

Omnibus Clean-up 3

NARRATIVE

January 11, 2022

As part of the Omnibus Text Changes, Clean-Up 3 proposes to reorganize the City of Stamford Zoning Regulations, clarify certain definitions procedures, update and add new definitions, procedures and zoning districts and delete certain Sections.

The proposed changes fall under the following categories:

1. Proposed changes to Definitions (Section 3.B.)
2. Proposed changes to Use Regulations and Definitions (Section 5.E.)
3. Proposed changes to District Regulations (primarily Section 4)
4. Proposed changes to other Sections
5. Proposed reorganization.

1. Updated Definitions

The following Definitions in Section 3.B. “Defined Terms” are proposed to be modified:

“Accessory Building”

This definition is updated to incorporate provisions previously contained in Section 7.F. regarding bulk standards for accessory buildings that are attached to Principal Buildings.

“Accessory Structure”

Proposed change clarifies that Accessory Structures do not include Permitted Obstructions or Signs.

“Accessway Lot”

Deletion of a duplicate – the definition is contained in “Lot, Accessway”.

“Alley”

Adds provision formerly contained in Section 7.J regarding distance requirements for vehicle entrances.

“Building Height”

Amendments include streamlining the definition and incorporating the exemptions and exceptions from Section 8, which is proposed to be deleted. A clarification is added that in flood prone areas, building height is measured from the Base Flood elevation and how the building height of connected buildings is determined. A procedure is added to modify building height regulations by Special Permit in very few instances.

“Fence”

New definition that incorporates provisions previously contained in Section 7.G.

“Floor Area, Bonus”

Adds provisions for Floor Area Bonuses, e.g. for public plaza, through-block connections and other public amenities, formerly contained in Section 7.S. Some of the bonuses of 7.S. are proposed to be eliminated.

“Indoor Amenity Space”

This is a new definition to exclude circulation areas and other building areas that are not exclusively dedicated to recreational activities.

“Lot”

The definition for Lot is updated to incorporate provisions formerly contained in Sections 7.B and 7.I. These provisions include prohibitions of subdivisions and lot line adjustments that would create non-conformities and regulations for lots not meeting the minimum lot size requirements.

“Lot, Accessway”

Adds provisions formerly contained in Section 7.O. regarding prohibition of Accessway Lots in all Districts except RA-3, RA-2, RA-1 and R-20.

“Lot, Corner”

Adds provisions formerly contained in Section 7.M. for setback requirements on Corner Lots.

“Mixed-Use Building”

New Definition. As some districts establish special rules for mixed-use buildings, a clarification was added that a mixed-use building must contain at least 50% residential uses.

“Mural”

New Definition to set standards and approval procedures for murals.

“Open Space, Usable”

Clarify and consolidate standards for Usable Open Space and make Usable Open Space a general requirement for buildings with three or more units. As a result, references to “Usable Open Space” in district regulations for the NX-D, R-HD, P-D, MX-D and MRD-D districts are updated to maintain consistency.

“Permitted Obstructions”

Definition is amended to incorporate provisions formerly contained in Sections 7.C., 7.D. and 7.E. regarding awnings and canopies, AC condenser units and other clarifications.

“Retaining Wall”

This is a new definition.

“Street, Commercial”

Replacing the term “Arterial Street”, which is used in V-C districts to signify streets where commercial uses are allowed, with “Commercial Street”. The term “Commercial Street” is already in use for certain streets in the R-HD District and using a common term simplifies use of the regulations.

“Yard”

New Definition, includes provisions formerly contained in Section 7.L regarding setback requirements when lots border on more restrictive Zoning Districts.

2. Amended Use Regulations and Definitions.

The following Use Regulations and Definitions in Section 5.E., Use Regulations, are proposed to be amended:

“Adult Establishment”

Adds the standards for Adult Establishments, formerly contained in Section 7.P, to the definitions and regulations.

“Home Occupation”

Adds uses requiring a State of Connecticut cottage food license to eligible home occupations and prohibits retail store as a home occupation.

“Medical Marijuana Dispensary Facility”

Deletes the “Purpose” section. This is covered by State Statute.

“Short Term Rental”

Clarifies the role of the “Short-term Rental Operator” and that the Operator does not have to reside on premise, except in single-family districts

3. Changes to District Regulations

Changes to the V-C District (Section 4.B.7.)

The following changes are proposed for the V-C Village Commercial District:

- Updating “Arterial Street” to “Commercial Street” and correcting distance requirements where Commercial Street regulations apply – within 125’ of a Commercial Street;
- Deleting special parking and loading requirements in the V-C District (the previously approved changes to Section 12 incorporated these requirements)

Changes to the NX-D, Neighborhood Mixed-Use District (Sec. 4.B.10)

The following changes are proposed for the NX-D, Neighborhood Mixed-Use District:

- Change permitted use “Veterinary, Domestic Cats only” to “Veterinary Office”. The “Veterinary, Domestic Cats only” use was deleted in a previous clean-up.

Changes to the R-HD Residential District, High Density (Sec. 4.B.11)

The following changes are proposed for the R-HD Residential District, High Density:

- Delete provisions referring to the “Special Transit District Area (STDA)” and replace them with Parking Category 1. Parking Category 1 is mostly the same geographical area as the STDA. This simplifies the regulations by eliminating a geography that is no longer needed.
- Regulations for Public Amenity Bonuses were streamlined (regulations are contained in the revised “Floor Area, Bonus” definition described above)

Rename Section 9.K. R-H Multiple Family Design District, High Density to RHD-D Residential High Density Design District and update all references.

The purpose of this change is to make it easier to distinguish between the R-HD and the R-H districts.

New District Regulations

New District Regulations would be created for the C-C – Center City District, C-G – General Commercial District, C-I – Intermediate Commercial District, C-L – Limited Business District and C-N – Neighborhood Business District. These districts currently do not have dedicated sections in the regulations and exist only in Appendices A (Use Regulations) and B (Bulk Regulations). As part of this application, however, these districts would serve mainly as place holders and refer to the regulations in the appendices. Future applications will create specific district regulations based on the information contained in the appendices.

4. Proposed Changes to Other Sections

Other proposed changes include:

- **Section 7.3.B.2.c. – “Historic Preservation”** simplifies the review process for adding properties to the Cultural Resources Inventory and clarifies that a Qualified Historic Preservation expert needs to be paid for by the applicant if required as part of an application for special development standards.
- **Section 10.H. – “Conversion of Commercial Buildings to Residential Buildings in Certain Districts”** increases the bonus provisions for conversions with regard to density and aligns the regulations for Parking and Usable Open Space with other Sections of the Regulations.
- **Section 12.J. - “Bicycle Parking Standards”** corrects the conditions under which a development can waive out of providing Class A bicycle parking spaces and corrects the requirements for Class B bicycle parking spaces for certain non-residential uses.
- **Section 19.D.6 - “Site Plans”** adds a regulations for the expiration of site plans (three years with the option of 2 two-year extensions), to align with State Statute.

- **Addition of Section 19.H. – “General Development Plans”.** The current definition for General Development Plans is provided in the DW-D Designed Waterfront District regulations. While GDPs originally applied only in the DW-D Districts, GDPs have proven to be useful planning tools for other districts as well. As a consequence, GDP regulations have been added to other districts and uses generally consistent with the GDP standards in the DW-D. The intention of Section 19.H. is to create uniform regulations for GDPs in all districts and for all uses.

GDP approval would be required for all new or re-development in C-D, DW-D, HCD-D, IP-D, MRD-D, MX-D, SRD-S and TCD-D Districts, all multi-building or phased development with individual buildings exceeding a certain size or certain uses. However, some actions such as stand-alone Zoning Map changes in certain zoning districts would no longer need GDP approval and the pre-application requirement would be eliminated, and the application procedure simplified.

The proposed regulations would also establish a standard validity term for GDPs (10 years, with the ability to extend validity up to two times for no more than five years for each).

As GDPs are referenced in different sections and for different uses, these sections and use definitions would be updated to be consistent with the new Section 19.H. The following use definitions in Section 5.E. would be affected:

- Beach Club
- Corporate Retreat
- Country Clubs or Golf Clubs
- Hospital Complex
- Museum Complex
- Senior Housing and Nursing Home Facility Complex
- Swim or Tennis Clubs
- Yacht Clubs

References to GDPs for the following Zoning Districts would be updated:

- 9.C. – MX-D
- 9.D. – DW-D
- 9.F. – TCD-D
- 9.I. – IP-D
- 9.P. – MRD-D
- 9.Q. – SRD-S
- 9.S. – HCD-D

5. Proposed Reorganization.

The following table shows how the current organization of the Regulations relates to the new organization. Updates to specific sections or definitions are explained in more detail above.

<u>Old Section</u>		<u>Comments</u>	<u>New Section</u>	
<u>#</u>	<u>Title</u>		<u>#</u>	<u>Title</u>
1.	<u>Purpose</u>		1.A.	<u>Purpose</u>
2.	<u>General Requirements</u>	<u>Header only</u>		
2.A.	<u>[Compliance Required]</u>	<u>Moved only, no changes proposed</u>	1.B.	<u>Zoning Districts Established</u>
2.B.	<u>[District and Other Regulations]</u>	<u>Moved only, no changes proposed</u>	1.B.5.	<u>District Regulations and Private Land Use Covenants</u>
3.	<u>Definitions</u>	<u>Header updated</u>	3.	<u>Definitions and Standards</u>
3.A.	<u>Construction of Language</u>	<u>unchanged</u>	3.A.	<u>Construction of Language</u>
3.B.	<u>Defined Terms</u>	<u>Some definitions modified, see below</u>	3.B.	<u>Defined Terms and Standards</u>
4.	<u>Districts and District Regulations</u>			
4.A.	<u>List of Zoning Districts</u>	<u>Minor updates, list reordered alphabetically</u>	1.B.1.	<u>List of Zoning Districts</u>
4.B.1.	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>	<u>Moved only, no changes proposed</u>	5.X.	<u>RA-3, RA-2, RA-1 – Single-Family Districts, very low density</u>
4.B.2.	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>	<u>Moved only, no changes proposed</u>	5.Y.	<u>R-20, R-10, R-7½ – Single-Family Districts, low density</u>
4.B.3.	<u>R-6 – One Family, Two Family Residence District</u>	<u>Moved only, no changes proposed</u>	5.Z.	<u>R-6 – One Family, Two Family Residence District</u>
4.B.4.	<u>P – Park District</u>	<u>Moved only, no changes proposed</u>	5.V.	<u>P – Park District</u>
4.B.5.	<u>C-B – Community Business District</u>	<u>Moved only, no changes proposed</u>	5.C.	<u>C-B – Community Business District</u>
4.B.6.	<u>C-WD – Coastal Water Dependent District</u>	<u>Moved only, no changes proposed</u>	5.K.	<u>C-WD – Coastal Water Dependent District</u>
4.B.7.	<u>V-C – Village Commercial District</u>	<u>Replace Arterial Street with Commercial Street, delete parking regulations and refer to Section 12 (Parking requirements unchanged)</u>	5.JJ.	<u>V-C – Village Commercial District</u>
4.B.8.	<u>M-G – General Industrial District</u>		5.Q.	<u>M-G – General Industrial District</u>
4.B.9.	<u>M-L – Light Industrial District</u>		5.R.	<u>M-L – Light Industrial District</u>
4.B.10.	<u>NX-D – Neighborhood Mixed-Use Design District</u>	<u>Replace Use “Veterinary, Domestic Cats only” with “Veterinary Office” and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</u>	5.U.	<u>NX-D – Neighborhood Mixed-Use Design District</u>

<u>4.B.11.</u>	<u>R-HD – Multiple-Family, High Density</u>	<u>Replace “Special Transit District Area” with “Parking Category 1”; and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</u>	<u>5.CC.</u>	<u>R-HD – Multiple-Family, High Density</u>
<u>4.C.1.</u>	<u>Interpretation of Zoning District Boundary Lines</u>	<u>Moved, minor updates only</u>	<u>1.B.2.</u>	<u>Interpretation of Zoning District Boundary Lines</u>
<u>4.C.2.</u>	<u>[Access to Commercial or industrial Properties to certain Residential Districts]</u>	<u>Deleted</u>		
<u>4.C.3.</u>	<u>[Relationship between Zoning Regulations and Private Covenants]</u>	<u>Deleted – this section was duplicative with current Section 2.B.</u>		
<u>5.</u>	<u>Use Regulations</u>		<u>4.</u>	<u>Use Regulations</u>
<u>5.A.</u>	<u>Permitted Uses</u>	<u>Moved, no changes</u>	<u>4.A.</u>	<u>Permitted Uses</u>
<u>5.B.</u>	<u>Non-Permitted Uses</u>	<u>Moved, no changes</u>	<u>4.B.</u>	<u>Non-Permitted Uses</u>
<u>5.C.</u>	<u>Defined Uses</u>	<u>Moved, no changes</u>	<u>4.C.</u>	<u>Defined Uses</u>
<u>5.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>	<u>Moved, no changes</u>	<u>4.D.</u>	<u>Permitted Uses in Parks and Other Recreational Areas</u>
<u>5.E.</u>	<u>Use Regulations</u>	<u>Updated “Home Occupation” use to include Cottage Food production Deleted “purpose” section in “Medical Marijuana Dispensary Facility” definition</u>	<u>4.E.</u>	<u>Use Regulations</u>
<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>	<u>unchanged</u>	<u>6.</u>	<u>Design Standards for Publicly Accessible Amenity Space</u>
<u>7.</u>	<u>Area and Supplemental Regulations</u>	<u>Section header deleted, content moved to other Sections</u>		
<u>7.A.</u>	<u>[Compliance of Buildings with Appendix B Required]</u>	<u>Moved and minor updates</u>	<u>1.B.3</u>	<u>Compliance with District Regulations Required</u>
<u>7.B.</u>	<u>[Lot Line Adjustments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.C.</u>	<u>[Permitted Front yard Encroachments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.D.</u>	<u>[Permitted Side and Rear Yard encroachments]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.E.</u>	<u>[Awnings]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Permitted Obstructions”</u>
<u>7.F.</u>	<u>[Distance between Accessory and Principal Buildings]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Accessory Building”</u>

<u>7.G.</u>	<u>[Fences]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Fence”</u>
<u>7.H.</u>	<u>[DELETED]</u>	<u>deleted</u>		<u>[none]</u>
<u>7.I.</u>	<u>Lots not Meeting Minimum Lot Size Requirements</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Lot”</u>
<u>7.J.</u>	<u>[Vehicle Entrances on Alleys]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>“Definition “Alley”</u>
<u>7.K.</u>	<u>[Yard Requirements of Lots Adjacent to Different Zoning Districts]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Yard”</u>
<u>7.L.</u>	<u>[Prohibitions of infill Development on Small Lots]</u>	<u>deleted</u>		
<u>7.M.</u>	<u>[Corner Lot Yard Requirements in Residential Districts]</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Lot, Corner”</u>
<u>7.N.</u>	<u>[Auto Rental Facilities Adjacent to the Transportation Center]</u>	<u>Deleted</u>		
<u>7.O.</u>	<u>Accessway Lots</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Accessway Lot”</u>
<u>7.P.</u>	<u>Adult Establishments</u>	<u>Moved and minor updates</u>	<u>5.E.</u>	<u>Use Regulation “Adult Establishment”</u>
<u>7.Q.</u>	<u>Usable Open Space</u>	<u>Moved and minor updates</u>	<u>3.B.</u>	<u>Definition “Open Space, Usable”</u>
<u>7.R.</u>	<u>[Special Standards for Subsidized Housing in RM-1, R-5 and R-MF Districts]</u>	<u>Deleted</u>		
<u>7.S.</u>	<u>Premiums of Floor Area</u>	<u>Moved some deletions and updates (e.g.</u>	<u>3.B.</u>	<u>Definition “Floor Area, Bonus”</u>
<u>7.T.</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.U.</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.1</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.2</u>	<u>DELETED</u>	<u>Previously deleted section</u>		<u>[none]</u>
<u>7.3</u>	<u>Historic Preservation</u>	<u>Moved, add clarification that applicant pays for Historic Expert under certain conditions</u>	<u>8.</u>	<u>Historic Preservation</u>
<u>7.4.</u>	<u>Below Market Rate Housing Program</u>	<u>Moved, no changes proposed</u>	<u>7.</u>	<u>Below Market Rate Housing Program</u>
<u>7.5.</u>	<u>DELETED</u>	<u>Previously moved section</u>		<u>[none]</u>
<u>7.6.</u>	<u>Architectural Review Design District</u>	<u>Moved, no changes proposed</u>	<u>5.A.</u>	<u>ARD-D – Architectural Review Design District*</u>
<u>7.7.</u>	<u>Special Stamford Transportation Center Platform and Commuter Parking</u>	<u>deleted</u>		
<u>7.8.</u>	<u>DELETED</u>	<u>Previously deleted Section</u>		<u>[none]</u>
<u>8.</u>	<u>Height Regulations</u>	<u>Minor changes and moved</u>	<u>3.B.</u>	<u>Definition “Building Height”</u>

9.	<u>Design Districts</u>			
<u>9.A.</u>	<u>R-D – Design Residence District</u>	<u>Moved, no changes proposed</u>	<u>5.BB.</u>	<u>R-D – Design Residence District*</u>
<u>9.B.</u>	<u>P-D – Planned Development District</u>	<u>Moved, no changes proposed; and modify Usable Open Space requirement to be consistent with new definition for Open Space. Usable</u>	<u>5.W.</u>	<u>P-D – Planned Development District*</u>
<u>9.C.</u>	<u>MX-D – Mixed-Use Development District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans; and modify Usable Open Space” requirement to be consistent with new definition for Open Space. Usable</u>	<u>5.T.</u>	<u>MX-D – Mixed-Use Development District*</u>
<u>9.D.</u>	<u>DW-D – Design Waterfront Development District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.L.</u>	<u>DW-D – Design Waterfront Development District*</u>
<u>9.E.</u>	<u>B-D - Design Business District</u>	<u>Moved, no changes proposed</u>	<u>5.B.</u>	<u>B-D - Design Business District*</u>
<u>9.F.</u>	<u>TCD-D – Design Transportation Center District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.II.</u>	<u>TCD-D – Design Transportation Center District*</u>
<u>9.G.</u>	<u>C-D – Design Commercial District</u>	<u>Moved, no changes proposed</u>	<u>5.E.</u>	<u>C-D – Design Commercial District*</u>
<u>9.H.</u>	<u>M-D – Design Industrial District</u>	<u>Moved, no changes proposed</u>	<u>5.P.</u>	<u>M-D – Design Industrial District*</u>
<u>9.I.</u>	<u>IP-D – Design Industrial Park District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.O.</u>	<u>IP-D – Design Industrial Park District*</u>
<u>9.J.</u>	<u>HT-D – Design High-Technology District</u>	<u>Moved, no changes proposed</u>	<u>5.N.</u>	<u>HT-D – Design High-Technology District*</u>
<u>9.K.</u>	<u>R-H – Multi-Family Design District, High Density</u>	<u>Moved, no changes proposed</u>	<u>5.DD.</u>	<u>RHD-D – Residential High Density Design District*</u>

<u>9.L.</u>	<u>RM-1 – Multiple Family, Low Density Design District</u>	<u>Moved, no changes proposed</u>	<u>5.EE.</u>	<u>RM-1 – Multiple Family, Low Density Design District*</u>
<u>9.M.</u>	<u>R-5 – Multiple Family, Medium Density Design District</u>	<u>Moved, no changes proposed</u>	<u>5.AA.</u>	<u>R-5 – Multi-Family, Medium Density Design District*</u>
<u>9.N.</u>	<u>R-MF – Multiple Family Residence Design District</u>	<u>Moved, no changes proposed</u>	<u>5.FF.</u>	<u>R-MF – Multiple Family Residence Design District*</u>
<u>9.O.</u>	<u>CSC-D – Design Community Shopping Center District</u>	<u>Moved, no changes proposed</u>	<u>5.J.</u>	<u>CSC-D – Design Community Shopping Center District*</u>
<u>9.P.</u>	<u>MRD-D – Design Mill River District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans; and modify Usable Open Space” requirement to be consistent with new definition for Open Space, Usable</u>	<u>5.S.</u>	<u>MRD-D – Design Mill River District*</u>
<u>9.Q.</u>	<u>SRD-S – South End Redevelopment District, South</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.HH.</u>	<u>SRD-S – South End Redevelopment District, South*</u>
<u>9.R.</u>	<u>SRD-N – South End Redevelopment District, North</u>	<u>Moved, no changes proposed</u>	<u>5.GG</u>	<u>SRD-N – South End Redevelopment District, North*</u>
<u>9.S.</u>	<u>HCD-D – Hospital Complex Design District</u>	<u>Moved, references to General Development plans updated to be consistent with new Section 19.H., General Development Plans</u>	<u>5.M.</u>	<u>HCD-D – Hospital Complex Design District*</u>
<u>10.</u>	<u>Non-Conforming Uses</u>	<u>Section 10.H updated to provide more relief for office conversions to residential</u>	<u>10.</u>	<u>Non-Conforming Uses and Non-Complying Buildings</u>
<u>11.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>	<u>Moved, no changes proposed</u>	<u>11.</u>	<u>Signs</u>
<u>12.</u>	<u>Mobility</u>	<u>No changes proposed</u>	<u>12.</u>	<u>Mobility</u>
<u>13.</u>	<u>Sign Regulations</u>	<u>Moved, no changes proposed</u>	<u>13.</u>	<u>Public Garage, Service Stations and Automatic Car Wash Establishments</u>

15.	<u>Sustainability and Resiliency</u>	Moved, no changes proposed	9.	<u>Sustainability and Resiliency</u>
16	<u>Enforcement and Penalties</u>		1.D.	<u>Enforcement and Penalties</u>
16.A.	[nn]	Moved, no changes proposed	1.D.1	<u>Duties of the Zoning Enforcement Officer</u>
16.B.	[nn]	Moved, no changes proposed	1.D.2	<u>Enforcement Authority</u>
17.	<u>Applications and Permits</u>	Moved, no changes proposed	2.A.	<u>Zoning Permits</u>
17.A.	<u>Permits required</u>	Moved, no changes proposed	2.A.1.	<u>Zoning Permits Required</u>
17.B.	<u>Application Procedures</u>	Moved, no changes proposed	2.A.2.	<u>Application Procedure</u>
17.C.	<u>Review by Zoning Enforcement Officer</u>	Moved, no changes proposed	2.A.3.	<u>Review Procedure</u>
17.D.	<u>Grant or Denial of Permit Application</u>	Moved, no changes proposed	2.A.4.	<u>Approval Procedure</u>
17.E.	<u>Duration</u>	Moved, no changes proposed	2.A.5.	<u>Validity</u>
17.F.	<u>“As-Built” Surveys</u>	Moved, no changes proposed	2.A.6.	<u>As-Built Surveys Required</u>
17.G.	<u>Variances/ Appeals</u>	Moved, no changes proposed	2.A.7.	<u>Appeals Procedure</u>
18	<u>Certificate of Zoning Compliance</u>	Moved, no changes proposed	1.F.	<u>Certificate of Zoning Compliance</u>
19	<u>Variances and Special Permits</u>	Moved, no changes proposed	2.	<u>Permits and Administration</u>
19.A.	<u>Board of Appeals Powers and Duties</u>	Moved, no changes proposed	1.E.1.	<u>Powers and Duties</u>
19.B.	<u>Variances</u>	Moved, no changes proposed	1.E.2.	<u>Variances</u>
19.C.	<u>Special Permits</u>	Moved, no changes proposed	2.B.	<u>Special Permits</u>
19.D.	<u>Site Plan Review</u>	Moved, no changes proposed	2.C.	<u>Site and Architectural Plan Review</u>
19.E.	<u>Large-Scale Development Review</u>	Moved, no changes proposed	2.D	<u>Large-Scale Development Review</u>
19.F.	<u>Parking Management Plans</u>	Moved, no changes proposed	2.E.	<u>Parking Management Plans</u>
19.G.	<u>Transportation Demand Management Plans</u>	Moved, no changes proposed	2.F.	<u>Transportation Demand Management Plans</u>
19.H.	<u>General Development Plans</u>	New Section proposed under this Application		
20	<u>Amendments</u>	Moved, no changes proposed	1.G.	<u>Amendments to the Zoning Map and Zoning Text</u>
20.A.	[Amendments Permitted]	Moved, no changes proposed	1.G.1.	<u>Amendments to the Zoning Regulations</u>

<u>20.B.</u>	<u>[Additional Notice and Application Requirements for Zoning Amendments]</u>	<u>Moved, no changes proposed</u>	<u>1.G.2.</u>	<u>Additional Notice and Application Requirements for Proposed Amendments to the Zoning Regulations</u>
<u>20.C.</u>	<u>[Sign Posting Requirement for Certain Zoning Amendment Applications]</u>	<u>Moved, no changes proposed</u>	<u>1.G.3.</u>	<u>Sign Posting Requirement for Certain Proposed Amendments to the Zoning Regulations</u>
<u>20.D.</u>	<u>[none]</u>	<u>Moved, no changes proposed</u>	<u>1.G.4.</u>	<u>Withdrawal of Proposed Amendments to the Zoning Regulations</u>
21.	<u>Validity</u>	<u>Moved, no changes</u>	<u>1.H.</u>	<u>Validity</u>
22	<u>Effective Date</u>	<u>Moved, no changes</u>	<u>1.I.</u>	<u>Effective Date</u>
	<u>[none]</u>	<u>New header</u>	<u>1</u>	<u>General Provisions</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.D.</u>	<u>CC – Center City District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.F.</u>	<u>C-G – General Commercial District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.G.</u>	<u>C-I – Intermediate Commercial District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.H.</u>	<u>C-L – Limited Business District</u>
	<u>[none]</u>	<u>New Section, place holder only (refers to appendices A and B)</u>	<u>5.I.</u>	<u>C-N – Neighborhood Business District</u>
	<u>[none]</u>	<u>New header</u>	<u>1.E.</u>	<u>Zoning Board of Appeals (ZBA)</u>