

Zoning Text Amendment

Approved – 8/22/2023

Effective – 9/6/2023

Section 33 Church Repurposing Development

A Church Repurposing Development (“Church Development”) shall be permitted with a site plan application submitted to the Zoning Commission subject to the following development standards:

33.1. A Church Development shall have an existing church which was used for religious services for five years on the property that is no longer being used for religious services and is within 500 feet of the Stratford/Bridgeport border in an R-3 zone within one mile of a bus stop.

33.2. A Church Development may have eight (8) housing units per acre including any located in the church. There number of standalone, single-family units shall not exceed ten (10), including the use of the former rectory building. There shall be no more than six (6) one-bedroom/studios located within the former church building.

33.3. A Church Development shall be a common interest ownership community as defined in Chapter 828 of the Connecticut General Statutes.

33.4. A Church Development shall have no community building, clubhouse or recreational facilities allowed.

33.5. Schedule of Standards:

Minimum Lot Area	10,000 sq. ft.
Minimum Road Frontage	50’
Maximum Building Height	35’
Minimum Separation Between Buildings	15’
Maximum Building Coverage	30%
Maximum Density	5,000 sq. ft. per unit
Required Parking	2 per unit
Street Line Setback	25’
Side Yard Setback	7’
Rear Yard Setback	20’

33.6. No dwelling unit shall contain more than three (3) bedrooms.

33.7. A Church Development shall be served by public sewers and a public water supply. All utilities shall be underground. All dwelling units within the Church Development shall be served by a private road which may be a dead-end street and which shall be owned and maintained by the applicant, owner, or unit owners association. The minimum paved width of such private road shall be 24 feet.

33.8. The Commission may require along the perimeter of a Church Development adequate buffers, screening and/or landscaping within reason.

33.9. There shall be one (1) unit deed restricted as affordable with 80% income threshold and with a recognized Affordability Administrator per acre of land with any fraction rounded down.

33.10. The elevations of newly constructed units shall be submitted to the Architectural Review Board within reason.