

PROPOSED REVISIONS TO SECTION 20.1 OF THE ZONING REGULATIONS
REGARDING SPECIAL CASE APPROVAL

Section 20.1 (Modify existing language)

Applications for approval of all uses named as special cases by these regulations, or for the approval of any use not provided for or allowed by these regulations, shall be made to the Zoning Commission. In addition to specific uses requiring Special Case approval, Special Case approval is required for any proposal having any of the following characteristics:

- 1) Any increase in floor area by the following amounts per use:
 - Restaurant 3,000 sq. feet
 - Commercial / office 5,000 sq. feet
 - Industrial 20,000 sq. feet
 - Warehouse / wholesale / storage 50,000 sq. feet
- 2) Any new building, change of use or combination thereof, which requires an increase of parking by 50 spaces or greater.
- 3) Any building / use in which a drive-thru window is proposed.
- 4) Any significant alteration of a previous Special Case, as determined by the Zoning Commission.
- 5) Any re-use of vacant commercial or industrial space greater than 150,000 square feet, regardless of the proposed use.

New language is in bold.

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