



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

MARCH 25, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Amelia Williams at amelia.williams@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: February 25, 2026**
- V. **APPLICATION REVIEW**
 - A. **Zoning Regulations Text Amendment Referral - #2026-02 Accessory Dwelling Units**
 - B. **Zoning Regulations Text Amendment Referral - #2026-03 Various**
 - C. **CSPR Referral - [20 Old Wharf Rd](#)**
- VI. **DISCUSS AND VOTE ON ALLOCATING FUNDS TO STREET ENDS TITLE SEARCHES**

VII. REPORTS

A. Chairperson

B. Shellfish Commission

C. Staff

1. Harbor Master

D. Committee

1. Mooring and Harbor Safety

2. Finance

3. Plans and Recommendations

4. Newsletter/Website

5. Water Quality

VIII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING MINUTES – FEBRUARY 25, 2026
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDEES: Alan Kibbe (Chair), Jeff Mangels, Chris MacDonnell, Matt Gifford, Jon Wilkins, Don Remson.

STAFF: Amelia Williams.

I. CALL TO ORDER

Mr. Kibbe called the regular meeting of the Harbor Management Commission to order at 6:00 p.m. and recited the pledge of allegiance.

II. ROLL CALL

Mr. Kibbe conducted roll call informally by confirming attendance of all visible participants.

III. PUBLIC PARTICIPATION

Mr. Geoffrey Steadman (did not provide an address) commented on an item from the Commission's January agenda. He explained his decision not to sign a consultant contract discussed at the prior meeting.

Ms. Lynnelle Jones of 10 Point Road raised concerns regarding the minutes of the January 28, 2026, meeting.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 28, 2026

Mr. Kibbe noted several spelling corrections to the draft minutes and Mr. MacDonnell noted that the minutes failed to reflect a motion and vote that occurred.

****MR. REMSON MOVED TO APPROVE THE MINUTES OF THE JANUARY 28, 2026, REGULAR MEETING AS AMENDED.**

****MR. MANGELS SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

The minutes of the January 28, 2026, regular meeting were approved as amended.

V. APPLICATION REVIEW

A. Pre-Submission Consultation - 17 Mack St

Mr. Matthew Shuler, a licensed professional engineer representing South Norwalk Boat Club at 17 Mack Street, presented the proposed dock expansion project focused on the south side of the South Dock Tree. Mr. Shuler responded to clarifying questions from Commissioner MacDonnell.

Mr. Remson recused himself from discussion and vote due to his position as Vice Commodore of South Norwalk Boat Club.

**** MR. MANGELS MOVED THAT THE PRE-SUBMISSION CONSULTATION APPLICATION FOR DOCK EXPANSION AT 17 MACK IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

****MR. MACDONNELL SECONDED THE MOTION.**

****THE MOTION PASSED. MR. REMSON RECUSED HIMSELF & MR. GIFFORD WAS PRESENT BUT UNABLE TO RESPOND DUE TO TRAVEL / CONNECTION ISSUES.**

B. CSPR Referral - 25 Commerce St

Mr. John Hilts addressed the Commission. He stated that the project had been previously reviewed by the Commission as part of a Certificate of Permission application to the Department of Energy and Environmental Protection (DEEP) and the current referral is for a Coastal Site Plan Review (CSPR) application to the Planning and Zoning Commission. The work consists of repairing a section of the seawall in kind and in place, with improvements on the landward side including filter fabric for better performance.

**** MR. MACDONNELL MOVED THAT THE COMMISSION FIND THE CSPR REFERRAL APPLICATION FOR SEAWALL REPAIR AT 25 COMMERCE STREET CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

****MR. KIBBE SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

VI. REPORTS

A. Chairperson

Mr. Kibbe delivered the Chairperson's report. He noted that this was his final meeting as Chair and expressed appreciation for the opportunity to serve the Commission. Mr. Kibbe reviewed the Commission's current membership status and thanked the City of Norwalk for providing email addresses for Commissioners, which simplifies compliance with public records requests.

Mr. Kibbe reported that he attended a recent presentation on the Manresa Wilds project, which Mr. MacDonnell also attended, and discussion ensued. Mr. MacDonnell reported speaking with representatives from Woods Hole Oceanographic Institution at the presentation and proposed inviting them to present their work to the Commission.

Mr. Kibbe emphasized the importance of mentoring and knowledge transfer as long-standing commissioners depart. He stressed that all members should actively participate, contribute to committees, and mentor newer commissioners to preserve institutional knowledge and the

Commission's oral history. Discussion ensued regarding the existing onboarding document for new commissioners. Mr. Wilkins confirmed receiving it from Ms. Williams and noted that he found it helpful for baseline information but indicated that interpersonal dynamics and deeper operational details require ongoing learning from experienced members.

Mr. Kibbe reported following up on the Strategic Harbor Plan Study by consultant Indigo River, and discussion ensued regarding the street ends project.

Mr. Remson raised concerns about dredging efforts and hiring a consultant and discussion ensued.

Mr. Kibbe concluded his report, expressing enjoyment in serving as Chair and inviting any final questions or comments.

B. Shellfish Commission

No report was given.

C. Staff

1. Harbor Master

Mr. Mangels stated that Mr. Lovallo could not attend, but he wanted to say thanks to Charlie Wetmore and Deputy Harbormaster Mike Vinci for breaking up the ice with a push barge.

D. Committees

1. Mooring and Harbor Safety

Mr. Mangels presented the report of the Mooring and Harbor Safety Committee.

He reported that the Commission renewed its contract with Dockwa for the 2026 season and discussed the proposal from Edwards Marine for a 100-square-foot floating dock to be stationed just south of the City ramps, across from Ischoda Yacht Club. He also reported that on a harbor safety issue related to a sailboat left on a mooring in the East Basin over the winter. Mr. Mangels concluded with an update on the Troop 222 Eagle Scout project to clean up Grassy Island.

2. Finance

Mr. MacDonnell presented the Finance Committee report. He shared a spreadsheet tracking monthly and annual revenues and expenses for calendar year 2025.

3. Plans and Recommendations

No report was given.

4. Newsletter/Website

No report was given. No committee chair was currently assigned.

5. Water Quality

Mr. Kibbe reported that the Mayor's Water Quality Committee is expected to resume under the new mayor. The Commission will need to designate a representative at the appropriate time.

VII. SHORELINE RESTORATION PILOT PROJECT LETTER

Ms. Williams explained that Grace Piselli had requested a formal letter of support for the Shoreline Restoration Pilot Project presented at the prior meeting.

****MR. MANGELS MOVED TO AUTHORIZE STAFF TO SEND A LETTER OF SUPPORT FOR THE SHORELINE RESTORATION PILOT PROJECT, CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND BENEFICIAL TO NORWALK HARBOR, SHELLFISH, AND EDUCATIONAL OPPORTUNITIES.**

****MR. REMSON SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

Ms. Williams confirmed she would draft and send the letter.

VIII. ELECTION OF OFFICERS

Mr. Kibbe opened the election of officers for the Harbor Management Commission Mr. Gifford, on behalf of the nominating committee, presented the proposed slate:

- Chair: Mr. Jeff Mangels
- Vice-Chair: Mr. MacDonnell
- Secretary: Mr. Wilkins

Mr. Kibbe asked three times whether any members wished to propose an alternate slate.

No additional nominations or alternate slates were proposed.

Mr. Kibbe called the question on the slate presented by the nominating committee.

**** THE COMMISSION VOTED TO APPROVE THE SLATE AS PRESENTED BY THE NOMINATING COMMITTEE: MR. MANGELS AS CHAIRMAN, MR. MACDONNELL AS VICE CHAIRMAN, AND MR. WILKINS AS SECRETARY.**

****THE VOTE WAS UNANIMOUS.**

Mr. Kibbe congratulated the newly elected officers, welcomed them to their roles, and wished them good luck. Mr. Mangels thanked the Commission. Mr. MacDonnell wished the group well and suggested they would have fun in their new positions. Mr. Kibbe expressed that his time as Chair had been wonderful and stated he was pleased to turn over leadership.

IX. ADJOURNMENT

****MR. MANGELS MOVED TO ADJOURN THE MEETING.**

****THE MOTION WAS APPROVED UNANIMOUSLY.**

The meeting adjourned at approximately 7:22 PM.

Williams, Amelia

From: Baker, Bryan
Sent: Thursday, February 19, 2026 12:02 PM
Cc: Baker, Bryan
Subject: Norwalk Planning & Zoning Commission Regulation Text Amendments
Attachments: 2026-02 ADU Draft Amendments.pdf; Public Realm Exemption 1.30.26.pdf; 2026-0R Zoning Amendmendts 1.20.26.pdf

Good afternoon,

Please accept this email as the official referral of two separate zoning regulation text amendment applications proposed by the City of Norwalk's Planning & Zoning Commission. The Planning & Zoning Commission has tentatively scheduled a public hearing on these applications for April 8, 2026.

Application #2026-02 is related entirely to rewriting the city's Accessory Dwelling Unit regulations.

Application #2026-03 is related to various relatively minor changes. For our neighboring towns, the relevant change within 500' of our respective town line would be about separating "Landscape Nursery" from heavier industrial uses and permitting "Landscape Nursery" uses within our CD-3C, SD-LI and SD-HI zones. Our CD-3C zone is located within 500' of the Town of Westport, Town of Wilton, and Town of Darien borders and our SD-LI zone is located within 500' of the Town of Westport border.

Thanks,
Bryan

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue
Norwalk, CT 06856
Phone: (203) 854-7705
www.norwalkct.gov
bbaker@norwalkct.gov



January 20, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #2026-02 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units

Commissioners,

Staff has revised the proposed accessory dwelling unit (ADU) regulations based on comments from the January 7, 2026, meeting. Highlighted sections are new. Staff recommends further discussion regarding 3.a.iii and 3.c regarding public notifications for ADU applications.

Article 4: Modify Section 4.3.9.G Uses Permitted with Limitations to include the following amendments:

Accessory Dwelling Units (**ADU**) shall be permitted in accordance with the applicable Use Table, subject to the following:

- 1.—The Accessory Dwelling Unit **ADU** is located on the same Lot as a Single-Family **Detached** Dwelling;
- 2.—A property **Lot** shall be limited to one (1) Accessory Dwelling Unit **ADU**;
- 3.—Any proposed detached Accessory Dwelling Units require a Site Plan approval from the Planning & Zoning Commission as indicated in Section 8.4.5.1;
- 4.—The Accessory Dwelling Unit Shall not be located closer to the front Lot/Building Site Line than the Single-Family **Detached** Dwelling;
- 5.—Shall meet the minimum Side and Rear Setbacks for Principal Structures within the District, except that detached Accessory Buildings in existence prior to the effective date of these Regulations that are within the Side and/or Rear Setback are permitted to be used as an Accessory Dwelling Unit provided that all other standards are met;
- 6.—The owner of the property **Lot** must reside on the premises **Lot**;
- 7.—The minimum rental duration shall be no less than six (6) months;
- 8.—Properties **Lots** utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Properties **Lots** utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
- 9.—Accessory Dwelling Units shall not exceed fifteen (15) feet in height when located less than twenty (20) feet from a Side and Rear Lot/Building Site Line, or twenty (20) feet in height when located twenty (20) feet or more from a Side and Rear Lot/Building Site Line;
- 10.—Attached Accessory Dwelling Units shall not exceed 1,000 square feet in Floor Area;
- 11.—Detached Accessory Dwelling Units shall not exceed 700 square feet;
- 12.—An Accessory Dwelling Unit, whether attached or detached, shall be designed to maintain the architectural design, style, and appearance of the existing Single-Family Dwelling located on the property;
- 13.—All Accessory Dwelling Units must be located on and affixed to a permanent foundation;
- 14.—Mobile homes, Recreational Vehicles, travel trailers, shipping containers, storage containers and any other wheeled or transportable Structures shall not be used as an Accessory Dwelling Unit;
- 15.—That one (1) additional off-street Parking space shall be provided for the Accessory Dwelling Unit and that no existing conforming Parking spaces that are required to meet the minimum parking requirements for the zone shall be removed as part of the application;

- ~~16. Applications for Accessory Dwelling Units shall be subject to the approval by the Planning and Zoning Director; and~~
- ~~17. A certificate in the form of an affidavit which verifies the owner continues to reside on the premises, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.~~

1. General requirements:

- a. The ADU is located on the same Lot as a Single-Family Detached Dwelling;
- b. The Lot shall be limited to one (1) ADU;
- c. The ADU may be within and/or attached to a Principal Building or Accessory Building;
- d. The owner of the Lot must reside on the Lot;
- e. The minimum rental duration of the ADU shall be no less than six (6) months;
- f. Lots utilizing public sewer and/or water shall be subject to approval by the Norwalk WPCA and the local water authority. Lots utilizing private water and/or septic systems shall be subject to approval by the Norwalk Health Department;
- g. The ADU shall be designed to generally maintain the architectural design, style, and appearance similar to a Cottage Principal Building Type;
- h. Recreational Vehicles, travel trailers, and any other wheeled or transportable Structures shall not be used as an ADU;
- i. The ADU is subject to Section 4.3.4.C.3.a which states that the Footprint of a detached Accessory Building shall not exceed 60% of the Principal Building.

2. Height, bulk, and location standards:

- a. Attached ADUs:
 - i. Shall comply with Principal Building Setback requirements;
 - ii. Shall comply with the Height, as to Building or Structure and Total Height, as to Building or Structure for Principal Buildings permitted within the Zoning District, not to exceed 2 ½ Stories;
 - iii. Shall not exceed 1,000 square feet in Floor Area;
 - iv. Existing Principal Building(s) that are Nonconforming in respect to Setback or Setback Area and/or Height, as to Building or Structure and/or Total Height, as to Building or Structure may convert the portion of the Building that is Nonconforming into an ADU provided that all other requirements under this section are met;
- b. Detached ADUs:
 - i. Shall comply with Accessory Building Setback requirements, except that the Principal Building Front Setback(s) may be used provided that the ADU is not located between the Front Lot or Building Site Line and the Single-Family Detached Dwelling;
 - ii. The Height, as to Building Structure shall not exceed twenty (20) feet and 1 ½ Stories;
 - iii. Shall not exceed 1,000 square feet in Floor Area;
 - iv. Existing Accessory Building(s) that are Nonconforming in respect to Setback or Setback Area may be converted into an ADU provided that all other requirements under this section are met;

3. Permitting procedures:

- a. Permitted by Zoning Permit in accordance with Section 8.4.10:
 - i. All ADUs that comply with Principal Building Setback requirements;
 - ii. Attached ADUs in accordance with 2.a.iv of this section;
 - iii. Notice of the decision shall be published in a newspaper having a substantial circulation in the City. Legal notice fees shall be the responsibility of the Applicant, who will be billed for the payment of legal notice fees directly by the publisher of such notice.

- b. Permitted by Site Plan Review in accordance with Section 8.4.5:
 - i. Detached ADUs that comply with Accessory Building Setback requirements;
 - ii. Detached ADUs in accordance with 2.b.iv of this section;
- c. For all ADU applications, mailed notice shall be sent by the Applicant using U.S.P.S. Mail, with a Certificate of Mailing-Firm, to all owners of Lots that are within one hundred (100) feet of the subject Lot, as indicated on the Assessor's records. When a Residential condominium is located within one hundred (100) feet of the subject Lot, mailed notice may be sent to the Residential condominium association in lieu of the individual unit owners. This section shall supersede Section 8.4.4.D.6.f.
- d. A certificate in the form of an affidavit which verifies that the owner continues to reside on the Lot, the minimum rental duration, and all other conditions met at the time of the original application remain unchanged shall be submitted to the Planning and Zoning Director by January 31 of each year.

Williams, Amelia

From: Baker, Bryan
Sent: Thursday, February 19, 2026 12:02 PM
Cc: Baker, Bryan
Subject: Norwalk Planning & Zoning Commission Regulation Text Amendments
Attachments: 2026-02 ADU Draft Amendments.pdf; Public Realm Exemption 1.30.26.pdf; 2026-0R Zoning Amendmendts 1.20.26.pdf

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Thanks,
Bryan

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue
Norwalk, CT 06856
Phone: (203) 854-7705
www.norwalkct.gov
bbaker@norwalkct.gov



January 20, 2026

Memorandum

To: Planning & Zoning Commission, Chapin Bryce Chair

From: Steve Kleppin, Planning & Zoning Director

Re: Draft Amendments to the Zoning Regulations

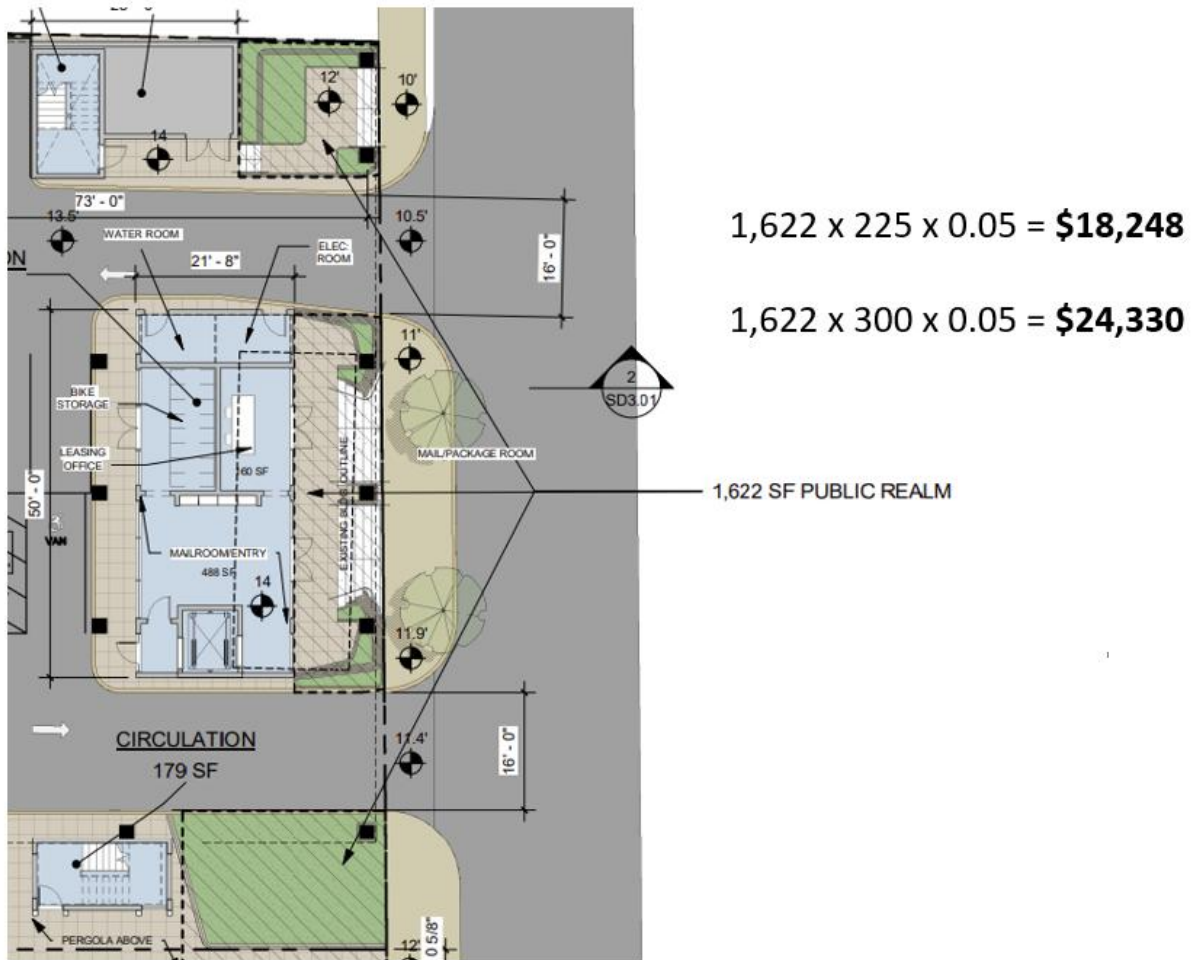
Continuing to tweak and improve the zoning regulations, Staff is proposing the following amendments to the regulations for your consideration.

Article 4: Modify Section 4.3.9.G Uses Permitted with Limitations and Article 9 Definitions to include the following amendments:

4.3.19 Public Realm Requirements. A. Exemptions.

1. ~~Within CD-4, Buildings~~ **Residential Developments** containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements.
2. Within the CD-3C Zone, **Developments** ~~and Multifamily or Mixed Use Development~~ containing less than 30 Dwelling Units ~~is~~ **are** exempt from Public Realm requirements.
3. **Within the CD-4 Zone, Developments containing less than 30 Dwelling Units and located on a Downtown Street can either provide the required Public Realm or pay a fee in-lieu of such requirement(s) paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).**






Article 6: Section 6.12.4 Regulations for Workforce Housing - Proposed Workforce Housing Inclusion:

Any Artist Live/Work Unit, designated as a Workforce Housing Unit, may count that Artist Live/Work Unit as two (2) Workforce Housing Units for purposes of complying with the ten percent (10%) requirement indicated in §6.12.4.2, provided that the aggregate number of Artist Live/Work units in such a Development that are counted as two affordable Dwelling Units shall not exceed the aggregate number of market-rate Artist Live/Work Units in such Development. **A certificate in the form of an affidavit which verifies that the unit continues to be used and designated as an Artist Live/Work Unit shall be submitted to the Planning and Zoning Director by January 31 of each year.**

Article 7: SIGNS – Change location of Band Signs

ARTICLE 7: SIGN STANDARDS

BAND SIGN TABLE 71.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



BAND SIGN

Permitted Districts

CD-3 CD-3W CD-3C CD-4 CD-4W SD-LI SD-HI SD-MC CV

General Description	
A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.	

Dimensions	
Quantity (max)	1 per first floor business Frontage
Area	1.5 sf per linear ft of Facade
Width/Height	max 100% width of business Facade / max 3 ft
Depth / Projection	max 7 in
Clearance	min 7 ft

Additional Standards	
In addition to all other applicable standards, each Band Sign allowed under this Article:	
a.	shall be applied to the first Story Facade and not project vertically above the roof line;
b.	shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background;
c.	shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the business.

A Sign that is flat against either the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings; or located flat against the canopy of a Motor Vehicle Fuel facility. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

When attached to a Building Façade, shall be applied to the first Story Façade and not project vertically above the roof line; or parapet, provided the parapet does not project more than five (5) feet above the roof line. shall have letters individually attached to the wall or canopy, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background; and

Article 9: DEFINITIONS

Modify Section 9.3 Defined Terms to include the following amendment(s):

Dormer Definition

Existing:

~~**Dormer:** Any Structure whose framing projects out from a sloping roof to form a vertical wall designed to accommodate a window or other opening. When constructed as part of a Half Story, Dormers shall be setback a minimum of two (2) feet from all building faces. Dormers located on the front of the structure facing the street, shall occupy no more than fifty percent (50%) of the length of the second story roof and shall comply with the Story definition. When the gabled end of the Structure faces the street, dormers on both roof faces shall occupy no more than fifty percent (50%) of the length of the second Story roof and shall comply with the Story definition criteria.~~

Proposed:

Dormer: A projection from a sloping roof which may accommodate a window or other opening and is clearly subordinate in area and volume to the sloping roof. When constructed within a Half-Story, Dormers shall not span more than 50% of the sloping roof from which it projects.

Earth Processing and Contractor's Materials Storage Yard: A Lot or Building Site, with or without Structures, Used for the storage of equipment and materials Used in Construction, landscaping, ~~landscape nursery~~, masonry or arborist trade; including, but not limited to, excavation and earth moving equipment, dump trucks, bulldozers, backhoes and other similar equipment and/or stockpiles of construction or property improvement materials, such as topsoil, fill, concrete, gravel, woodchips, logs, plant stock, masonry supplies, and other similar materials.

Landscape Nursery: A Lot or Building Site, with or without Structures, Used for the storage of or growing of plants for transplanting, for use as stocks for budding and grafting, or for sale.

Allowed zones: SD-HI, SD-LI and CD-3C with Limitations:

?? Landscape Nursery shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Any Accessory equipment used in association with the Landscape Nursery shall not be stored in the Front Yard and not visible from any adjoining properties.
2. Any Accessory retail sales of materials, such as topsoil, plant material, etc., is clearly incidental to the Principal Use;
3. Within the SD-HI Zone, all stockpiled materials shall be limited to a maximum Height of twenty feet (20') and covered when not in use. When in use, adequate measures to control dust must be employed;
4. When located in the SD-LI and CD-3C Zones:
 - a. No more than two (2) materials storage bins are permitted for topsoil or mulch only.
 - b. Material bins are limited to 20'x20' in area and 10' in height.
 - c. Material bins shall be covered when not in use. When in use, adequate measures to control dust must be employed.
 - d. There shall be no screening or sorting of materials on-site.

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Earth Processing and Contractor's Materials Storage Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU _L	NP	NP
Indoor Contractor Facility	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Junkyard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	SPU _L	NP	NP
Manufacturing & Processing, Boutique	NP	NP	NP	NP	SPU	SPU	PL	P	P	NP	NP	P	P	NP	NP
Manufacturing & Processing, Light	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	PL	P	NP	NP
Manufacturing & Processing, Heavy	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP
Landscape Nursery	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	PL	P	NP	NP

Patio: An improved area located at-grade, with no structural supports, including retaining walls or roof, whose surface is no higher than the adjacent grade. A Patio shall not be deemed a Structure.

Porch: A portion of a structure which has a roof and a floor and is open to the air without walls or screened-in or glassed-in openings. When used as a Private Frontage type, having a planted Frontage, the Facade is generally set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback or Setback Area. This may be used with or without a Fence to maintain street spatial definition. See Table 4.3.7.A (Private Frontage Types).

Stoop: A landing or steps to a door of a building without a roof of any kind. When used as a Private Frontage type wherein the first Story is elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types)

TABLE 4.3.10 ENCROACHMENTS

Encroachments – Required Setbacks*			
<i>*Encroachments shall not violate Section 4.3.3.G, Visibility.</i>			
Encroachment Type	Front/street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including steps , and Stoops	P	NP	NP
	By no more than 10 ft.		

Wetbar: An area distinct from the Kitchen used for entertaining purposes; provided that:

- The counter area does not exceed eight (8) feet in length,
- Any sink does not exceed one (1) square foot,
- There are no cooking facilities,



- The only appliance is a small, under-counter refrigerator.

Additional Standards for Village Overlays CD-3

GENERAL VILLAGE DISTRICT REVIEW STANDARDS

All Uses, Buildings and Structures located in the Village District Overlays shall be subject to design review in accordance with the following standards:

1. The Planning and Zoning Commission shall hire a Village District Consultant, who shall be an architect, landscape architect or certified planner, with pertinent experience, which may include historic preservation, to review the design of new Construction and substantial rehabilitation of all properties within the District. The report of such consultant shall be entered into the public hearing record and considered by the Planning and Zoning Commission in making its decision.
2. Any Development within a Village District Overlay, that would otherwise be exempt from either Coastal Site Plan Review, Site Plan or Special Permit approval from the Commission is still subject to design review and must conform to applicable Village District Overlay design standards. The Commission shall authorize third-party peer review of the Development and upon verification from the third-party design reviewer that the Development is consistent with the Village District Overlay design standards, authorize the issuance of the Zoning Permit.

4.3.19 Public Realm Requirements. A. Exemptions.

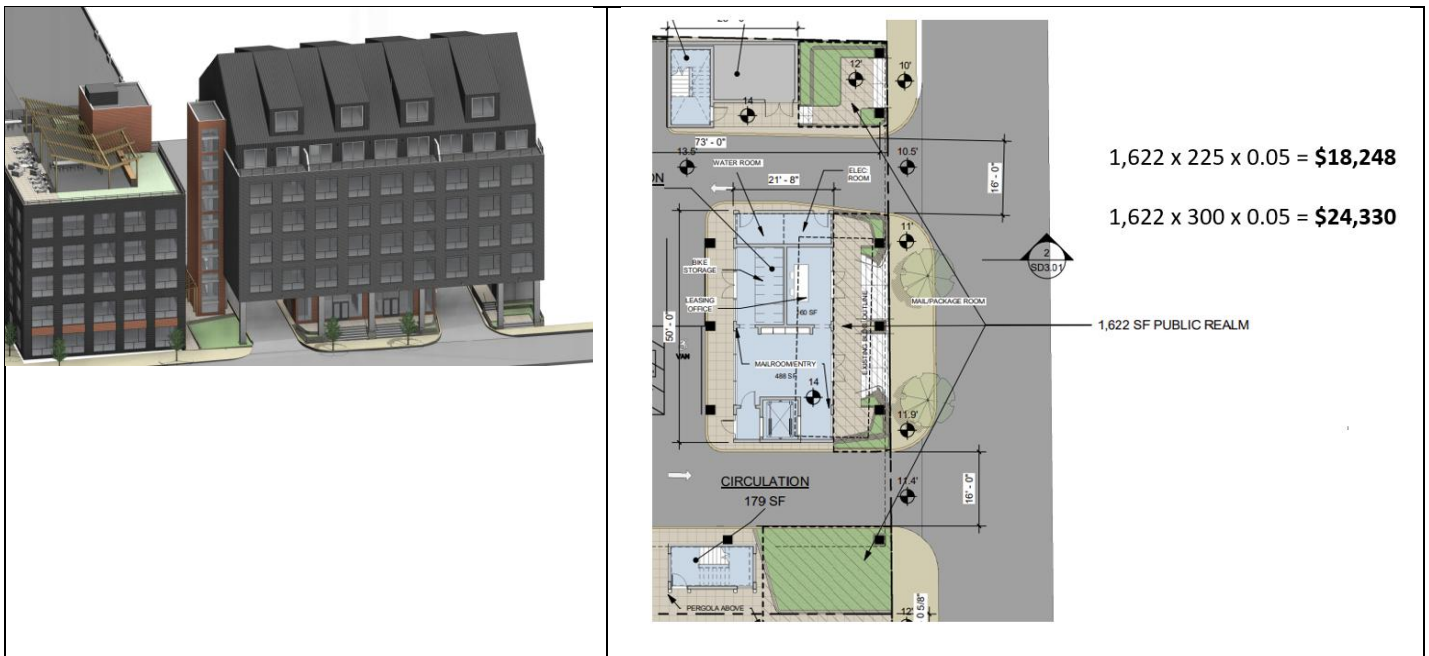
Existing Text

Within CD-4, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-3C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.

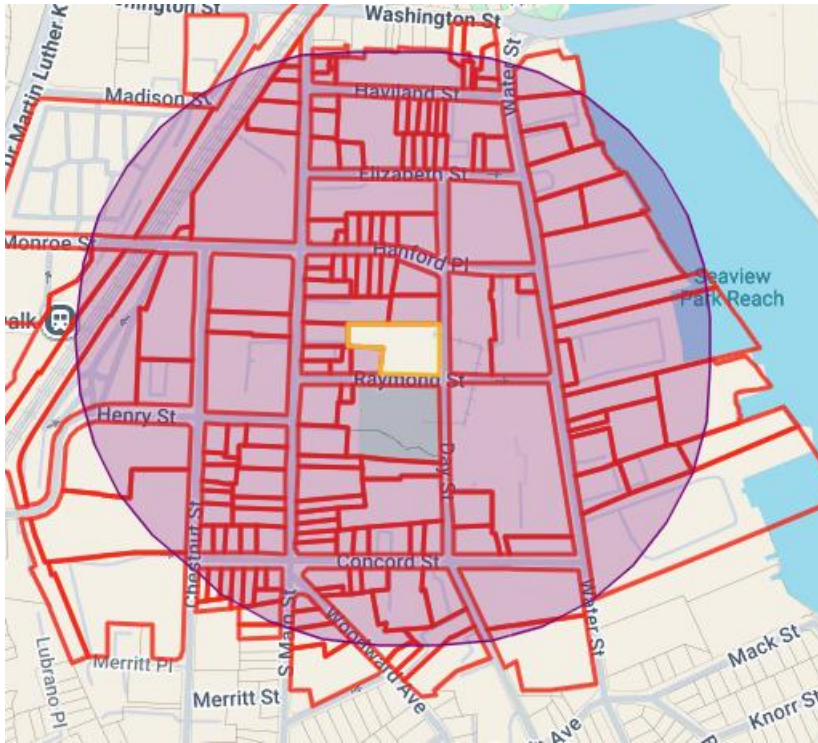
Proposed Text

1. Within the CD-3C zone, Developments containing less than thirty (30) units or Historic Structures are exempt from Public Realm requirements.
2. Within the CD-4 zone, Developments containing less than thirty (30) Dwelling Units may pay a fee in-lieu of such requirement(s); provided that:
 - a. The Lot is located on a Downtown Street; and
 - b. The Lot is within 500 feet from a Park.

Payments in lieu of the required Public Realm shall be paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).



1,000' Radius



500' Radius

