a place or activity or to point toward a place of activity.

SIGN, DOUBLE-FACE - A sign containing the same advertisement on both sides of the supporting structure.

SIGN, ELECTRONIC MESSAGE - A sign with a fixed or changing display or message composed of a series of lights that may be changed through electronic means.

SIGN, FLASHING - Any sign, the illumination of which is not kept constant in intensity at all times, and/or which exhibits sudden or marked changes in such light intensity or color effects.

SIGN, GROUND OR FREESTANDING - A sign supported by one or more uprights or braces in or above the ground.

SIGN, HEIGHT OF - The vertical distance between the curb level and the top of a sign.

SIGN, ILLUMINATED - A sign which is illuminated by either internal or external lighting devices or sources.

SIGN, INDIRECTLY ILLUMINATED - A sign which is illuminated by either external lighting devices or sources.

SIGN, ON-PREMISE - A sign advertising a use conducted on the premises where the sign is located.

SIGNS, NUMBER OF - For the purpose of determining the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related and composed to form a unit. Where matter is displayed in a random manner without organized relationship elements, or where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

SIGNS, OFF-PREMISE - A sign advertising a use not conducted on the premises or a product not sold on the premises where the sign is located.

SIGN, POLITICAL - A sign identifying and urging voter support for a particular election issue, political party, or candidate for public office.

SIGN, PROJECTING - A sign which is affixed to an exterior wall of any building and extending more than 15 inches beyond the building walls or parts thereof.

SIGN, ROOF - A sign attached to a building and erected upon the roof or extending above the roof line, eaves, parapet of such building.

SIGN, TEMPORARY - Any sign not intended for permanent display.

SIGN, WALL - A sign which is affixed to the exterior walls of any building and projecting not more than 15 inches from the building wall or parts thereof. Wall signs shall also include illuminated signs erected inside window display area of a building.

SINGLE FAMILY ATTACHED DWELLING - A one family residence of which one straight side only is common to its immediate adjoining residence. The straight wall common to each residence may be subject to a property line which will become a boundary line which coincides with the exact center of the wall common to both residences. Such common boundary shall be perpendicular to the street line. No single family attached residence shall be attached to more than one other residence.

SOIL - Means any unconsolidated mineral or organic material of any origin.

SOIL EROSION & SEDIMENT CONTROL PLAN - Means a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative, but excluding cellars, between any floor and floor above or in its absence, the ceiling or roof above, notwithstanding the foregoing cellars as defined in the case of earth sheltered dwellings (as defined) shall be counted as stories.

SPECIAL EXCEPTION - A use that would not be appropriate generally or without restrictions throughout a given zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare. Such uses may be permitted in such zoning district as special exceptions, if specific provisions for such special exceptions are made in this ordinance.

SPECIAL PERMIT - Authorization by the Planning and Zoning Commission for a particular land use in a zoning district in which such use is not permitted as of right. Such authorization may include specific conditions that must be satisfied in order for the land use in question to receive a Special Permit.

START OF CONSTRUCTION - see CONSTRUCTION START OF.

STORY - That part of a building, including basements, but excluding cellars, between any floor and floor above or in its absence, the ceiling or roof above, notwithstanding the foregoing cellars as defined in the case of earth sheltered dwellings (as defined) shall be counted as stories.

STREAMER, ADVERTISING - Any long, narrow, wavy strip of cloth, paper, flexible plastic or fabric of any kind attached to a building, vehicle or other property fixture along only one side of its length or width, and having characters, letters or illustrations applied to it for the purposes of attracting public attention to a commercial enterprise or event.

STREET - Any right-of-way used for streets, roads, highways, avenues, boulevards, lanes or other vehicular accessways.

STREET, PRIVATE - Any street other than a public street.

STREET LINE - The dividing property line between the street and lot.

STREETSCAPE - The visual image of a street, including the combination of buildings, parking, signs, street trees and landscaping, and other hardscape and street furniture.

STRUCTURE - Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground. Except as otherwise indicated, "structure" as used in these regulations shall be deemed to

include buildings, swimming pools, open entries, signs, and fences or walls more than three feet in height other than retaining walls.

STRUCTURAL ALTERATION - Any change in or addition to the structural or supporting members of a building, such as bearing walls, columns, beams or girders.

SWIMMING POOL - Any "swimming pool" as defined and regulated in "The Public Health Code of the State of Connecticut" and/or Building Code.

TAVERN -An establishment where the retail sale of beer, cider not exceeding six percent of alcohol by volume, and/or wine to be consumed on the premises occurs, either with or without the sale of food.

TERRACE - A structure not more than 18 inches in height above average grade on any side and located on the ground with no structural supports other than subsurface base material.

TRAILER COACHES - A vehicle with or without motive power designed to be self-propelled or to be drawn by a motor vehicle and to be used for human habitation or for the carrying of a person. Includes mobile homes.

TRAILER PARK - A lot on which there is located or intended to be located two or more trailer coaches occupied for living purposes.

TRAILER, TEMPORARY – A temporary portable unit for office or construction-related use that is designed to be transported, after fabrication, on its own wheels or on a flatbed or other trailer, or have detachable wheels.

UPLIGHTING – Any light source that distributes illumination above a 90 degree horizontal plane.

USE - The specific purpose for which a lot or a building is designed, arranged, intended to be used, or for which it is or may be occupied or maintained. The terms permitted use, special use, or its equivalent shall not be deemed to include a non-conforming use, as defined herewith.

USABLE OPEN SPACE - The portion of the ground space on the same lot and contiguous to the principal building which is either landscaped, or developed and maintained for recreation or conservation purposes. Usable open space shall not include those portions of a lot that are utilized for off-street parking or loading, driveway or building purposes.

USE, ACCESSORY - A use of land, buildings or structures which is clearly incidental to, and customarily in connection with, and located on the same lot with the principal building or use.

USE, PERMITTED - A use permitted in a zoning district without the need for special administrative review and approval, upon satisfaction of the standards and requirements of these Zoning Regulations.

VEHICLE - Any motor vehicle as defined by the General Statutes of the State of Connecticut, as amended.

VEHICLE DEALERSHIP - A commercial garage or lot primarily used for merchandising vehicles.

VEHICLE, RECREATION - Vehicle Recreation is any towed or self-propelled residence, coach, trailer, truck body converted for residential occupancy primarily designed or utilized for seasonal and/or vacation use.

VERNAL POOL - A watercourse consisting of a confined basin depression which contains a small body of standing water usually drying out for part of the year during warm weather. It can be natural or man-made and usually lacks a permanent outlet or any fish population. Further, the occurrence of one or more of the obligate species which include the fairy shrimp, spotted salamander, Jefferson salamander, marbled salamander, wood frog and eastern spadefoot toad are necessary to conclusively define a vernal pool.

WATER SURFACE ELEVATION - means the height, in relation to the National Geodetic Vertical Datum (NGDV) of 1929 or other datum where specified, of floods of various magnitudes and frequencies in the flood plains of coastal or riverine areas.

WETLANDS - Any wetland as defined by State Statutes.

WHOLESALE - The buying or selling of goods or merchandise in bulk or large quantities to those actively involved in the trades for the purposes of resale of said goods or merchandise directly to the consumer for their use.

YARD, FRONT - An open, unoccupied space extending across the full width of the lot between the front wall of the principal building and the street line. The depth of the required front yard shall be measured horizontally from and perpendicular to the nearest point of the front lot line toward the nearest part of the building on the lot.

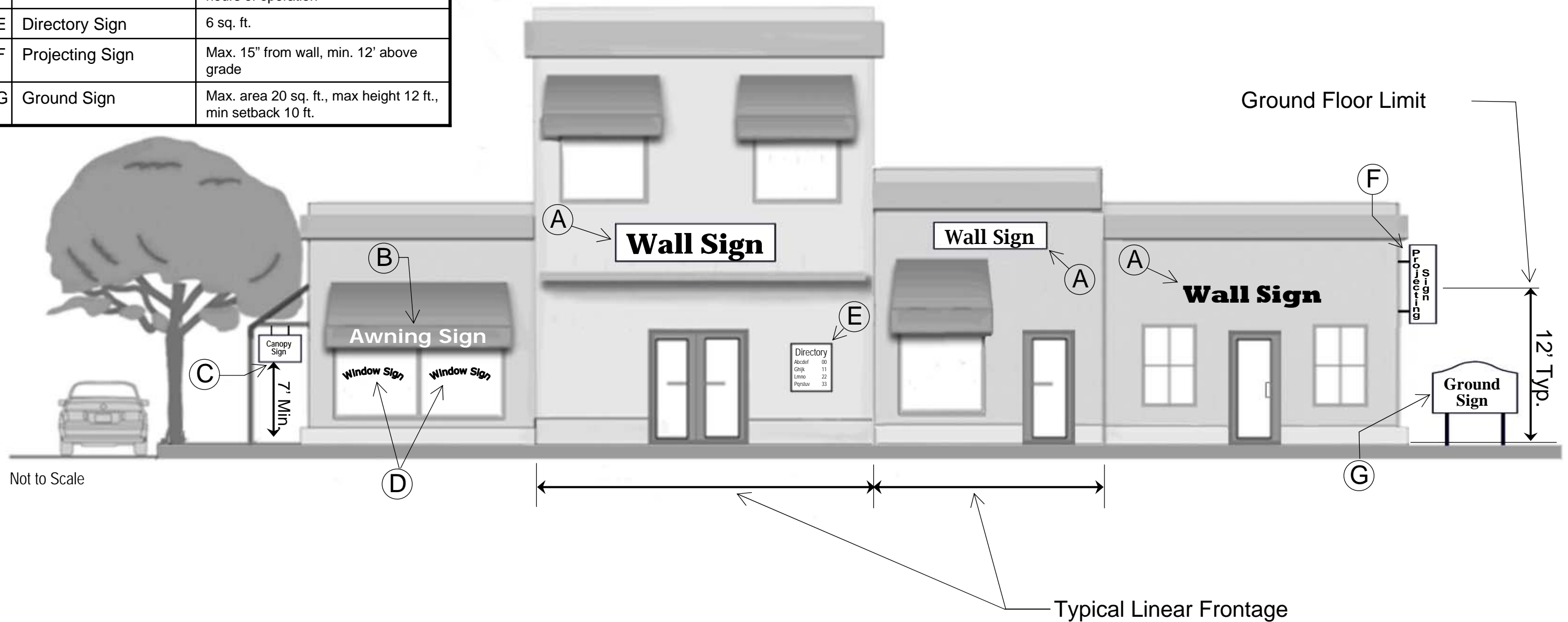
YARD, SIDE - An open, unoccupied space between a principal building and the side lot line extending from the front yard, to the rear yard. The width of the required side yard shall be measured horizontally from and perpendicular to the nearest point of the side lot line toward the nearest part of the principal building on the lot.

YARD, REAR - An open, unoccupied space extending across the full width of the lot between the most rear principal building and the rear lot line. The depth of the

required rear yard shall be measured horizontally from and perpendicular to the nearest part of the rear lot line toward the nearest part of the principal building on the lot. (See also Lot line, Rear).

ZONING ENFORCEMENT OFFICER - An individual duly appointed by the City with the authority and responsibility to enforce the provisions of the Zoning Regulations of the City of Milford.

Sign Type	Max. Allowable Dimensions
A Wall Sign	Max. 5% of building façade, max. length 75% of façade, max. height 15% of facade
B Awning Sign	Non-illuminated: max. 25% of awning Illuminated: subject to wall sign regs.
C Canopy Sign	4 sq. ft., min. 7 ft above grade to bottom of sign
D Window Sign	25% of total window area, excluding hours of operation
E Directory Sign	6 sq. ft.
F Projecting Sign	Max. 15" from wall, min. 12' above grade
G Ground Sign	Max. area 20 sq. ft., max height 12 ft., min setback 10 ft.



TYPICAL SIGNAGE STANDARDS – Milford Center Design Development District