

Proposed Regulatory Changes

Proposed new section 2.1.7 to Professional Office Overlay Zone:

2.1.7 Special Regulations for the Professional Office Overlay Zone for Properties Located in the POOZ with frontage along the south side of White Plains Road (Rte. 127) starting at the corner of Reservoir Drive and ending at the corner of Alice Place (POOZ Central).

For those certain properties located in the POOZ with frontage along the south side of White Plains Road (Rte. 127) starting at the corner of Reservoir Drive and ending at Alice Place (parcels known as 861, 855, 847, 843 & 831 White Plains Road and 4 Alice Place), the following special regulations shall apply and shall supersede any conflicting regulation in the POOZ zone ("POOZ Central").

- a. **Consolidation of lots.** Consolidation of preexisting lots in the Planned Office Overlay Zone Central is permissible.
- b. **Building Size in the POOZ Central.** For mixed use structures only the building size may be up to 17,000 square feet in the POOZ Central.
- c. **Additional Use.** Mixed use of residential/retail/restaurant on any parcel may be permitted by special permit in the POOZ Central provided that certain conditions are satisfied as follows:
 - (1) minimum lot frontage of 200 feet,
 - (2) minimum lot area of one (1) acre,
 - (3) ten (10) per cent of residential dwelling units to be set aside as affordable units per income guideline set forth in Conn. Gen. Statutes, sec. 8-30(g),
 - (4) density limited to 10 residential units per acre consisting solely of 1 bedroom or studio units,
 - (5) Building height not to exceed 2.5 stories or 35 feet whichever is less, not including roof top utilities and architectural accents,
 - (6). Retail/restaurant use on the first floor only and residential units only on the second floor. Fast food restaurants and drive-throughs are prohibited,
 - (7). Materials and building designed must be approved by the Planning and Zoning Commission and in keeping with the architectural character of the surrounding area,
 - (8). Signage must be in conformance with the BC zone regulations including wall and monument signage, and
 - (9). A 10ft landscaped buffer is required with any abutting residential property that does not utilize the POOZ.

Notwithstanding anything to the contrary in the POOZ regulations, the provisions of this section shall control.

Date posted: 9/2/2025

Date passed: 8/20/2025

Date effective: 8/29/2025