

PLANNING AND ZONING COMMISSION
ADOPTED RESOLUTION
July 13, 2021

Application Number: Amendments to the Darien Zoning Regulations (COZR #3-2021)
put forth by the Darien Planning & Zoning Commission

Name and Address of Applicant: Darien Planning & Zoning Commission
Darien Town Hall
c/o 2 Renshaw Road
Darien, CT 06820

Activities Being Applied For: Proposal to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to the parking standards for multi-family housing established in Section 904 of the Regulations; Proposal to amend Section 904b of the Darien Zoning Regulations to reduce the amount of required parking for multi-family dwellings to 1 parking space for each studio or one-bedroom units and 2 parking spaces for units with two or more bedrooms.

Date of Public Hearing: May 4, 2021, continued to June 8, 2021
Deliberations Held: June 22, 2021

Time and Place: 7:30 P.M. Room 213 Town Hall and GoToMeeting (online)

Publication of Hearing Notices

Dates: April 22 & 29, 2021
May 27, 2021 and June 3, 2021

Newspaper: Darien Times

Date of Action: July 13, 2021

**ADOPTED WITH MODIFICATIONS
WITH AN EFFECTIVE DATE OF
SUNDAY, SEPTEMBER 26, 2021
AT 12:01 P.M.**

Scheduled Date of Publication of Action:
Thursday, July 22, 2021

Newspaper: Darien Times

The Commission has conducted its review and findings on the bases that:

- the proposed zoning regulation amendment must be consistent with the 2016 Town Plan of Conservation & Development for the Commission to adopt it.

Following review of the submitted application materials and related analyses, the Commission finds:

THE COMMISSION'S PROPOSAL

1. The subject application consists of two parts:
 - a) to amend Sections 456, 512, 514, 515, 528, 532, 547 and 577 of the Darien Zoning Regulations to eliminate wording regarding specific parking standards, and instead refer to

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 2

the one parking standard for multi-family housing established in Section 904 of the Regulations;

- b) to amend Section 904b of the Darien Zoning Regulations to reduce the amount of required parking for multi-family dwellings from its current standard of 2.5 spaces per unit.

PROPOSAL TO AMEND SECTIONS 456, 512, 514, 515, 528, 532, 547 and 577

- 2. Within various sections of the Darien Zoning Regulations, certain zoning districts, such as the SN zone, the DBR zone, the DMR zone, the 3.7AH zone and the DCR zone, have specific multi-family parking requirements within those districts, and those differ slightly from zone to zone. This zoning regulation amendment will modify that, such that all references to a required minimum off-street parking standard for multi-family dwellings will refer to Section 904b, and there will be one standard for parking for multi-family dwellings to be used throughout the Town. The Commission believes that it would be appropriate to have one multi-family dwelling standard for all zoning districts in Darien.
- 3. The sections of the zoning regulations and the specific zoning district standards to be amended are:
 - Section 456—Special Needs Housing Overlay zone (SN)
 - Section 512—Designed Business and Residential zone (DBR)
 - Section 514—Designed Business and Residential zone (DBR)—Housing Authority or Town projects
 - Section 515—Designed Business and Residential zone (DBR)—Mixed Use Regulations
 - Section 528—Designed Multi-Family Residential zone (DMR)
 - Section 532—Designed Multi-Family Residential zone (DMR)--Housing Authority projects
 - Section 547—3.7 Acre Hollow Tree Ridge Road Small Acreage Zone for Affordable Housing (3.7AH).
 - Section 577—Designed Community Residential Zone (DCR)

COMMENTS RECEIVED DURING PUBLIC HEARING

- 4. The application was referred by the Planning & Zoning Department to the Darien Legal Traffic Authority (LTA) for comment. The Commission notes that no comments were received from the LTA on the application.
- 5. The application was referred by the Planning & Zoning Department to WestCOG for comment. On April 15, 2021 correspondence was received by the agency indicating that it "...is the opinion of WestCOG staff that the proposal is of local interest and with minimal intermunicipal impact. Therefore, it is not being forwarded to adjacent municipalities and the regional staff is making no comment."
- 6. The application was referred by the Planning & Zoning Department to the State of Connecticut DEEP for comment. The Commission notes that no comments were received from CT DEEP on the application.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 3

7. The application was referred by the Planning & Zoning Department to the City of Stamford, the City of Norwalk, and the Town of New Canaan for comment. The Commission notes that no comments were received from adjacent municipalities on the application.
8. An e-mail dated May 4, 2021 was submitted for the record by Mr. Craig Flaherty, of 6 Lake Drive, asking the Commission to consider the following graduated parking requirements:
 - Studios: 1 parking space (no change from the Commission’s proposal);
 - One-bedroom: 1.5 parking spaces (+0.5 change from the Commission’s proposal);
 - Two-bedroom: 2.0 parking spaces (no change from the Commission’s proposal);
 - Three or more bedroom units: 2.5 (+0.5 change from the Commission’s proposal).
Mr. Flaherty included his reasoning in his e-mail, including the fact that large three + bedroom units (such as Kensett) are likely to have multiple drivers, and a higher parking demand.
9. The Commission acknowledges a recent application by Parklands Darien LLC (COZR #1-2021) was denied in part relative to a modification of the parking standards for multi-family dwellings.

RECENT STATE LEGISLATION AFFECTING MULTI-FAMILY PARKING STANDARDS

10. During the public hearing period on this application, it became apparent that there was a proposal in the Connecticut State Legislature regarding standards for parking for multi-family housing. The State legislature’s bill (House Bill 6107, which passed and became Public Act 21-29), which takes effect on October 1, 2021, prohibits Planning & Zoning Commissions from requiring more than a certain amount of parking for multi-family housing.
11. During the public hearing on the subject application, the Planning & Zoning Commission considered/compared the subject proposal with Substitute House Bill #6107 (which has since been voted into law as Public Act 21-29, with an effective date of October 1, 2021) and other suggested modifications that would best serve the unique needs of the Town of Darien. The Commission agreed on the following standards: Studios: 1 parking space; One-bedroom: 1.5 parking spaces; Two-bedroom: 2.0 parking spaces; Three or more bedroom apartments or townhouses: 2.5. A comparison of different standards considered by the Commission is as follows:

Parking Standards for Multi-Family Housing

Unit Type	Existing Parking Regulations*	PZC Proposal (COZR #3-2021)	Substitute CGA House Bill #6107 (PA21-29)	Modified PZC Proposal
Studio	2.5	1	1	1
1-Bedroom	2.5	1	1	1.5
2-Bedroom	2.5	2	2	2
3+ Bedroom	2.5	2	2	2.5

Notes: All numbers are in parking spaces required per unit.
*=Existing parking per Section 904b of the Zoning Regulations,
Source: Darien Planning & Zoning Department

12. As part of Public Act 21-29, it is clear that a Planning & Zoning Commission can opt-out of that new standard if both the Commission as well as the legislative body, in this case, the

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 4

Representative Town Meeting (RTM) votes to do so, and each must be by a 2/3rd vote. The Commission acknowledges its intention to opt-out of the parking standards set forth by Public Act 21-29, and will be proceeding with that as part of a separate process. That opt-out process will begin sometime after this Resolution is voted upon and adopted. If the Planning & Zoning Commission and RTM each do not approve/authorize the opt-out by at least a two-thirds vote, then the PA21-29 standard, noted above, becomes effective.

PROPOSED MODIFICATIONS TO SECTION 904b—MULTI-FAMILY DWELLING PARKING STANDARDS

13. Section 905 of the Darien Zoning Regulations allows for parking minimums to be reduced in mixed-use projects. Thus, the standard in Section 904b for multi-family dwellings will be the typical standard for “stand alone” apartment buildings or condominium complexes. The Commission notes that mixed use projects in the Town subject to shared parking agreements would not necessarily be reflective of the proposed amendments.
14. The Commission believes that for “stand alone” multi-family dwellings, the following is appropriate:
- Studios: 1 parking space (no change from the Commission’s proposal);
 - One-bedroom: 1.5 parking spaces (+0.5 change from the Commission’s proposal);
 - Two-bedroom: 2.0 parking spaces (no change from the Commission’s proposal);
 - Three or more bedroom units: 2.5 (+0.5 change from the Commission’s proposal).
- For studios, one-bedroom, and two-bedroom units, this is a reduction from the current requirement of 2.5 spaces per unit. This change will ensure that there is sufficient on-site parking for multi-family projects, including the need for guest/visitor parking and for deliveries.

REQUIRED FINDING OF CONSISTENCY WITH 2016 TOWN PLAN OF CONSERVATION & DEVELOPMENT

15. Consistency with 2016 Town Plan of Conservation & Development

The proposal will reduce the amount of required parking for multi-family housing. This would be consistent with the following polices of the 2016 Town Plan.

Page 106. Policy #3 – Continue to consider ways to provide for housing that is more affordable.

Page 106. Action Step #7 – Review zoning provisions and locations for multi-family housing to ensure they are appropriate for the future.

Page 112. Action Step #10 – Review the parking requirements in the zoning regulations.

16. The Commission therefore finds that the proposed modifications to Sections 456, 512, 514, 515, 528, 532, 547, 577.2 and 904b ARE consistent with the 2016 Town Plan of Conservation & Development.

EFFECTIVE DATE

17. In order for to give time for the adopted changes to be filed with the Darien Town Clerk, posted to the Town web site, and new pages printed in the hard copies of the zoning regulations, the Commission hereby sets an effective date of Sunday, September 26, 2021 at 12:01 p.m.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 5

NOW THEREFORE BE IT RESOLVED that the Amendment to the Darien Zoning Regulations (COZR #3-2021) are hereby **ADOPTED WITH MODIFICATIONS**, subject to the foregoing and following modifications and understandings:

To summarize, the amendments are to Amend Sections 456, 512, 514, 515, 528, 532, 547, 577 and 904b of the Darien Zoning Regulations.

NEW WORDING UNDERLINED AND BOLD; DELETIONS IN STRIKEOUT:
(Appendix C of the Zoning Regulations to be amended accordingly.)

456. Parking Requirements

As required by Section 904. ~~One off-street parking space per bedroom shall be required.~~ Handicap parking spaces shall count toward the minimum parking requirement. Parking spaces may be located within required front or side yards provided that such parking shall be adequately screened from abutting residential properties.

512. Parking, Drives and Garages

- a. Number of Off-Street Spaces – **As required by Section 904.** ~~2 1/2 spaces per dwelling unit including at least one single-car enclosed garage and one additional parking space excluding garage aprons provided for each dwelling unit. A minimum of one-half space per unit shall be designated as visitor parking.~~

514. Darien Housing Authority or Town of Darien Special Permit Regulations

514.2 Permitted Uses

The applicability of this Special Permit Section is also limited to land now or in the future owned by the Town or the Darien Housing Authority within the DBR Zone. All of the regulations of the DBR Zone shall apply to applications by the Darien Housing Authority or the Town of Darien except the Commission may, provided it shall make all findings under Section 1000, in its discretion, grant a Special Permit modifying the following:

- a. Setback requirements by not more than 25 percent.
- b. Height restriction for existing structures to be rehabilitated for senior citizen or moderate income housing.
- c. Maximum coverage by not more than 25 percent.
- d. Density by not more than 25 percent of the Density Incentive set forth in Section 506.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 6

- e. Reduction of open space requirements by not more than 50 percent.
- f. Parking by reducing minimum number of spaces to not less than one space per unit for limited income elderly housing or ~~two spaces per unit~~ for moderate income housing.
- g. Removing garage requirement.
- h. Minimum floor area of dwelling units.
- i. Requirements for building separation.

515. Mixed Use Regulations

515.5 Special Exceptions

Where the Commission makes positive findings under these standards and regulations that a proposed DBR Mixed Use Development may be permitted, they may also consider the granting of certain special exceptions which may permit additional flexibility in the development of the site or result in an improved development of the district. Wherever special exceptions are permitted, they shall be set forth specifically on the plans and the Commission shall set forth such exceptions in the record on the applications. These may include:

- a. Coverage - The maximum building and total site coverage for both commercial and residential uses may be increased by not more than 10 percent.
- b. Open Space - The minimum open space requirement of 600 square feet of usable open space for each dwelling unit may be decreased by the Commission to no less than 400 square feet for each dwelling unit. Otherwise, all requirements of Subsection 510 shall be applicable.
- c. Parking - The minimum parking space requirements for a non-residential use shall be complied with in full pursuant to Section 900. With regard to residential parking space requirements, ~~the one-half space per unit to be designated for visitor parking may be provided on that portion of the site not reserved for multi-family uses if established by easement.~~ Otherwise, all requirements of Section 900 shall be applicable to the residential development parking requirements.
- d. Setbacks - All setback requirements shall be applicable to a DBR Mixed Use Development with regard to parcels adjoining the site, but the Commission may grant special exceptions concerning the setback requirements involving mixed uses where it finds that to do so shall result in a better plan of development.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 7

- e. Buildings - In no event shall the maximum permitted size of a non-residential structure be increased beyond that permitted by the DB standards for the portion(s) of the property which is within these zoning districts. The specific locations of the structures or buildings may be established on any portion of the mixed use development site, subject to the applicable setback requirements. No single building shall contain both residential and non-residential uses.

528. Design Criteria

Required criteria on specific design elements under this Section are found in the following Subsections of Section 500 Designed Business and Residential Zone (DBR):

- a. 507, Buffers
- b. 508, Building Separation
- c. 509, Accessory Buildings, Structures, and Uses
- d. 511, Architectural Design
- e. 512 (a-e) & g, Parking, Drives, and Garages
- f. 513.1a & (d-g), 513.2, Moderate Income Housing Incentive
- g. 516, General Standards and Requirements
- h. 517, Application
- i. 519, Drives

528.3 Parking, Drives and Garages

The following requirements shall apply to Affordable Housing Developments, as defined in Section 524:

- a. Number of Off-Street Spaces – **As required by Section 904.** ~~2 ½ spaces per dwelling unit, including at least one single-car enclosed garage and one additional parking space including garage aprons provided for each dwelling unit. A minimum of one-half space per unit shall be designated as visitor parking.~~
- b. Outside parking spaces shall be at least 10 feet from any dwelling unit within the development and adequately screened from adjoining residential uses.
- c. Not more than 12 continuous spaces shall be built along an access driveway or parking lot without being separated by a landscaped area of at least six feet in width.
- d. The Commission may waive the improvement of up to twenty-five percent (25%) of the parking spaces required by this subsection where it is determined that a building or use does not presently need the required number of parking spaces, provided that (1) the applicant sufficiently demonstrates that the nature of the building or use and the factors which determine parking demand result in fewer parking spaces to meet actual parking needs than those required by these

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 8

regulations, and (2) the site plan shows all required parking spaces, including those for which a waiver is requested. No structures or other improvements, except parking, driveways and underground utilities, may be constructed within the unimproved parking area, and said area shall be suitably landscaped.

532. Permitted Uses

The applicability of this Special Permit section is also limited to land now or in the future owned or leased by the Darien Housing Authority within the DMR Zone. All of the regulations of the DMR Zone shall apply to applications by the Darien Housing Authority except the Commission may, provided it shall make all findings under Section 1000, in its discretion, grant a Special Permit modifying the following:

- a. Setback requirements, by reducing front yard setback from fifty (50) feet to thirty (30) feet.
- b. Density, by increasing from a maximum of six (6) to a maximum of twelve (12) dwelling units/net acre.
- c. Parking, by reducing minimum number of spaces to not less than **one (1)** ~~two (2)~~ spaces per unit for developments which are entirely low and/or moderate income housing.
- d. Removing garage requirement and modifying driveway requirements.
- e. Maximum floor Area Ratio (FAR) by increasing to .28.

[Amended 3/29/2009]

547. Parking, Garages and Drives – Affordable Housing

- a. **As required by Section 904.** ~~Two (2) on-site parking spaces shall be required for each dwelling unit within the proposed development. It is recommended that one additional parking space per unit be provided on the site for visitors, service personnel and deliveries.~~ All on site parking spaces shall be in accordance with Sections 226 and 900 of these Regulations with respect to minimal distances and design standards.
- b. No on-site garages are required for a housing development proposed in accordance with Section 8-30g of the Connecticut General Statutes, but, if a majority of the proposed housing units shall be serviced by garages, then the affordable housing units must also be serviced by garages.
- c. Parking within a structure shall be permitted only within a one floor, on grade garage space or in the basement level of the structure. No structural parking deck or multi-level parking shall be permitted.
- d. The minimum distance between on-site parking and the dwelling units shall be 10 feet, and the maximum distance from a parking space to the dwelling which will be serviced by that parking space will be 200 feet as a pedestrian would travel. No parking spaces shall be located within the required front yard area, but may be located within the required side or rear yard area.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 9

- e. Roadways, driveways and accessways within any project shall be privately owned and maintained unless all construction standards and prevailing requirements for Town roads have been fully satisfied and sufficient rights-of-way have been dedicated to comply with all procedures and requirements for acceptance by the Town of any new street.

[Amended 4/17/2016]

577. Design Criteria

The following required criteria on specific design elements under this Section are found in the following Subsections of Section 500 Designed Business and Residential Zone (DBR):

- a. Sec. 509 Accessory Buildings, Structures, Signs, and Uses shall apply as modified by Sec. 577 and 578 below.
- b. Sec. 511 Architectural Design shall apply
- c. Sec. 517 Application shall apply
- d. Sec. 516 General Standards and Requirements shall apply
- e. Sec. 519 Drives shall apply.

All such Subsections are incorporated herein and made a part hereof.

[Amended 2/28/2016]

577.2 Parking, Drives and Garages

- a. Number of Off-Street Spaces – **As required by Section 904.** ~~2 ½ spaces per dwelling unit, including at least one single-car enclosed garage and one additional parking space including garage aprons provided for each dwelling unit.~~
- b. Outside parking spaces shall be at least 5 feet from any dwelling unit within the development and adequately screened from adjoining residential uses.
- c. No portion of any such parking area shall be more than 200 feet from the entrance of any unit served thereby.
- d. Not more than 10 continuous spaces shall be built along an access driveway or parking lot without being separated by a landscaped area of at least six feet in width.
- e. Access driveways shall generally have a width of 20 feet.

904. Off-Street Parking Spaces

Except as provided by Section 1000 and Subsection 1057, with respect to additional requirements as a condition for issuance of a Special Permit, the minimum off-street motor

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 10

vehicle parking facilities shall be provided as follows in the chart below (square footage includes Finished Space on any floor, including attics and/or basements):

[Amended 7/23/2006; 7/22/2007; 4/17/2016; 12/24/2017; 9/23/2018; 8/11/2019; 9/26/2021]

a. One and two-family residences	2 spaces for each family unit.
b. Multi-family dwelling	1 space for each studio unit 1.5 spaces for each 1-bedroom unit 2 spaces for each 2-bedroom unit 2.5 spaces for each 3+ bedroom unit 2 1/2 spaces for each dwelling unit as provided in Section 512(a).
c. Housing for the Elderly	1 1/2 spaces for each dwelling unit except as provided in Subsection 514.2(e).
d. Roomers and Boarders accessory to a residence	1 1/2 spaces for each bedroom offered for rent.
e. Professional office or home occupation permitted by Special Permit in a residential zone as an accessory use	Up to 4 spaces maximum in addition to spaces required for residential units.
f. Hotel, Motel or Inn	1 space for each guest room, plus 1 space for each employee, plus additional space as required by these regulations for permitted accessory uses such as restaurants, dining rooms, lounges, and other similar spaces.
g. Full Service Restaurant excluding patron bar area (for Quick Service Restaurant, see 904(h))	1 space for each 100 sq. ft. of gross floor area. There is no parking requirement for areas in the basement or attic that are used exclusively for storage.
h. Quick Service Restaurant (QSR)	1 space for each 150 sq. ft. of gross floor area. There is no parking requirement for areas in the basement or attic that are used exclusively for storage.
i. Accessory Food Service	No additional parking required beyond that for the principal use.
j. Patron bar area of restaurants taverns and cafes	1 space for each 20 sq. ft. of gross patron floor area.
k. Outdoor seating/dining as allowed by Special Permit in conjunction with a non-residential use that has sufficient on-site parking to comply with the Zoning Regulations	Seventeen seats or over will require one space for each two seats thereafter. No spaces are required for the first sixteen outdoor seats.
l. Catering Business	1 space for each 250 sq. ft. of gross floor area.
m. Medical and Dental Offices and/or Medical and Dental Clinics	1 space for each 200 sq. ft. of gross floor area.
n. Business and Professional Offices	1 space for each 250 sq. ft. of gross floor area
o. Research Laboratory	1 space for each 250 sq. ft. of gross floor area.
p. Retail, Commercial sales and services, or personal service business	1 space for each 200 sq. ft. of gross floor area except where such areas are specifically exempted as per Section 1057.
q. Furniture and Carpet Stores	6 spaces for each 1,000 sq. ft. of gross floor area.

PLANNING & ZONING COMMISSION
ADOPTED RESOLUTION
PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
JULY 13, 2021
PAGE 11

r. Church or other place of worship, theater, auditorium, athletic or recreational facility or other place of public assembly	1 space for each 3 seats or for each 200 square feet or for each 3 persons permitted by the Fire Marshal to occupy the building, whichever would be the greatest.
s. Child Care Center	1 space for every onsite worker, plus 1 space per 10 enrollees, plus adequate drop-off and pick-up area(s) as determined by the Planning and Zoning Commission. The Planning and Zoning Commission may modify these requirements in a transit-oriented location, office park, or other setting where the applicant demonstrates that adequate parking will be available for all onsite workers and visitors.
t. Self-storage Facility	4 outdoor parking spaces for the first 10,000 square feet of storage building, plus one additional parking space for each 10,000 square feet of storage building, or portion thereof. Required parking may be in front of storage units and/or parallel to the building to facilitate loading and unloading, and shall comply with all dimensional and layout requirements. Spaces as may be approved by the Commission for the outside storage of vehicles, boats, trailers, recreational vehicles or small trucks shall not be considered as satisfying the above requirement.
u. Wholesale, storage or utility structure	1 space for each employee for which the building or use is designed or 1 space for each 500 sq. ft. of gross floor area whichever is greater.
v. Automobile or Truck Sales or Rental	20 percent of the area of the lot intended for sale and storage of vehicles shall be reserved for customer/employee parking.
w. Motor Vehicle Service Stations	<p>When a site is operated solely as a gas station, with no auxiliary uses, three (3) parking spaces shall be required.</p> <p>When stations are operated as gas stations co-located with a retail/convenience store, parking shall be provided in accordance with the requirements for the retail/convenience store use.</p> <p>When stations include automotive repair, at least 14 parking spaces plus a disabled vehicle storage area of at least 500 sq. ft. for lots up to 21,780 sq. ft. or 1,000 sq. ft. for lots over 21,780 sq. ft. for overnight parking and/or storage of motor vehicles, equipment and parts of vehicles. An additional 5 parking spaces shall be required if an accessory towing service is permitted by Special Permit. Additional appropriate</p>

PLANNING & ZONING COMMISSION
 ADOPTED RESOLUTION
 PROPOSED AMENDMENTS TO THE DARIEN ZONING REGULATIONS (COZR #3-2021)
 PUT FORTH BY THE DARIEN PLANNING & ZONING COMMISSION
 RE: PARKING STANDARDS FOR MULTI-FAMILY DWELLINGS
 JULY 13, 2021
 PAGE 12

	parking spaces are to be determined by the Commission for any other accessory uses.
x. Railroad Passenger Station	1 space for each 3 regular passengers commuting from the station, as determined by the average number of commuter ticket books in use per month, to be provided within 500 feet from said railroad station platforms.
y. Other Uses	Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed above shall be determined in each case by the Commission.

Where the applicant or property owner has a previously approved site plan (prior to July 1, 2018), any new (not previously approved) finished basement space in a building that has dedicated public parking pursuant to Section 1057 or is subject to a Joint Parking agreement under Section 905 previously approved by the Commission, must provide additional on-site parking consistent with the requirements of Section 904 and for the specific use(s) being proposed. The exemption from the requirement of on-site parking or reduction of the amount of shared or Joint Parking shall not be applicable for the creation of finished space in the basement unless the Planning & Zoning Commission specifically finds that the parking is sufficient to accommodate additional finished space in the basement.

[Added 9/23/2018]