

- b. **Boundaries:** The Incentive Housing Overlay Zone shall be applied to all parcels within the downtown (bounded on the north by Catherine Street/ East Washington Avenue, on the east by the Pequonnock River, on the south by the railroad tracks and Whiting Street between Broad Street and Main Street, and on the west by the Route 8/25 connector) and the Broad Street and Main Street corridors (from the railroad tracks in the north to Long Island Sound in the south and consisting of all properties between Main Street and Broad Street and one property deep west of Broad Street and one property deep east of Main Street). The O-IH Zone also applies to parcels owned by the University of Bridgeport and those of utility companies located within the above described boundaries.
- c. **Eligibility:** All development located within the boundaries of these zones as described in subsection (b) of this regulation shall be eligible for the incentives described in subsection (d) of this regulation pending that each development:
 - 1. Contain a residential component.
 - 2. Set aside a minimum of twenty (20) percent of all allowable residential units as affordable.
 - 3. That these units must be made available to qualifying households making no more than eighty (80) percent of the area median income.
 - 4. That these affordable restrictions be placed on these units for a period of no less than thirty years.
 - 5. May exceed minimum requirements in subsections 2 through 4 without penalty.
- d. **Incentives:** All development located within the boundaries of these zones as described in subsection (b) of this regulation and meeting the eligibility requirements as described in subsection (c) of this regulation shall receive a twenty-five (25) percent density bonus in the number of allowable residential units able to be developed on any applicable parcel.
- e. **Funding Mechanism:** Subject to availability of funds, the State Secretary of the Office of Policy and Management shall make a zone adoption payment to the City of Bridgeport.

Section 9-5 Commercial Village Overlay District (CVOD)

9-5-1 Purpose: The purpose of the Commercial Village Overlay District is to encourage pedestrian oriented mixed-use development in the City. The provisions of this overlay zone are intended to:

- 1) Encourage new development and rehabilitation of existing structures in a manner in keeping with the character of the area in accordance with Connecticut General Statute Section 8-2j, Village Districts.
- 2) Preserve sites and buildings of unique historical and architectural value. The Commercial Village Overlay District imposes additional requirements beyond those of the underlying zone in cases where additional safeguards are necessary.

9-5-2 Commercial Village Overlay Standards Applicability

a) New Development:

All new developments shall follow all requirements of Article 9-5, Commercial Village Overlay District

b) Pre-Existing Development:

- i. Sites that expand the existing floor area by more than 50 percent shall fully comply with all requirement of Article 9-5.
- ii. Disturbance to more than 50 percent of the site requires full compliance with Site Landscape Standards.
- iii. Disturbance to more than 50 percent of an existing structure façade requires full compliance with building standards.

9-5-3 Permissible Uses:

Uses allowed in the Commercial Village Overlay District are those for the underlying zone set forth in Table 2.A.

9-5-4 Zone Development Standards:

- a) The development standards applicable in the Commercial Village Overlay District are set forth in Table 4.A.
- b) In case of conflict between the development standards set forth in Table 4.A and the Commercial Village District Overlay Standards set in Article 9-5, the later shall govern.

9-5-5 Standards:

1. Site Plan:

A site plan shall be submitted for all proposed development under Section 9-5-2. The site plan shall recognize and respond to the existing neighborhood context as it relates to buildings, topography, existing landscaping, i.e. trees, the relationship to surrounding streets, vehicular and pedestrian access. An as-built (A-2 survey) is required at the completion of the project. See Section 14-1-10.

All applications for new construction and substantial reconstruction within the district and in view from public roadways shall be subject to review and recommendation by an architect or architectural firm, landscape architect, or planner who is a member of the American Institute of Certified Planners selected and contracted by the Planning and Zoning Commission or City of Bridgeport and designated as the village district consultant for such application, per CGS Section 8-2j(d). In the event that Zoning staff do not have said credentials the applicant shall bear the cost of hiring a professional or professional firm to provide the review and recommendation necessary.

2. Streetscape Standards:

- a) Street Trees: Street trees are recommended along each side of the road in planting strips or in tree wells at the maximum average interval of 30 feet on center.
- b) Street Furniture: At least one bench per 50 feet of frontage of eating establishments and civic attractions is recommended.
- c) Awnings: Awnings, canopies or arcades are recommended on all commercial street frontages to provide consistent and continuous pedestrian protection from the elements, to the extent feasible. Awnings and canopies may encroach maximum setbacks and public right of way by a maximum of 4', but not extend beyond the curb line.
- d) Public Art: Well-placed public art is encouraged as means to create 'sense of place' and foster creativity. Graffiti or tagging is not considered as 'public art' under these regulations.

3. Site Design Standards:

- a) The maximum principle building setback from the lot line shall be between 0-10' or prevailing on all sides.
- b) Most of the building "streetwall" shall meet the front setback lines, except for special entry features, architectural articulation, and plaza areas or other public spaces.
- c) Buildings shall be oriented to have their front facades and primary pedestrian entrances face the primary street that is most designated for pedestrian activities.
- d) All circulation patterns shall be designed to minimize curb cuts. Adjoining properties may be required to share or coordinate curb cuts, service alleys and other features to achieve this standard.
- e) Commercial uses shall reduce potential nuisances to adjoining residential property by locating trash enclosures, loading areas, and restaurant vents away from residential uses and by proper screening of utilities and equipment. Commercial uses developed as part of a mixed-use project (with residential units) shall not be noise intensive.
- f) Areas for outdoor storage, loading areas, trash collection, or other such service areas shall not be visible from abutting streets.
- g) Drive-through buildings or drive-through windows shall not be permitted.
- h) Fences, with or without masonry piers shall be decorative and shall not exceed a height of four (4) feet. Chain link fences are not permitted.

4. Site Landscaping:

A 5 foot minimum landscaped buffer shall be provided between a commercial or mixed-use structure and an adjoining residential parcel unless the type of building use calls for a wall to be located along the property line and the wall(s) include a sound-reducing design.

5. Building Standards:

a) Building Scale:

- i. All buildings shall be designed such that they are compatible in scale and proportion with the existing structures, in order to fit within the urban fabric of the neighborhood.
- ii. Large building volumes shall be broken into a number of smaller components to decrease its apparent mass and volume, and thus reduce its visual impact.

b) Building Facades:

- i. Building facades shall incorporate varied architectural elements, especially at the street level, to provide for visual interest and pedestrian scale. Long expanses of blank walls are not permitted.
- ii. For retail uses, the first 10 feet of height above the public sidewalk elevation, the primary façade shall contain windows and/or doorways of transparent glass covering at least 70 percent of the wall length.
- iii. For retail uses, the base of transparent openings shall be no more than 30 inches above public sidewalk elevation.
- iv. Entries to ground floor retail areas shall occur from primary commercial corridors and should incorporate distinctive architectural elements.
- v. All multi-family residential buildings are encouraged to feature individual residence entries for ground floor units facing the primary street.
- vi. External roll down shutters shall not be permitted. Any necessary security grills shall be located inside shopping windows.

c) Building Height:

Site context and surrounding building types shall play a critical role in determining appropriate building height. The building Height-to-Street width ratio shall not exceed 1:1. For new building heights greater than 45', a step back of 15' is required on principle building elevation after 45' of building base height.

6. Parking:

- a) Comply with Table 8.A.
- b) Surface parking lots shall not be permitted between a public right-of-way and a principal building.
- c) Structured parking shall be wrapped at a minimum on the ground floor by active retail, office, residential or lobby uses on primary and secondary frontages unless such ground floor uses are prohibited by flood zone regulations. Any exposed portion of structured parking not wrapped by the above active uses shall be screened by landscaping or enclosed by a façade to screen the interior parking use. Parking structures are encouraged to be completely wrapped by commercial, office, or residential uses.