



LAND FOR SALE

990 Stratford Avenue, Stratford, CT

990 Stratford Ave

To arrange a tour contact:
Bruce Wettstein, SIOR 203-226-7101 Ext 2
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SIOR Individual Members
Society of Industrial & Office Realtors

VIDAL/WETTENSTEIN, LLC



719 Post Road East, Westport, CT 06880
www.vidalwettenstein.com

All information from sources deemed reliable and is submitted subject to errors, omissions, change of price, rental, and property sale and withdrawal notice.

990 Stratford Avenue, Stratford, CT

.37 Acre Undeveloped Land for Sale

Fabulous Stratford Avenue & Main Street Location

PROPERTY DETAILS

Area: .37± Acre

Zoning: CA & CNC

Located in a TOD zone

Corner site with traffic light

Utilities: natural gas, city water and city sewer

Convenient to exit 31 & 32 of I-95

Taxes: \$10,797

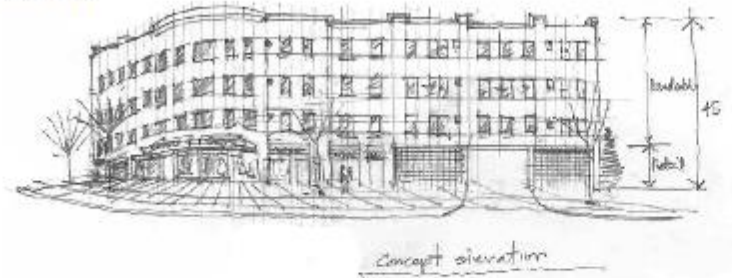
Sale Price: \$499,000

TOD – (Transit-Oriented Development) is the development of residential, commercial, and employment centers within one-half mile of walking distance of public transportation facilities, including rail and bus rapid transit and services, that meet transit supportive standards for land uses, built environment densities, and walkable environments, in order to facilitate and encourage the use of those services. [Additional Information](#)

For additional information contact:
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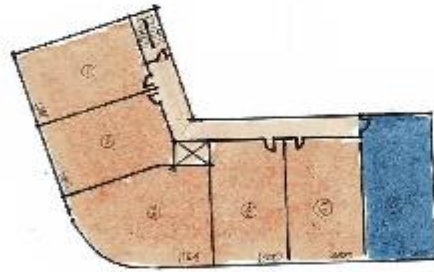
P&L Investments III



Development Data
1,500 GSF Retail/Commercial

15 Residential Units
12 One bedroom
3 Two bedroom

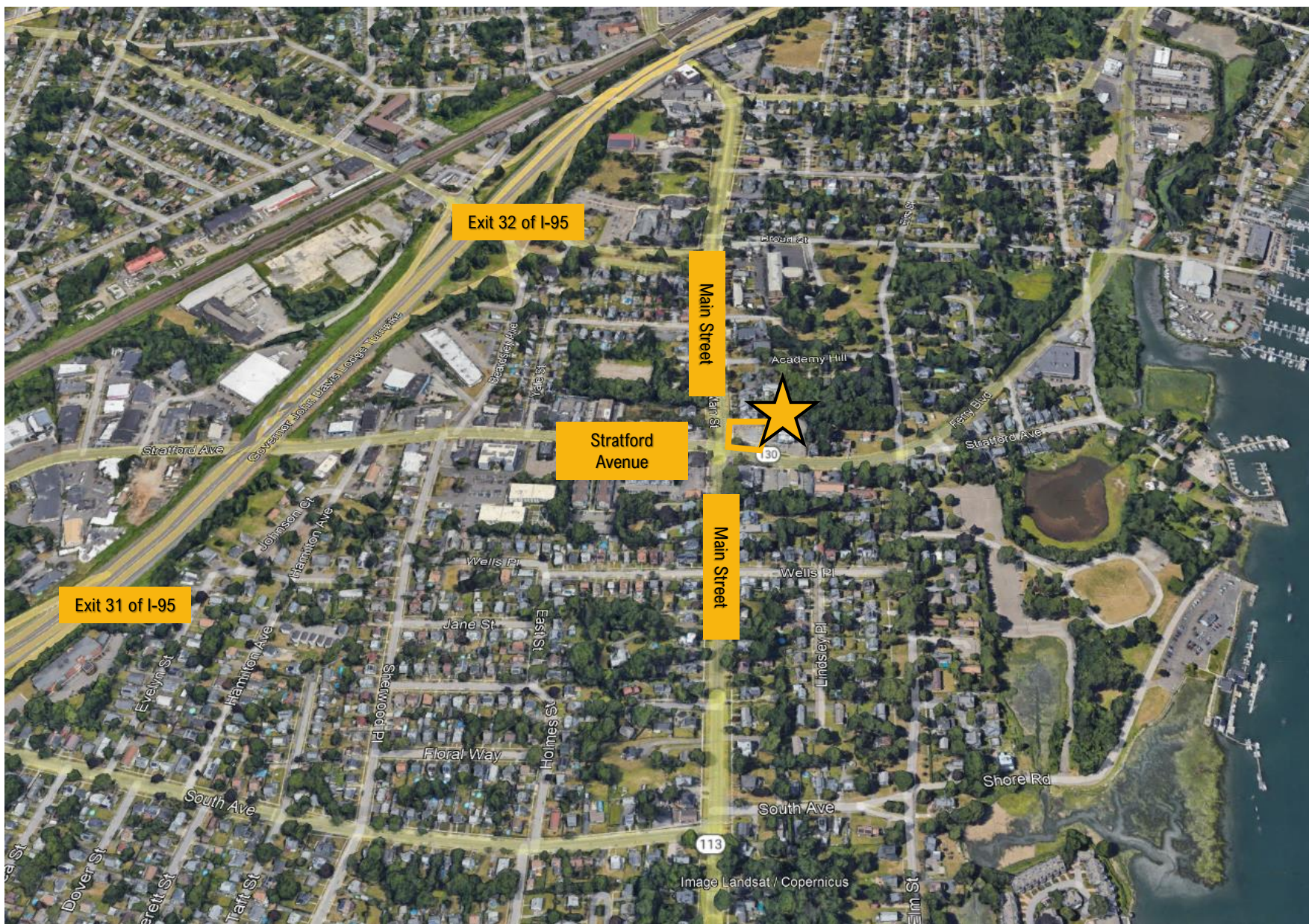
Parking
Retail/Commercial 1,500 GSF @ 37' x 60' = 6
One Bedroom Units 1/Unit = 5
Two Bedroom Units 1.75/Unit = 7
Parking Required 78 Spaces
Parking Provided 76 Spaces



CONCEPTUAL DEVELOPMENT PLAN
990 STRATFORD AVENUE
STRATFORD, CONNECTICUT
LANDTECH

1.25.2023

990 Stratford Avenue, Stratford, CT



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SECTION 7
Retail Commercial Districts (CA and CNC)

7.1. Uses permitted in CA district.

7.1.1 Any use permitted in an RM or LB district including residence apartments subject to all provisions of Sections 5.1, 5.3 and 6.1.

7.1.1.1 Residential developments of three to seven residential units or mixed-use developments which combine other uses permitted in the CA District with residential developments of three to seven units, subject to a determination by the Zoning Commission that such uses comply with the standards for Special Case approval under Section 20 of the Zoning Regulations and the following additional standards: [Effective 6-17-1998]

- 1) The lot area for such uses shall be a minimum of 3,750 square feet per dwelling unit.
- 2) A minimum of 400 square feet of land area per dwelling unit shall be established for outdoor recreational purposes to serve the residents of said development. The land set aside for this purpose shall be generally flat, provided in a contiguous location, and of such character that it is conducive to its intended recreational use. In no case will land intended to meet the minimum open space requirements of these Regulations for CA Districts be utilized to fulfill the recreation requirements.
- 3) The proposed use must meet the off-street parking standards of Section 12.5.1.1.
- 4) Since CA Districts exist in such a wide variety of locations in Stratford, the Zoning Commission shall, in approving such uses, give full consideration to the character of existing land uses and zoning districts in the vicinity of this proposed use to assure the feasibility of providing a quality residential environment.

7.1.2 For purpose of clarification, all those areas of the Town of Stratford legally zoned as Business 1, Business 2, Business A, are declared to be a CA District. All uses existing in these business zones are conforming uses at the time of the adoption of the respective regulations may be continued as conforming uses at the same locations, but none may be extended except in conformance with all the requirements of these Regulations for CA Districts.

7.1.3 Retail services, agencies or stores conducted indoors which do not have for sale on the premises any merchandise or service giving off any objectionable noise, odor, smoke or dust noticeable off the premises; excluding the manufacture, processing or servicing of materials except as customarily incidental to a retail use, the sale of alcoholic beverages except as permitted under Section 15 of these Regulations, and those uses named in Section 7.2 of these Regulations.

7.1.3.1 Retail display or sales of article associated with landscaping, nursery, home supply retail centers, sales of seasonal products or garden centers out of doors shall be permitted in the Retail Commercial Districts (CA) and (CF) on lots with over 50,000 square feet of retail building space providing the articles of such display or sales areas are limited to two outdoor sales/display area per shopping center complex and shall be limited to the regulations of Section 7 of this chapter and the following limitations:

- A. Any article for outdoor display or sales shall be suitable and compatible with the principal use of the parcel. The use of the area shall be used to display and inventory materials for retail sale and not for warehousing.

- B. The area intended for use as outdoor display or sales shall be contiguous to the principal building and clearly screened or buffered from the public way by fencing or landscaping.
- C. The total square footage of outdoor display and sales area may not exceed 12% of the square footage of the indoor floor area of the store to which the outdoor sales area is subordinate without special case approval. Minor temporary landscaping sidewalk sale displays, reviewed under Section 3.26 of the Zoning Regulations are exempt from this requirement.
- D. The setback for outdoor display and sales areas shall meet the general requirements of 3.26 and shall have a minimum setback of 75 feet from any public right-of-way.
- E. Outdoor display, sales or storage of any nonhazardous chemical or fertilizers (e.g., compost, manure and peat moss) shall be properly contained, lighted and protected from rain, snow or inclement weather and must be contained at all times in the designated fenced in area.
- F. The area intended for outdoor display or sales shall not interfere with vehicular or pedestrian circulation. All loading/unloading areas required to service the outdoor display area shall be serviced only from designated loading areas as shown on the site plan.
- G. A photometrics plan shall be provided detailing light type and wattage, installation location, mounting height, and ground level lighting intensity of all lighting in the outdoor sales area within the parcel and at adjacent property lines. Unless otherwise approved, the ground level lighting intensity caused by lighting of outdoor sales areas shall not exceed one footcandle at the property line.
- H. Materials which are stacked or stored in the outdoor sales and display area shall meet all federal, state and local safety codes and shall in no case exceed the height of the fence which shall be limited in height to a maximum of 24 feet.
- I. The area of outdoor sales shall require the same minimum number of parking spaces and will be permitted the same signage as the standards for indoor sales in the district in accordance with Sections 12 and 16 of this chapter. Any such sign shall only identify the business conducted therein.
- J. Materials for roofs, screens or coverings shall be aesthetically compatible with the principal building.

7.1.3.2 The plans demonstrating compliance with Section 7.1.3.1 of this chapter shall be subject to site plan review by the Zoning Commission.

7.1.4 Public garages, motor vehicle service stations with limited and general repairers license, and automobile sales rooms or outdoor sales areas for these uses; provided, however, a self-service gasoline station shall be subject to the approval of the Zoning Commission as a special case. [Effective 6-13-1976; 4-27-1980]

7.1.5 Theaters for indoor motion picture projection, indoor dramatic or musical productions, radio and television broadcasting studios.

7.1.6 Assembly halls, dance halls and bowling alleys.

7.1.6.1 Billiard and pool parlors and similar inclosed places of amusement which contain more than three mechanical amusement devices as defined in Section 1.1 shall be heard as a special case

in accordance with Section 20 of these Regulations. [Effective 4-27-1982]

7.1.7 Hotels, motels and restaurants. Hotels and motels are subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations.

7.1.7.1 Drive-in restaurants subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations. [Effective 9-23-1969]

7.1.7.2 Outside dining regulation. Outside dining subject to and in compliance with the following standards: **[Effective 12-29-2021]**

- (a) Outside dining areas containing more than 16 seats are subject to the parking requirements of Subsection 12.5.7. Outside dining areas with less than 16 seats are exempt from parking requirements although the staff may consider existing parking conditions in evaluating each request.
- (b) Outside dining is permitted year-round subject to all Health Department Regulations; however, all canopies, umbrellas and tables shall be removed during extended periods when seating is not in use or during snowfall events to allow for proper snow removal.
- (c) The outdoor dining area shall be contiguous to the establishment to which it is accessory.
- (d) Any establishment providing outside dining shall provide to the Office of Planning and Zoning a certificate of insurance indicating liability coverage.
- (e) All outdoor seating must allow for pedestrian circulation and must not interfere with or impede pedestrian traffic on public sidewalks, restrict access to any portion of the building by emergency services, and must not impede vehicular traffic entering driveways or accessways.
- (f) Outdoor eating areas shall provide adequate trash receptacles.
- (g) Extended retractable awnings, canopies, or large umbrellas shall be permitted and located to provide shade for patrons and shall be safely anchored. Umbrellas are to be closed when the outdoor eating area is not in use.
- (h) Outdoor eating areas are not entitled to additional signage, beyond that permitted for the use.

7.1.8 Public parking lots or buildings operated as a business for renting parking space to the public. No part of such lots or buildings may be counted toward the minimum required under this section, or Section 12, for other business establishments.

7.1.9 Newspaper establishments, job printing shop or an electric or gas substation, subject to the provisions of Section 7.1.3 as to objectionable noise, odor, smoke or dust.

7.1.10 Accessory uses customarily incidental to a permitted use, including private garages for the storage of motor vehicles used in connection with a permitted use, but not in violation of back or side yard requirements.

7.1.11 A nursing home subject to the provisions set forth in Section 6.1.12.

7.1.12 Affordable housing developments subject to the requirements of Section 5.4 and Section 20 of the Zoning Regulations.

7.1.13 Adult oriented, body-piercing and/or tattoo establishments subject to the following distance and size limitation.

- A) All adult-oriented, body-piercing and/or tattoo establishments shall be located a minimum of 1,000 feet from a residential district, church, park, playground, library, day-care establishment, school for the instruction of children under 16 years of age or any place frequented by minors and a minimum of 2,000 feet between any of these uses.
- B) All distances shall be measured in a straight line from property line to property line containing the above uses representing the shortest distance between the two lots.
- C) Adult-oriented, body-piercing and/or tattoo establishments shall not exceed a total floor area of 5,000 square feet.
- D) Body-piercing and/or tattoo establishments are subject to the approval of the Zoning Commission as a special case under Section 20 of these Regulations.

7.1.14 Assisted living residential facilities, subject to the same standards as set forth in Section 6.1.13.

7.1.15 A car wash subject to the approval of the Zoning Commission as a special case as provided under Section 20 of these Regulations. **[Adopted 7-9-2001]**

7.1.16 A self-storage facility subject to the approval of the Zoning Commission as a special case, as provided for under Section 20 of these Regulations, provided that the following standards shall apply:

- (a) The facility shall be located on a lot of not less than 10 acres in size under one ownership.
- (b) The facility shall be part of a mixed-use building, or buildings, into which are incorporated other permitted uses in the underlying zone.
- (c) The height limitations of the underlying zone are suspended subject to the Zoning Commission establishing an appropriate height for the facility on a case-by-case basis, given the topography of the site, its proximity to other existing structures, the height of same, and the relationship of the height of the proposed facility to infrastructure or transportation facilities adjacent thereto, but in no event shall exceed 50 feet in height or four stories.

7.1.17 A commercial sign which has been relocated pursuant to the provisions of Section 16.6.5.3.

7.1.18 Professional offices, business offices, medical offices, financial institutions or uses considered to be similar by the Zoning Commission.

7.2. Uses specifically prohibited in CA Districts.

In addition to those uses disqualified by the provisions of Section 7.1, the following are expressly prohibited.

7.2.1 Dry cleaning, dyeing or laundry establishments employing more than eight persons.

7.2.2 Live poultry market, or poultry market where killing or picking is done on the premises.

7.2.3 The display or sale of any article out of doors.

7.2.4 Ice plant, bottling works or milk distributing station.

7.3. Off-street parking requirements for CA districts.

Each establishment shall meet the minimum off-street parking requirements of Section 12. As part of, or in addition to those requirements, each establishment shall:

7.3.1 Pavement at the lot lines shall be to a grade which will permit vehicular movement across the lot lines.

7.3.2 Provide for rear yard reception of all merchandise, fuel and supplies and removal of refuse.

7.4. General requirements for CA Districts.

7.4.1

Minimum lot area	7,500 square feet
Minimum lot width	60 feet
Minimum front yard	10 feet
Minimum lot depth	100 feet
Minimum lot area per family unit	3,750 square feet except for residence apartments.
Minimum lot area per hotel or motel room	1,000 square feet
One side yard minimum	16 feet
Rear yard minimum	32 feet
Building coverage maximum	50% of lot area
Building height maximum	35 feet
Maximum impervious area (B)	80%
Minimum open space (B)	20%

- A) The first half of the minimum required front yard shall consist of nonimpervious surfaces and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.
- B) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area and building area square footage.

7.4.2 In CA and CF districts, except on a side adjacent to an RS District, the sixteen-foot side yard may be omitted and buildings built to the common lot line, provided the rear yard has other continuous sixteen-foot right-of-way for public use to a public street. This shall be in the form of a permanent easement across the necessary adjacent property and shall be on file in the office of the Town Clerk of the Town of Stratford.

7.4.3 In CA and CF districts the minimum rear yard depths may include a sixteen-foot public right-of-way extending from lot line to lot line in such a manner as to provide continuous public access from either adjacent rear yard to the other, or from one adjacent rear yard to a street.

7.4.4 All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six feet above finished grade except for the first 25 feet from the front property line the height shall not exceed four

feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy, shall comply with Section 3.18 of the Zoning Regulations and shall be properly maintained at all times. This fence requirement shall be modified by the Commission if it is determined that the fence will obscure existing views of coastal waters or tidal wetlands in conflict with the Coastal Management Act.¹

7.4.5 On lots where the Zoning Commission may stipulate that the topography does not permit rear yard parking a second side yard of 32 feet will be required. In that event neither side yard may be omitted, but the rear yard minimum may be reduced to 10 feet.

7.5. CF Districts.

7.5.1 Permitted uses.

7.5.1.1 Professional and business offices and financial institutions.

7.5.1.1.1 Retail services, agencies or stores subject to the conditions established in Section 7.1.3 of these Regulations.

7.5.1.2 All uses allowed in a CF district must be heard by the Zoning Commission as a special case as provided in Section 20 of these Regulations and shall be subject to the requirements of the basic building code of the State of Connecticut and the Connecticut Fire Safety Code.

7.5.1.3 Off street parking shall be subject to Section 12 and Section 7.3.

7.5.1.4 General requirements for CF Districts subject to Section 7.4.

7.5.1.4.1 Professional and business offices and financial institutions.

7.5.1.4.2 Retail uses as defined in Section 7.5.1.1.1 shall be subject to the provisions of Section 7.4.1 except as modified below:

Minimum lot area	40,000 square feet
Minimum lot width	100 square feet
Minimum building size	4,000 square feet
Maximum building size	No buildings or structures shall exceed a floor area ratio of 25% of the lot area.

Except on lots greater than five acres, there shall be no more than two separate retail entities located in any one building structure in any CF District, and there shall be no more than one building constructed on each lot.

7.5.1.4.3 The provisions of Section 16.6.5 shall apply to any retail use defined in Section 7.5.1.1.1.

7.5.1.5 A nursing home subject to the provisions set forth in Section 6.1.12.

7.5.1.6 Assisted living residential facilities, subject to the same standards as set forth in Section 6.1.13.

7.5.2 Fire safety.² All buildings in CF Districts shall be fire-resistive as specified in and subject to the

1. Editor's Note: See C.G.S § 22a-90 et seq.

2. Editor's Note: Effective 10-9-1974.

requirements of Table 5, type A and/or B, of the basic building code of the State of Connecticut and the Connecticut Fire Safety Code.

7.5.3 Buildings shall be equipped with fire extinguishing apparatus to the extent required by Article 12 of the basic building code of the State of Connecticut and the Connecticut Fire Safety Code.

RETAIL COMMERCIAL NEIGHBORHOOD DISTRICTS CNC

(Neighborhood Shopping Centers)

7.6. Purposes of, establishment and uses permitted in CNC Districts.

7.6.1 For the purpose of reducing traffic on main thoroughfares and lessening congestion in CA and CF districts, the Zoning Commission intends to establish on its own motion or by petition to it, and after due procedure, CNC Districts of not less than 80,000 square feet each in area, wherever in its judgment in the general areas indicated by the plan of development it shall find it necessary or desirable for public convenience to permit uses as defined in Section 7.6.2 of the Zoning Regulations surrounded by or adjacent to other districts where they are prohibited, subject to the provisions of Sections 7.6 and 7.7. No CNC District shall be created unless it has provision for at least four different permitted uses.

7.6.2 Subject to the approval of the Zoning Commission as a Special Case under Section 20 of the Zoning Regulations, permitted uses are:

- (a) Retail services, agencies or stores, conducted indoors, which do not have for sale on the premises any merchandise or service, or carry on any processing of materials, giving off any objectionable noise, odor, smoke or dust noticeable off the premises.
- (b) Professional offices provided that the total office space in the center does not exceed 75% of the total rentable square footage in the center.
- (c) Restaurants and other food service establishments which may provide outside dining subject to satisfaction of the standards enumerated in Section 7.1.7.2(d).
- (d) Hotels and customary accessory uses including but not limited to conference and meeting rooms, catering and banquet facilities, restaurants and other food service establishments, bars, recreations facilities and health spas available to guests or to the general public.
- (e) Any marine use described in Sections 8.2.1.1, 8.2.1.4, 8.2.1.7, 8.2.1.8 and 8.2.1.10.

7.6.3 Excluded uses: In addition to those uses disqualified by the provisions of Subsection B, the following uses are expressly prohibited:

- (a) The sale of alcoholic beverages except as permitted by Section 15 of these Regulations.
- (b) Those uses named in Section 7.2 of these regulation.
- (c) Any instrument which creates interference with radio and television reception.

7.7. General requirements.

7.7.1 Requirements.

Minimum lot width	75 feet
Minimum lot area	10,000 square feet for existing family unit

Minimum side yard to other properties in CNC District	0 feet
Minimum side yard to properties in all other Districts	16 feet
Minimum front yard	15 feet
Minimum lot depth	100 feet
Minimum rear yard	32 feet
Maximum building height	65 feet for uses permitted pursuant to Section 7.6.2(d), 40 feet for all other uses.
Maximum Impervious Area (B)	80%
Minimum open space (B)	20%

- A) The first half of the minimum required front yard shall consist of nonimpervious surfaces and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.
- B) The minimum open space and the maximum impervious area requirements shall be adhered to prior to any increase or alteration of impervious area, floor area and building area square footage.

7.7.2 Buildings in CNC Districts shall have gable roofs with a pitch of not less than six inches to the foot, except that uses permitted pursuant to Section 7.6.2(d) with a building height of 40 feet or more may have a partial gable roof on condition that HVAC equipment and mechanicals located on roofs shall not be visible from the street. No parapet wall or sign shall extend above the eaves or rake of the roof. A roof of less pitch may be permitted as a special exception, subject to the approval of the Zoning Commission if the Commission finds that the architecture of the proposed building, as shown on plans submitted is in harmony with that of the nearby residential areas, and proposed signs are in keeping with the provision of Section 16.6.3, and are located at least one foot below the top of any wall or parapet.

7.7.3 No outdoor incinerator or long-term storage of refuse shall be permitted.

7.7.4 All rear or side lot lines adjacent to an RS or RM District shall be fenced to a height of six feet above finished grade except for the first 25 feet from the front property line the height shall not exceed four feet. The fence shall be either a solid wood or vinyl fence providing 100% privacy, shall comply with Section 3.18 of the Zoning Regulations and shall be properly maintained at all times. This fence requirement shall be modified by the Commission if it is determined that the fence will obscure existing views of coastal waters or tidal wetlands in conflict with the Coastal Management Act.

7.7.5 Each establishment shall provide paved off-street parking in accordance with the requirements of Section 12.

7.8. (Reserved)

7.9. Theater District (TH).³

3. Editor's Note: Effective 3-6-1996.

7.9.1 Purposes.

The Theater District is designed to guide land uses in a way that will promote the economic viability of the American Festival Theater while maintaining important controls on health, safety and welfare conditions affecting residents of the Town, especially those in the neighborhood of the Theater. Additional purposes of the District are:

- 1) To foster the growth and perpetuation of tourism in Stratford;
- 2) To preserve and improve the character of established residential neighborhoods in the vicinity of the Theater;
- 3) To preserve and enhance unique qualities of Stratford's historic waterfront in this area; and
- 4) To create a cohesive business environment that is conducive to achieving these purposes.

7.9.2 Design objectives.

It is recognized that the Theater District encompasses a wide variety of existing land uses, architectural styles and density levels. The Town seeks to coordinate design in this area within a village theme to encourage compatibility and suitability of development. The following design objectives shall guide existing and new uses within the District:

- 1) The Town shall insure that greater intensity and bulk uses do not encroach into surrounding residential districts.
- 2) Development shall help to create a coordinated pattern of land uses which allows safe access and movement of pedestrians, bicycles and vehicles. Priority within this District shall be granted to pedestrian movement and bicycle travel, without restricting residents access to their homes.
- 3) Rehabilitation and adaptation of existing structures, where feasible, is encouraged in order to preserve and enhance traditional and diverse qualities of Stratford.
- 4) Emphasis will be placed on architectural and site design which promotes good aesthetics and a proper blend with the District as a whole.
- 5) Preserve and improve the integrity of Ferry Creek, Selby Pond and the Housatonic River.

7.9.3 General provisions.

7.9.3.1 District structure. Due to the diversity of uses, zoning classifications, and land forms in this area, the TH District is created as an overlay zone which extends over and modifies the permitted uses and development standards of the underlying zoning districts. This approach seeks to emphasize and build on the character of existing districts rather than superimposing an entirely new set of standards on the established neighborhood.

7.9.3.2 Number of structures on a lot. To promote the village design concept within the TH District, the definition of "lot" in Section 1.1 does not apply to development within this District, and more than one principal building may be situated on a lot.

7.9.3.3 Identification of subdistricts. Subdistricts within the Theater District overlay include:

- 1) RS/TH Theater Subdistrict — Areas where the TH boundary encompasses the RS-3 or RS-4 Districts.

- 2) CA/TH Theater Subdistrict — Areas where the TH boundary encompasses the CA District.
- 3) WF/TH Theater Subdistrict — Areas where the TH boundary encompasses the WF District.
- 4) MA/TH Theater Subdistrict — Areas where the TH boundary encompasses the MA District.

7.9.3.4 Permitted uses and development standards by subdistrict. Only uses specifically named shall be permitted within the Theater District, even if said uses would normally be permitted in the underlying district. Uses not specifically named are prohibited within this District.

7.9.3.5 Zoning Commission approval. Land uses identified as permitted uses within the District do not require specific approval by the Zoning Commission although they must comply with related zoning, building, health, and other applicable municipal codes such as FEMA, coastal site plan review, sediment and erosion control, etc. Uses requiring site plan approval shall be reviewed administratively by the Zoning Commission, subject to site plan and design review criteria as adopted by the Stratford Zoning Commission. Land uses subject to special case approval must be reviewed by the Zoning Commission under the criteria for special case approval contained in Section 20 of the Town Zoning Regulations. Special case uses must also be reviewed under the site plan and design review criteria established for the Theater District.

7.9.4 RS/TH Theater Subdistricts.

7.9.4.1 Permitted uses.

7.9.4.1.1 One-family dwelling if it existed as of the effective date of the Theater District Regulation.

7.9.4.1.2 Home occupation/office per Sections 4.1.2 and 4.1.3 of these Regulations.

7.9.4.2 Uses permitted with site plan approval (performed administratively by Zoning Commission).

7.9.4.2.1 A bed-and-breakfast establishment per Section 4.1.6.13 of these Regulations, but not requiring a special case approval.

7.9.4.3 Uses permitted subject to Special case approval by the Zoning Commission under Section 20 of these Regulations.

7.9.4.3.1 Retail use per Section 7.9.5.2.2 on the first floor of a one-family dwelling (special case application does not require a survey).

7.9.4.3.2 One-family dwelling (special case application does not require a survey).

7.9.4.3.3 Theatrical school or college including accessory uses such as dormitories.

7.9.4.3.4 Theater for live performances plus customary accessory uses such as costume and set design and production.

7.9.4.3.5 Museum or art gallery.

7.9.4.3.6 Hotel or inn of no more than 25 rooms per building with dining room facilities having a maximum seating capacity of 75 seats.

7.9.4.3.7 Residential Village Design Development, subject to the standards of the underlying RS zone as required by Section 7.9.4.4. The Residential Village Design Development shall promote the land uses as outlined in Section 7.9.1 Historic structure preservation and infill aspects of through 7.9.3.3. Section 7.9 shall be particularly addressed.

- 1) The minimum lot area shall be 40,000 square feet.
- 2) The density of any Residential Village Design Development will be:
 - a) RS-3 Zone: 10,000 square feet per unit.
 - b) RS-4 Zone: 7,500 square feet per unit.

7.9.4.4 Development Standards Within the RS/TH Theater Subdistrict.

7.9.4.4.1 Standards in this District shall be set in relation to the standards of the underlying zoning district (RS-3, RS-4) as follows:

Lot Area	Standard for RS District
Lot Width	Standard for RS District
Lot Depth	Standard for RS District
Front Yard	Standard for RS District
Side Yard	Standard for RS District
Rear Yard	Standard for RS District
Maximum Building Coverage	25%
Maximum Building Height	30 feet

7.9.4.4.2 Additional standards for nonresidential uses:

Minimum Lot Area for hotels/inns	15,000 square feet minimum and at least 2,000 square feet of lot area per room
Maximum Impervious Area	40%
Minimum Open Space	60%
Minimum Parking Setback	12 feet.
Parking buffer	6-foot fence of appropriate natural materials such as wood, brick or stone and/or appropriate landscaping

7.9.5 CA/TH and MA/TH Theater Subdistricts.

7.9.5.1 Permitted uses.

7.9.5.1.1 One-family or two-family dwellings and professional office buildings if in existence on effective date of the Theater District Regulation.

7.9.5.1.2 Home occupations/offices per Sections 4.1.2 and 4.1.3 of these Regulations.

7.9.5.2 Uses Permitted with Site Plan Approval (performed administratively by Zoning Commission).

7.9.5.2.1 A bed-and-breakfast establishment per Section 4.1F(13) of these Regulations, but not requiring a special case approval.

7.9.5.2.2 Any of the following retail uses or those considered to be similar by the Zoning Commission, providing that no such use shall occupy a building in excess of 5,000 square feet of floor area:

- 1) Art studio/shop.
- 2) Gift or curio shop.
- 3) Souvenir shop.
- 4) Antique store.
- 5) Book store.
- 6) Arts and craft store.
- 7) Candy or fudge shop.
- 8) Coffee shop.
- 9) Clothing store.
- 10) Bakery.
- 11) Print Shop.

7.9.5.2.3 Retail and service uses specifically prohibited within the TH/CA and TH/MA Districts.

- 1) Tattoo Parlor.
- 2) Adult bookstore or adult video store.
- 3) Gun shop.
- 4) Adult movie theater.
- 5) Adult live entertainment or massage parlor.
- 6) Pawn shop.
- 7) Laundromat.

7.9.5.2.4 One or two apartments above the first floor of a retail use as provided under Section 7.9.5.2.2.

7.9.5.2.5 Related service uses including:

- 1) Restaurant without drive-through window and without outdoor seating.
- 2) Ice cream parlor.
- 3) Sightseeing or carriage tours.
- 4) ATM machine/branch bank.

5) Travel agency/ticket agency.

7.9.5.2.6 A parking lot as an accessory use subject to the provisions of Section 12.2 provided that it is located in the side or rear yards of a property, and it is screened from view by a brick wall, landscaped berm or other suitable buffers.

7.9.5.3 Uses Permitted subject to special case approval by the Zoning Commission under Section 20 of these Regulations.

7.9.5.3.1 Theatrical school or college including accessory uses such as dormitories.

7.9.5.3.2 Theater for live performances plus customary accessory uses such as costume and set design and production.

7.9.5.3.3 Museum or art gallery.

7.9.5.3.4 One or two family dwelling (special case application does not require survey).

7.9.5.3.5 Hotel or inn with up to 125 sleeping rooms.

7.9.5.3.6 Professional offices if it can be demonstrated that the use will help to promote the objectives of the TH District.

7.9.5.3.7 Restaurant with outdoor seating (without drive-through window).

7.9.5.3.8 A parking garage within an MA/TH District provided that:

- 1) The garage meets all setback, coverage and height requirements, and
- 2) It shall meet the design guidelines established for buildings within the Theater District.

7.9.5.4 Development Standards Within the CA/TH and MA/TH Theater Subdistrict.

7.9.5.4.1 Standards in this District shall be set in relation to the standards of the underlying zoning district (CA, MA) as follows:

Minimum Lot Area	Standard for CA, MA Districts
Minimum Lot Width	Standard for CA, MA Districts
Minimum Lot Depth	Standard for CA, MA Districts
Front Yard	Standard for CA, MA District*
Side Yard**	CA- 8 feet, MA - 10 feet
Rear Yard	Standard for CA, MA Districts
Maximum Building Coverage	35%
Maximum Building Height	35 feet

* The minimum required front yard shall consist of nonimpervious surface and shall be landscaped with trees, shrubs, lawns, or suitable ground cover. Provision shall be made for walkways and driveways necessary for operation.

** Where commercial or industrial property abuts a residential district a twenty-five-foot minimum setback shall be required.

7.9.5.4.2 Additional standards for nonresidential uses:

Minimum Lot Area for	
Hotels and inns	20,000 square feet minimum and at least 1,500 square feet of lot area per room
Maximum Impervious Area	60%
Minimum Open Space	40%
Minimum Parking Setback	12 feet
Parking buffer	6-foot fence of appropriate natural materials such as wood, brick or stone and/or appropriate landscaping

7.9.6 WF/TH Theater Subdistricts.

7.9.6.1 Permitted uses. All uses within the WF/TH district shall be by Special Case approval and shall include those uses and structures listed under Section 8.2.1, Marine Uses and Section 8.2.2, Nonmarine Uses of these Zoning Regulations. Retail uses must comply with the provisions of Section 7.9.5.2.2 of these Regulations.

7.9.6.2 Retail and service uses specifically prohibited within the TH/CA and TH/MA District.

7.9.6.2.1 Tattoo parlor.

7.9.6.2.2 Adult bookstore or adult video store.

7.9.6.2.3 Gun shop.

7.9.6.2.4 Adult movie theater.

7.9.6.2.5 Adult live entertainment or massage parlor.

7.9.6.2.6 Pawn shop.

7.9.6.2.7 Laundromat.

7.9.6.3 Development standards within the WF Theater Subdistrict.

7.9.6.3.1 Standards in this District shall be set in relation to the standards of the underlying zoning district (WF) as follows:

Minimum Lot Area	Standard for WF District
Minimum Lot Width	Standard for WF District
Minimum Lot Depth	Standard for WF District
Front Yard	Standard for WF District
Side Yard	Standard for WF District
Rear Yard	Standard for WF District
Maximum building coverage	25%
Maximum building Height	30 feet

7.9.6.3.2 Additional standards for nonresidential uses:

Maximum Impervious Area	40%
Minimum Open Space	60%
Parking Setback	12 feet
Parking buffer	6-foot fence of appropriate natural materials such as brick, wood or stone and/or appropriate landscaping.

7.9.7 Site plan and design review criteria within the Stratford Theater District. For uses requiring site plan review within the RS/TH, CA/TH, WF/TH, and MA/TH Districts, applicants must submit plans in the form prescribed by the Zoning Commission in determining the extent to which the proposed development meets the following site plan and design review objectives.

Site plan and design review objectives (TH District). In reviewing and acting on an application for development within the Theater District, the Commission shall take into consideration the health, safety, comfort and convenience of the public in general and the immediate neighborhood in particular. Because of the unique attributes of this District, the Commission shall also give careful consideration to the design treatment of proposed developments within the District. The Commission may require such modifications of the plans as it shall deem necessary to ensure the accomplishment of the following objectives:

7.9.7.1 Site characteristics.

7.9.7.1.1 Town plan. That the proposed site plan shall be in general conformance with the intent of the Town Plan.

7.9.7.1.2 Public safety. That all buildings, structures, uses, equipment, or material shall be readily accessible for fire, police, and ambulance service. The Commission may require the input of specific Town departments in making this determination. The plans shall comply with the State Building Code, with specific regard to the requirements for the handicapped (ramps, elevators, depressed curb and parking provisions).

7.9.7.1.3 Traffic and pedestrian access. That all proposed traffic and pedestrian accessways shall not create traffic hazards and shall be: adequate, but not excessive in number; adequate in width, grade, alignment and visibility; adequate in distance from street corners; places of public assembly and other accessways; and adequate in design for other similar safety considerations.

7.9.7.1.4 Circulation and parking.

- 1) That adequate off-street parking and loading spaces shall be provided to prevent on-street and off-street traffic congestion; that all parking spaces and maneuvering areas shall be suitably identified; that entrances and exits shall be suitably identified and designed to specific use radii; that the interior circulation system shall be adequately designed to provide safe and convenient access to all structures, uses and/or parking spaces; that parking spaces shall be provided with suitable bumper guards, guard rails, islands, crosswalks, speed bumps and similar safety devices when deemed necessary by the Commission to adequately protect life and property; and that provision shall be made for safe pedestrian movement within and adjacent to the property by the installation of sidewalks. In cases where the property to be developed

is located within the boundaries of or adjacent to the Housatonic Riverbelt Greenway, the applicant shall make provision for linking pedestrian access to the Greenway.

- 2) Except where physical constraints, site configuration or safety considerations preclude strict compliance, all parking must be accessible by driveway to the parking lots of adjacent nonresidential uses and land zoned for nonresidential uses.

7.9.7.1.5 Landscaping and screening. That the general landscaping of the site shall comply with the village character of the district; that existing trees and shrubs shall be preserved to the maximum extent feasible and new ones will be where appropriate; all refuse containers and rooftop and ground mechanicals shall be enclosed; and that parking, storage, and service areas shall be suitably screened during all seasons from the view of adjacent residential areas and public rights-of-way.

7.9.7.1.6 Lighting.

- 1) That lighting of the site shall be adequate at ground level for the protection and safety of the public in regard to pedestrian and vehicular circulation. Specifically, all exterior light fixtures shall be located at the minimum height from the ground and the maximum distance from the property line necessary to provide adequate and safe lighting of the building entrances, walkways, parking area(s) and accessways.
- 2) That glare from the installation of outdoor lights and illuminated signs shall be properly shielded from the view of adjacent property and public rights-of-way. Specifically, all exterior lighting shall be designed so that the filaments, light sources, reflectors or lenses shall be shielded with opaque material in such a way that the light shall be directed down and shall not be visible at a height greater than six feet above the ground level at property lines.
- 3) The alteration of approved lighting or installation of additional lighting shall require site plan approval or modifications of an existing site plan.

7.9.7.1.7 Public health. That all utility systems shall be suitably located, adequately designed, and properly installed to serve the proposed uses, and to protect the environment from adverse air, water, or land pollution. New utility lines (electrical, telephone, etc.) shall be placed underground. Additionally, all refuse collection areas shall be located near the service entrance or loading area of a building shall be easily accessible to service trucks, and shall be screened or otherwise enclosed by plantings, walls, or fencing.

7.9.7.1.8 Drainage. That the design of stormwater drainage systems shall be such as to minimize soil erosion and maximize absorption of pollutants by the soil. Runoff from impervious areas shall be attenuated to reduce peak flow volume and sediment loads to pre-development levels.

7.9.7.1.9 Environmental features. That the development of the site shall conserve as much of the natural terrain and vegetation as possible, shall preserve important environmental land features such as steep slopes, wetlands and sensitive coastal resources and shall preserve public scenic views or historically significant features.

7.9.7.2 Design elements. In determining the appropriateness of proposed improvements in the TH District, design elements of proposed buildings shall be evaluated in relation to existing adjacent or surrounding buildings. In most cases, to be considered appropriate, the original architectural character of existing buildings should be retained and enhanced, especially for

buildings which have been determined to have historical significance by being listed on the State or National Register of Historic Places.

7.9.7.2.1 Guidelines for development of existing structures.

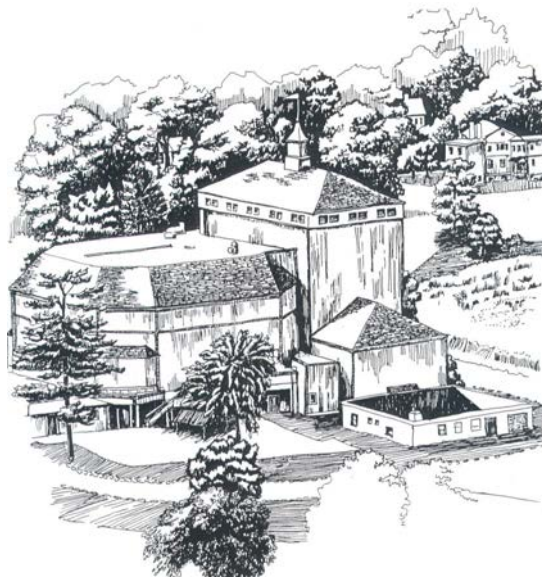
- (a) Existing architectural design should be retained to the extent possible, and this design should be reflected to the extent feasible in additions or alterations to existing buildings. Additionally, it is the intent of these Regulations to preserve properties of architectural and historic significance, such as individual listings on the National Register of Historic Places or structures identified as contributing structures within a National Register Historic District. Demolition of such historic properties is discouraged by the Zoning Commission.
- (b) Unique architectural features such as brackets, moldings, cornices, columns, and other details shall be retained to the extent possible in order to preserve original architectural character. Applicants shall generally not be required to fabricate and replace such details in cases where these features no longer exist.
- (c) Siding and roofing materials and similar exterior treatments should match as closely to the original as possible. In cases where new materials are required, they should generally be of traditional character such as brick, clapboard (wood siding), shingles, slate, etc. Use of artificial materials such as aluminum, vinyl, concrete, metal, etc., is discouraged.

7.9.7.2.2 Guidelines for development involving new construction. New buildings shall be designed so that they are similar in character to existing buildings in the following respects:

- (a) Height.
- (b) Bulk and general massing (number of wall surfaces, projections and building features).
- (c) Major divisions or rhythms of the facade.
- (d) Proportion of openings (i.e., window-to-wall relationships).
- (e) Roof treatment (shape).
- (f) Materials, colors, and textures of buildings and signage. In general, natural materials such as stone, brick, wood siding, shingles, slate, etc., are preferred to industrial or artificial materials, such as raw or exposed aggregate concrete, anodized or galvanized metal, tinted glass, plastics, vinyls, etc.
- (g) General architectural character.
 - 1) Horizontal or vertical emphasis.
 - 2) Scale.
 - 3) Stylistic features and themes (i.e., porches, colonnades, pediments, cupolas, cornices, coins, detail and ornament).
- (h) Relation to street.

7.9.7.2.3 Guidelines for signs.

- (a) Signage should accent rather than detract from existing architectural character.
- (b) Sign materials should be compatible with those used for the building to which the sign relates.
- (c) Wall signs should not cover or mask important building details such as windows and doors.
- (d) Signs should be limited to no more than three colors — background color (generally dark, matte finish), lettering color (white or light shade), and one color for emphasis or accent purposes. Lettering style should be bold and simple for clarity and consist of no more than two typefaces or fonts.



7.10. Transit-Oriented Development Overlay District.

1. Purpose. The purpose of the Transit-Oriented Development (TOD) Overlay District is to enhance Stratford's residential neighborhoods, to preserve its historic character, to revitalize Stratford Town Center and commercial areas and to promote mixed-use development that increases employment and the Town's tax base, by:
 - 1) Providing an alternative to the traditionally built environment by emphasizing mixed-use, pedestrian-oriented development;
 - 2) Allowing market-driven growth in places that are most conducive to accommodating additional activity;
 - 3) Encouraging the redevelopment of underutilized or obsolete areas;
 - 4) Creating an environment that encourages walking, bicycling and transit use;
 - 5) Facilitating the adaptive re-use of existing buildings and infill development;
 - 6) Reducing auto dependency and traffic congestion by locating multiple destinations and trip

purposes within walking distance of one another;

- 7) Providing a range of housing options for people at different stages of life;
- 8) Ensuring that new development is consistent with and enhances the nearby streetscape; and
- 9) Encouraging a mix of moderate-density development within walking distance of the Stratford Train Station to increase transit ridership.

2. **Applicability.** The TOD Overlay District consists of those areas as shown on the Zoning Map of the Town of Stratford dated October 1, 1956, and amendments thereto, which map and amendments are on file in the Town Clerk's office and the office of the Town's Planning and Zoning Commissions. Any parcel which is depicted on the Zoning Map as being wholly within or partially within the TOD Overlay District shall be determined eligible for the provisions of the Overlay District as described in this section. A developer of a property located within the TOD Overlay District may choose to develop under the provisions of the underlying zoning, or may choose to utilize the provisions of the TOD Overlay District, subject to meeting the general provisions, development standards and design standards, as described in this section, to the satisfaction of the Stratford Zoning Commission.

3. **Definitions.** As used in this section, the following terms shall have the meanings indicated:

ACTIVE USE — A use that attracts pedestrian activity during varied times of the day, provides access to the general public and conceals uses designed for parking and other nonactive uses if present. Such uses generally include, but are not limited to, retail, commercial uses, restaurants, coffee shops, libraries and educational and cultural uses. Active uses typically do not include professional offices.

COMMERCIAL SECURITY STRUCTURE — Security doors, gates or grates; window guards; wire or similar fixed or moveable physical barriers designed to protect the contents or occupants of a commercial establishment.

GREEN BUILDING ELEMENTS — Measures incorporated into building design and construction that are intended to minimize impacts to the environment through conservation of natural resources, increased energy and efficiency and improved indoor air quality.

GREEN INFRASTRUCTURE — Measures that utilize best management practices for stormwater management that infiltrate or otherwise reuse stormwater. Such techniques may include green roofs, landscaping, rain gardens, bioretention areas, vegetated swales, pocket wetlands, infiltration planters and vegetated median strips. Individual green infrastructure practices shall be defined according to the current Connecticut Stormwater Quality Manual.

GREEN ROOF — The roof of a building that is partially or completely covered with vegetation and a growing medium, planted over a waterproofing membrane. It may also include additional layers such as a root barrier and drainage and irrigation systems. Such roof may or may not be open to residents or users of the building.

MIXED USE — Development contained on a single parcel that includes different, complementary uses (both residential and nonresidential) and which provide for a variety of activities throughout the day.

OVERLAY ZONING DISTRICT — A zoning district that encompasses one or more underlying zoning districts and imposes additional or alternative requirements or provisions than required by the underlying zoning.

PEDESTRIAN-ORIENTED DEVELOPMENT — The design of communities, neighborhoods,

streetscapes, buildings and other uses that promote pedestrian comfort, safety, access and visual interest.

SHARED PARKING — Parking that is utilized by two or more different uses that generate different peak period parking demand.

STREETSCAPE — The area between building facades on either side of a street or between properties on either side of a street, encompassing its curb-to-curb distance, boulevards, sidewalks, setbacks and property facades or frontages.

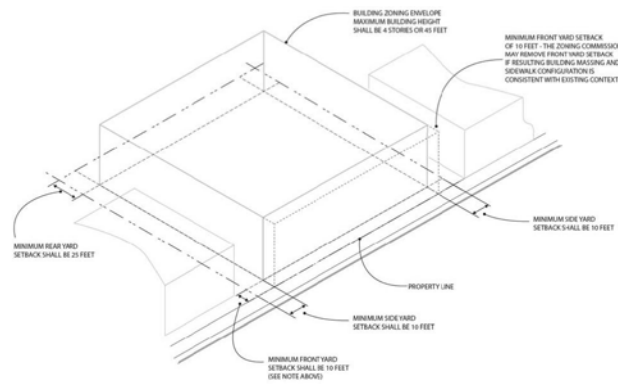
TRANSIT STATION — The area, including the platform, which supports transit usage and that is owned and/or operated by the Metropolitan Transit Authority.

TRANSIT-ORIENTED DEVELOPMENT — A development pattern created around a transit facility or station that is characterized by higher-density, mixed uses, a safe and attractive pedestrian environment, reduced parking and direct and convenient access to the transit facility.

USABLE OPEN SPACE — Active recreational areas, sitting areas or other landscaped areas open to the sky, but not including surface parking or sidewalk areas.

4. Permitted uses. Any use or combination of uses allowed in the underlying zoning district shall be allowed in the TOD Overlay District. In addition, residential uses pursuant to Section 5.3.2 and the standards in this section shall be permitted. In the event that an applicant seeking to develop utilizing the provisions of the TOD Overlay District is within the Limited Business (LB) district, the Zoning Commission may consider permitting ground-floor retail, restaurant or personal-service use subject to the provisions of this section. Notwithstanding the underlying zoning, for areas within the LB district that are indicated on the Zoning Map as "TOD-1," active ground floor uses shall be required pursuant to Subsection 7(f) of these Regulations.
5. Procedure. Any application seeking to develop utilizing the provisions of the TOD Overlay District shall be subject to special case approval from the Zoning Commission, pursuant to the requirements of Section 20 of these Regulations, and the relevant provisions of the TOD Overlay District as contained in Subsections 6, 7 and 8 of these Regulations. Any such application that is within the Stratford Academy Hill Historic District shall also be subject to the requirements of that district, including review by the Historic District Commission pursuant to Chapter 121 of the Town Code.
6. General provisions of the TOD Overlay District. The following site development prerequisites are required to be met by an applicant seeking to develop land under the provisions of the TOD Overlay District:
 - A. Contribution to transit-oriented development. The site to be developed shall be determined by the Zoning Commission to be well-connected to the Transit Station for all transportation users (pedestrians and bicyclists as well as vehicles) and shall be determined to have potential to enhance and contribute to an active, walkable downtown environment.
 - B. Single applicant. The development application shall be made by a single entity, and shall be developed under single direction in accordance with an approved plan.
 - C. Development plan. The application for development shall be accompanied by a plan, or plans, showing the detailed use of the entire site, and the plan or plans shall comply with all relevant requirements provided in Section 22.1 of these Regulations, and Section 20.2, pertaining to special cases. In addition, the application shall demonstrate compliance with the provisions and design standards of the TOD Overlay District, as contained in this section, to the satisfaction of the Zoning Commission.

- D. Utilities. The development site shall be served by public sanitary sewers, stormwater systems and utilities. Where feasible, for projects involving new construction and/or redevelopment activities, every effort shall be made to place telephone, cable television and similar utility lines underground.
7. TOD Overlay District development standards. Notwithstanding the requirements of the underlying zoning district, the following provisions shall apply to developments seeking to utilize the provisions of the TOD Overlay District:
- A. Contextual relationship. The proposed development shall be consistent with the existing surrounding context, particularly with existing development on directly adjacent sites.
 - B. Mixed uses. Sites within the TOD Overlay District are encouraged to be developed with a mix of complementary uses which provide for a variety of activities throughout the day and on different days of the week.
 - C. Lot size. The minimum lot size shall be as required by the underlying zoning district.
 - D. Density. For developments containing residential uses, the maximum residential density shall be 50 bedrooms per 40,000 square feet of lot area, as defined in Section 1.1 of these Regulations.
 - E. Bedroom mix. At least 70% of the residential units shall be efficiency or one-bedroom units, with the balance of the units limited to two-bedroom apartments. For the purposes of these Regulations, libraries, dens, studios, studies, lofts and other similar spaces may be deemed to be bedrooms if the Zoning Commission finds that the size, design and layout of these rooms are generally similar to bedrooms.
 - F. Active ground-floor uses. For areas indicated on the Zoning Map as "TOD-1," uses on the ground floor of buildings shall be active uses as defined in Subsection 3, above. Residential or office uses within such buildings shall be limited to the upper floors, unless waived by the Zoning Commission based on the particular characteristics of the site and the surrounding context.
 - G. Minimum frontage. The minimum lot frontage shall be as required by the underlying zoning district.
 - H. Minimum front yard. The minimum front yard setback shall be 10 feet. The Zoning Commission may reduce or remove any front yard setback if the resulting building massing and sidewalk configuration is consistent with the existing context.
 - I. Minimum rear yard. The minimum rear yard setback shall be 25 feet.
 - J. Minimum side yard. The minimum side yard setback shall be 10 feet. The two side yards may be combined in order to achieve greater flexibility and efficiency on the site. In addition, the Zoning Commission may reduce or remove any side yard setback if the resulting building massing and sidewalk configuration is consistent with the existing context; provided, however, that the site provides sufficient access for parking and loading.



Setback diagram showing minimum required yards in the TOD Overlay District. Front and side yards may be waived in order to achieve consistency with existing context.

- K. Maximum building height. Building heights shall be four stories, or 45 feet in height, if the Commission finds that the building massing and height is consistent with the existing surrounding context. Parcels east of Main Street and within 550 feet of the Stratford Train Station platform may have maximum building coverage of 65% and building heights of up to 60 feet in areas set back 100 feet or greater from Main Street and 75 feet or greater from Sutton Avenue. The Zoning Commission may consider allowing maximum building coverage of 65% and maximum building height of 60 feet elsewhere in the TOD Overlay District, based on the particular characteristics of the site and the surrounding context.
- L. Maximum building coverage. The maximum building coverage shall be 40% of the lot area except as permitted above.
- M. Required open space. A minimum of 15% of the total lot area shall be established for usable open space and landscaping. A minimum landscape buffer of at least 10 feet shall be provided along all rear yards, and at least six feet along all side and rear yards, unless waived by the Zoning Commission based on the particular characteristics of the site.
- N. Minimum required parking.
 - 1) Parking requirements for residential uses shall be as follows:
 - a) 1.0 space for each dwelling unit containing an efficiency or one-bedroom.
 - b) An additional 0.25 space for each bedroom in excess of one bedroom.
 - c) Indoor parking may be included in the required parking spaces.
 - d) No required off-street parking facility shall be developed within the required front yard, or shall be developed within five feet of a side or rear lot line.
 - 2) Parking requirements for financial institutions, nonmedical office buildings, retail stores, personal service shops and similar business buildings shall be three spaces for each 1,000 square feet of gross floor area.
 - 3) Parking requirements for medical office uses shall be one space for each 250 square feet of gross floor area.
 - 4) Parking requirements for restaurants, clubs, taverns or bars shall be one space for each 100 square feet of gross floor area.

- 5) All other parking requirements shall be consistent with Section 12.5 of these Regulations, except as modified by the Zoning Commission pursuant to Subsection 8(F) of these Regulations.

8. TOD Overlay District design guidelines. These TOD Overlay District design guidelines are intended to encourage and guide high-quality development, infill and redevelopment in the vicinity of the Stratford Train Station. The purpose of these guidelines is to foster a cooperative and creative approach to design between the Town and the development community that serves as the basis for dialogue between the Town and applicants during the site development process. As a result, projects seeking to utilize the provisions of the TOD Overlay District will be required to demonstrate that the proposed development's design is consistent with the purpose and intent of these guidelines.

A. Building massing and character.

- 1) Buildings shall be designed to avoid the appearance of a large, monotonous building mass by dividing large facades into the appearance of several sections or smaller buildings. Long building facades are encouraged to be broken up into lengths of approximately 30 feet with sufficient building articulation, architectural features and landscaping. Large-scale retail stores with building frontages exceeding 30 feet are encouraged to include architectural details and design elements to create the appearance of multiple storefronts. Buildings should also incorporate screening of rooftop mechanical equipment, as detailed in Subsection M, below.



Building Massing and Character: Sensitively designed building can enhance context by using features such as window bays that break up horizontal building mass, and "stepping down" to complement adjacent buildings.

- 2) New infill development shall generally employ building types that are compatible with the historic architecture of the area in their massing and external treatment.
 - a) New infill development shall retain the historic architectural rhythm of building openings (including windows and entries) of the same block.
 - b) New infill development shall also attempt to maintain the horizontal rhythm of existing facades by using a similar alignment of windows, floor spacing, cornices, awnings and other elements. This rhythm shall be achieved by aligning the top, middle and base floors. Buildings shall have a distinct base at ground level using articulation or materials such as stone, masonry or concrete. The top level should be

treated with a distinct outline with elements such as a parapet, cornice or other projection.



Despite different architectural styles, both buildings achieve a horizontal rhythm through alignment of windows and other architectural elements.

- 3) To the greatest extent practicable, the height of new infill development shall be coordinated with the heights of adjacent or nearby structures.



The one-story building at left disrupts the building pattern of the block. In contrast, the comparable scale of the buildings at right creates a unified feel, even with the change in topography and variation in styles.

- 4) Building facades and site improvements significantly exposed to public view shall be constructed with high-quality, durable exterior materials. Use of lesser-quality materials, including, but not limited to, masonite paneling, sheet tile, simulated brick, pegboard, vinyl and aluminum siding, external insulation and finish systems, plastic laminate and canopies and awnings made of vinyl is discouraged.



These buildings incorporate high-quality materials and features to accentuate unique architectural elements.

B. Building orientation and entrances.

- 1) Front facades of buildings shall be oriented toward existing public streets, with the primary building entrance in the front facade. Buildings with multiple front facades shall have entrances in each front facade or corner entrances, unless otherwise determined by the Zoning Commission.
- 2) All primary building entrances shall be accentuated with accents such as recessed or protruding entrances, canopies, porticos or overhangs.



Each of these store entrances uses an accent feature that is inviting to pedestrians and creates visual interest. Such treatments, while dependent on site-specific factors and the character of the store, are encouraged.

- 3) Loading doors, service doors and loading docks shall not be located in any facade facing a public street or any portion of a facade within 35 feet of a public street.

C. Walls and windows.

- 1) Blank walls shall not be permitted along any exterior wall facing a public street. Walls along public streets shall comprise a minimum of 35% window area and a maximum of 75% window area, with windows interspersed across the facade.
- 2) Ground-floor facades facing a public street shall comprise a minimum of 50% clear window area, with such window area free of obstruction from signage or display items.

Storefronts and window displays should be situated close to the outermost edge of the building facade, and deep setbacks and dark alcoves are to be avoided.



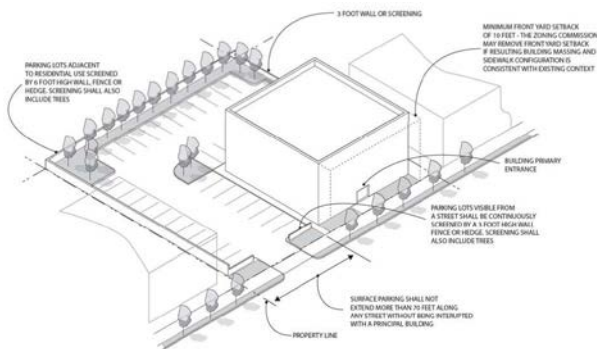
The windows at top are obstructed by signage or display items, detracting from the streetscape, which should be avoided. The windows at the bottom are open and inviting to the pedestrian.

- 3) Smoked, reflective or black glass in windows is prohibited.
 - 4) Walls or portions of walls where windows are not provided shall have architectural treatments designed to break up the bulk of the wall and avoid blank, featureless areas.
 - 5) Rear and side facades shall have colors and materials that are similar to the front facade and shall blend with structures within the development. Any development with more than one building on the site shall have a common and coherent architectural theme throughout the development.
 - 6) Windows or doors shall not be covered with any interior or exterior commercial security structure.
- D. Roofs. Roofs shall be in keeping with the character of surrounding buildings. Buildings shall have varied roof lines and materials. Peaked, mansard and other sloping roof types are encouraged. Flat roofs should be topped with cornices or decorative parapets.



Variation in roof styles creates visual interest.

- E. Driveways. The creation of new sidewalk curb cuts shall be avoided whenever an alternative point of access is available or can be created. Where feasible, ingress and egress from parking shall be from side streets. The consolidation and sharing of driveways and curb cuts between adjacent properties and interior connections between parking lots and/or the use of shared parking facilities is strongly encouraged.
- F. Parking design.
 - 1) Surface parking.
 - a) Surface parking lots shall be located to the rear or to the side of principal buildings. Surface parking shall not be located between a building and a street.



ABOVE: Appropriate layout of surface parking lots in the TOD Overlay District.

BELOW: Parking between buildings and the street disrupts the pedestrian experience, and is discouraged.



- b) Surface parking shall not extend more than 70 feet in width along any street without being interrupted with a principal building.
- c) Parking lots visible from a street shall be continuously screened by a three-foot-high wall, fence or hedge. Parking lots adjacent to a residential use shall be continuously screened by a six-foot-high wall, fence or hedge. Screening shall also include street trees.
- d) No more than 12 adjacent perpendicular parking spaces may be provided without a raised planting island containing a tree. Such raised planting island shall be at least eight feet in width to guide vehicular movement and to separate opposing rows of parking spaces so as to provide adequate space for plant growth, pedestrian circulation and vehicle overhang. The islands and landscaping within them shall be designed and arranged in such a way as to provide vertical definition to major traffic circulation aisles, entrances and exits; to channel internal traffic flow and prevent indiscriminate diagonal movement of vehicles; and to provide relief from the visual monotony and shadeless expanse of a large parking area. Curbs of such islands shall be designed so as to facilitate surface drainage and prevent vehicles from overlapping sidewalks and damaging landscape materials.



LEFT: A lack of landscaping within surface parking lots is unattractive and detracts from the pedestrian-friendliness of lots. This type of parking configuration is discouraged.



RIGHT: The large number and variety of landscaping within this parking lot improves the pedestrian and driver experience, is visually attract and reduces the heat island effect.

- e) In all off-street parking areas containing 25 or more parking spaces, at least 10% of the interior of the parking area shall be curbed and landscaped with trees, shrubs and other material.
- 2) Structured parking.
- a) Except for their pedestrian and vehicular entrances, structured parking garages, or structured parking within a principal building, that is located within 50 feet of a street curblane at street level shall have active uses in occupied space along 70% of the first floor of the structured parking that faces the street.



This parking structure, associated with the residential uses above, is disguised by active ground-floor uses that contribute to pedestrian activity.

- b) Structured parking shall have design treatments such as colonnades, arches, awnings, landscaping, street furniture and other public amenities to create the appearance of an occupied building. Blank walls are not permitted.
 - c) Vehicles shall be generally screened from the street through features such as grills, lattices, mock windows, louvers, false facades, etc. Such screening shall be in keeping with the rest of the building's architecture style and materials.
- 3) Shared and off-site parking.
- a) On lots serving more than one use, the total number of required parking spaces may be reduced, provided that the applicant submits credible evidence to the satisfaction of the Zoning Commission that the peak parking demand of the uses do not coincide, and that the accumulated parking demand at any one time shall not exceed the total capacity of the facility. Such evidence must take into account the parking demand of residents, employees, customers, visitors and any other uses of the lot. It must also take into account parking demand on both weekends and weekdays, and both during the daytime and overnight.
 - b) Where an applicant cannot provide the required parking spaces on the subject lot, the Zoning Commission may permit the use of parking facilities within a readily accessible area no more than 200 feet from the site to satisfy the parking requirements. The applicant shall submit proof acceptable to the Zoning Commission and documents satisfactory to the Town Attorney to assure the adequacy and continuation of such additional or substitute parking facilities during the use of the premises by the applicant and all successors. If the use of the premises is changed,

enlarged or extended by a subsequent user, such subsequent user will provide off-street parking facilities for its own use, in accordance with the requirements of Section 12.5 of these Regulations.

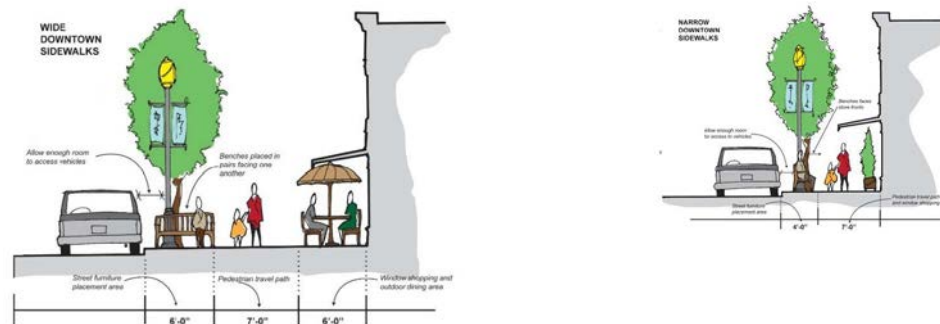
- 4) Bicycle parking. For developments including nonresidential uses, bike racks shall be provided as appropriate to serve employees, customers and visitors. For residential uses, internal safe, secure and lighted storage shall be provided on the first level for all tenants wishing to own bikes. Garages will be included toward satisfying this requirement.

G. Pedestrian circulation.

- 1) Sidewalks shall be constructed along the frontage of all public streets.
- 2) All main entrances should be connected by a continuous network of sidewalks lined by open space and landscaping, with designated crosswalks or pedestrian-oriented paving treatment at internal and external intersections. The sidewalk pattern shall continue across driveways.
- 3) Sidewalks shall have a minimum unobstructed width of five feet, and may extend up to 20 feet, dependent on expected level of activity.



Pedestrian-oriented paving treatments at intersections enhance safety and aesthetics, while street furniture, including trees and benches, provide a sense of pedestrian enclosure, protecting pedestrians from busy street traffic.



Examples of two sidewalk configurations: Both configurations provide opportunity for street furniture such as trees and benches to provide a sense of "pedestrian enclosure," but the left image allows for a wider sidewalks and provides opportunity for on-street cafe dining, where practicable.

H. Open space.

- 1) Rooftop spaces that are open to all of the residents of the building may account for up to 10% of the total square footage of required open space as specified in Subsection 7(M) above, if the Zoning Commission finds that they provide usable open space.
- 2) The property must be at all times maintained in a neat, clean, sanitary condition and free of noxious weeds.

I. Sustainability. The proposed development or redevelopment shall utilize current best practices to promote environmental sustainability, including, but not limited to incorporation of green building or green infrastructure elements as defined in Subsection 3 of these Regulations; brownfield remediation; use of permeable surfaces for parking areas, walkways, patios or similar areas; and use of techniques to reduce the consumption of energy.

J. Streetscapes.

- 1) Street trees shall be planted by the developer along all public rights-of-way. Such trees shall be planted at intervals of no more than 35 feet. Tree species shall be selected that require minimal maintenance, are of native origin and have minimal potential for conflicts with overhead power lines and other utilities.



Street trees create separation between the pedestrian and the street and contribute to a more walkable, as well as aesthetically pleasing, environment.

- 2) Pedestrian amenities such as benches, public art, planters, trash receptacles, etc., are encouraged and shall be located along sidewalks and in landscaped areas, open spaces and plazas.

K. Lighting.

- 1) Adequate lighting for pedestrians and vehicles shall be provided in all areas open to the public.
- 2) Lighting fixtures shall be appropriately shielded to prevent trespass lighting onto adjacent properties and public rights-of-way, and to minimize light spill into the night sky.
- 3) No parking lot or building lighting fixture designed to illuminate the ground shall exceed 18 feet in height from grade level, and no pedestrian lighting fixture shall exceed 10 feet in height from grade level.

L. Refuse areas. The storage of refuse shall be provided inside the building(s) or within an outdoor area enclosed by either walls or opaque fencing at least six feet in height and of a material consistent with the design of the principal building. Any refuse area outside of the building shall be designed to be architecturally compatible with the building(s) and shall not be located in the

front of the building(s).



Refuse areas and mechanical equipment can be effectively screened with appropriate attention to design and materiality. The left image shows a refuse area designed to complement its attendant building. The image on the right is located on the side of a building in a well-landscaped parking area. Its design includes high-quality materials and a green roof.

M. Screening.

- 1) Mechanical equipment, including rooftop mechanicals, shall be screened from views along adjacent streets, sidewalks and internal walkways by architectural materials, walls, fencing or landscaping.
- 2) Service and loading areas must be visually screened from streets and pedestrian ways and must be located to the side or rear of buildings.
- 3) Fencing materials along public street rights-of-way shall be limited to tubular steel or wrought- iron-type milled steel pickets. Fencing along side or rear yards or within a lot may be wood, steel pickets or any other approved fence type. Chain link fencing shall not be permitted.

N. Outdoor storage. Outdoor storage is not permitted.

O. Signs. The development application shall include a comprehensive signage plan indicating conformance to the standards of Section 16 of these Regulations, in addition to the following provisions:

- 1) Height. No sign shall extend higher than the height of the ground story.
- 2) Design. All signs within the TOD Overlay District shall be complementary in their use of color, shape and material and shall be consistent with the existing character of surrounding development. No exposed raceways shall be permitted. Signs should be limited to no more than three colors: background color (generally dark, matte finish), lettering color (white or light shade) and one color for emphasis or accent purposes. Lettering should be bold and simple for clarity and consist of no more than two typefaces or fonts.
- 3) Lighting. Signs shall be front-lit rather than internally illuminated.



Signage on these buildings is simple, attractive, easy to read and incorporated into the architectural design. In all cases, signage is made of high-quality materials and illuminated from an external source.

Demographic Detail Report

990 Stratford Ave, Stratford, CT 06615

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -

Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	12,718	225,802	436,908
2023 Estimate	12,700	223,431	432,923
2010 Census	12,933	216,708	423,462
Growth 2023 - 2028	0.14%	1.06%	0.92%
Growth 2010 - 2023	-1.80%	3.10%	2.23%
2023 Population by Age			
	12,700	223,431	432,923
Age 0 - 4	719 5.66%	13,063 5.85%	23,633 5.46%
Age 5 - 9	737 5.80%	13,538 6.06%	24,304 5.61%
Age 10 - 14	783 6.17%	14,448 6.47%	26,555 6.13%
Age 15 - 19	817 6.43%	14,923 6.68%	28,476 6.58%
Age 20 - 24	785 6.18%	14,367 6.43%	27,891 6.44%
Age 25 - 29	747 5.88%	13,988 6.26%	26,577 6.14%
Age 30 - 34	776 6.11%	14,636 6.55%	26,506 6.12%
Age 35 - 39	852 6.71%	15,671 7.01%	27,443 6.34%
Age 40 - 44	870 6.85%	15,432 6.91%	27,357 6.32%
Age 45 - 49	830 6.54%	14,251 6.38%	26,624 6.15%
Age 50 - 54	853 6.72%	14,346 6.42%	28,456 6.57%
Age 55 - 59	881 6.94%	14,593 6.53%	30,212 6.98%
Age 60 - 64	833 6.56%	13,736 6.15%	29,205 6.75%
Age 65 - 69	708 5.57%	11,500 5.15%	24,817 5.73%
Age 70 - 74	560 4.41%	9,084 4.07%	19,788 4.57%
Age 75 - 79	404 3.18%	6,609 2.96%	14,469 3.34%
Age 80 - 84	263 2.07%	4,363 1.95%	9,616 2.22%
Age 85+	281 2.21%	4,883 2.19%	10,994 2.54%
Age 65+	2,216 17.45%	36,439 16.31%	79,684 18.41%
Median Age	40.80	39.10	40.90
Average Age	40.20	39.20	40.60

Demographic Detail Report

990 Stratford Ave, Stratford, CT 06615

Radius	1 Mile	5 Mile	10 Mile
2023 Population By Race	12,700	223,431	432,923
White	7,904 62.24%	140,013 62.66%	322,067 74.39%
Black	3,924 30.90%	65,454 29.29%	77,182 17.83%
Am. Indian & Alaskan	103 0.81%	2,296 1.03%	2,882 0.67%
Asian	399 3.14%	9,226 4.13%	20,548 4.75%
Hawaiian & Pacific Island	18 0.14%	463 0.21%	547 0.13%
Other	353 2.78%	5,979 2.68%	9,697 2.24%
Population by Hispanic Origin	12,700	223,431	432,923
Non-Hispanic Origin	9,450 74.41%	147,554 66.04%	336,302 77.68%
Hispanic Origin	3,250 25.59%	75,878 33.96%	96,621 22.32%
2023 Median Age, Male	39.90	38.00	39.60
2023 Average Age, Male	39.30	38.20	39.60
2023 Median Age, Female	41.50	40.20	42.10
2023 Average Age, Female	41.10	40.20	41.70
2023 Population by Occupation Classification	10,296	179,391	352,726
Civilian Employed	7,028 68.26%	112,020 62.44%	220,721 62.58%
Civilian Unemployed	364 3.54%	7,796 4.35%	12,327 3.49%
Civilian Non-Labor Force	2,903 28.20%	59,513 33.18%	119,544 33.89%
Armed Forces	1 0.01%	62 0.03%	134 0.04%
Households by Marital Status			
Married	2,001	32,911	76,945
Married No Children	1,103	18,394	42,930
Married w/Children	899	14,517	34,015
2023 Population by Education	9,451	162,877	320,001
Some High School, No Diploma	778 8.23%	26,460 16.25%	35,758 11.17%
High School Grad (Incl Equivalency)	3,188 33.73%	48,059 29.51%	80,882 25.28%
Some College, No Degree	2,533 26.80%	38,694 23.76%	70,810 22.13%
Associate Degree	593 6.27%	9,785 6.01%	17,936 5.60%
Bachelor Degree	1,460 15.45%	23,874 14.66%	65,265 20.40%
Advanced Degree	899 9.51%	16,005 9.83%	49,350 15.42%

Demographic Detail Report

990 Stratford Ave, Stratford, CT 06615

Radius	1 Mile		5 Mile		10 Mile	
2023 Population by Occupation	13,633		215,552		425,680	
Real Estate & Finance	466	3.42%	6,441	2.99%	17,620	4.14%
Professional & Management	2,961	21.72%	48,503	22.50%	119,557	28.09%
Public Administration	266	1.95%	3,351	1.55%	6,664	1.57%
Education & Health	1,999	14.66%	30,730	14.26%	60,432	14.20%
Services	1,503	11.02%	27,646	12.83%	43,131	10.13%
Information	127	0.93%	2,042	0.95%	4,899	1.15%
Sales	1,690	12.40%	24,076	11.17%	47,909	11.25%
Transportation	563	4.13%	9,429	4.37%	16,261	3.82%
Retail	918	6.73%	13,334	6.19%	23,318	5.48%
Wholesale	121	0.89%	2,478	1.15%	5,734	1.35%
Manufacturing	787	5.77%	11,287	5.24%	21,788	5.12%
Production	891	6.54%	13,824	6.41%	20,942	4.92%
Construction	552	4.05%	10,257	4.76%	16,578	3.89%
Utilities	555	4.07%	5,871	2.72%	9,350	2.20%
Agriculture & Mining	24	0.18%	153	0.07%	404	0.09%
Farming, Fishing, Forestry	5	0.04%	92	0.04%	224	0.05%
Other Services	205	1.50%	6,038	2.80%	10,869	2.55%
2023 Worker Travel Time to Job	6,772		108,161		209,566	
<30 Minutes	4,435	65.49%	66,921	61.87%	127,796	60.98%
30-60 Minutes	1,334	19.70%	26,335	24.35%	51,498	24.57%
60+ Minutes	1,003	14.81%	14,905	13.78%	30,272	14.45%
2010 Households by HH Size	5,001		79,277		157,121	
1-Person Households	1,472	29.43%	21,665	27.33%	41,220	26.23%
2-Person Households	1,363	27.25%	22,032	27.79%	47,289	30.10%
3-Person Households	885	17.70%	13,882	17.51%	26,874	17.10%
4-Person Households	710	14.20%	11,469	14.47%	24,108	15.34%
5-Person Households	338	6.76%	5,863	7.40%	11,026	7.02%
6-Person Households	149	2.98%	2,561	3.23%	4,093	2.60%
7 or more Person Households	84	1.68%	1,805	2.28%	2,511	1.60%
2023 Average Household Size	2.60		2.70		2.60	
Households						
2028 Projection	4,933		83,027		162,446	
2023 Estimate	4,923		82,078		160,889	
2010 Census	5,001		79,277		157,121	
Growth 2023 - 2028	0.20%		1.16%		0.97%	
Growth 2010 - 2023	-1.56%		3.53%		2.40%	

Demographic Detail Report

990 Stratford Ave, Stratford, CT 06615

Radius	1 Mile	5 Mile	10 Mile
2023 Households by HH Income	4,921	82,079	160,887
<\$25,000	609 12.38%	18,013 21.95%	26,363 16.39%
\$25,000 - \$50,000	909 18.47%	15,277 18.61%	24,766 15.39%
\$50,000 - \$75,000	891 18.11%	13,509 16.46%	22,639 14.07%
\$75,000 - \$100,000	695 14.12%	9,187 11.19%	17,636 10.96%
\$100,000 - \$125,000	522 10.61%	7,867 9.58%	16,441 10.22%
\$125,000 - \$150,000	383 7.78%	4,960 6.04%	11,342 7.05%
\$150,000 - \$200,000	510 10.36%	7,070 8.61%	17,921 11.14%
\$200,000+	402 8.17%	6,196 7.55%	23,779 14.78%
2023 Avg Household Income	\$98,614	\$87,721	\$113,002
2023 Med Household Income	\$76,852	\$64,577	\$84,463
2023 Occupied Housing	4,923	82,079	160,889
Owner Occupied	3,298 66.99%	46,617 56.80%	109,057 67.78%
Renter Occupied	1,625 33.01%	35,462 43.20%	51,832 32.22%
2010 Housing Units	5,424	90,408	174,356
1 Unit	3,408 62.83%	45,406 50.22%	111,372 63.88%
2 - 4 Units	976 17.99%	24,475 27.07%	32,742 18.78%
5 - 19 Units	388 7.15%	9,245 10.23%	14,106 8.09%
20+ Units	652 12.02%	11,282 12.48%	16,136 9.25%
2023 Housing Value	3,298	46,618	109,057
<\$100,000	210 6.37%	3,953 8.48%	5,290 4.85%
\$100,000 - \$200,000	865 26.23%	10,024 21.50%	15,140 13.88%
\$200,000 - \$300,000	1,408 42.69%	16,089 34.51%	26,374 24.18%
\$300,000 - \$400,000	521 15.80%	10,096 21.66%	25,493 23.38%
\$400,000 - \$500,000	294 8.91%	3,263 7.00%	13,348 12.24%
\$500,000 - \$1,000,000	0 0.00%	2,523 5.41%	17,900 16.41%
\$1,000,000+	0 0.00%	670 1.44%	5,512 5.05%
2023 Median Home Value	\$240,767	\$258,002	\$330,300
2023 Housing Units by Yr Built	5,425	90,534	175,084
Built 2010+	126 2.32%	4,179 4.62%	6,943 3.97%
Built 2000 - 2010	221 4.07%	4,715 5.21%	9,088 5.19%
Built 1990 - 1999	94 1.73%	4,280 4.73%	10,595 6.05%
Built 1980 - 1989	271 5.00%	5,658 6.25%	14,412 8.23%
Built 1970 - 1979	686 12.65%	8,909 9.84%	19,910 11.37%
Built 1960 - 1969	566 10.43%	9,683 10.70%	23,600 13.48%
Built 1950 - 1959	887 16.35%	16,611 18.35%	33,393 19.07%
Built <1949	2,574 47.45%	36,499 40.32%	57,143 32.64%
2023 Median Year Built	1951	1954	1958

Demographic Summary Report

990 Stratford Ave, Stratford, CT 06615

Building Type: **Land** Total Available: **0 SF**
 Class: - % Leased: **0%**
 RBA: - Rent/SF/Yr: -
 Typical Floor: -



Radius	1 Mile	5 Mile	10 Mile
Population			
2028 Projection	12,718	225,802	436,908
2023 Estimate	12,700	223,431	432,923
2010 Census	12,933	216,708	423,462
Growth 2023 - 2028	0.14%	1.06%	0.92%
Growth 2010 - 2023	-1.80%	3.10%	2.23%
2023 Population by Hispanic Origin	3,251	75,879	96,621
2023 Population	12,700	223,431	432,923
White	7,904 62.24%	140,013 62.66%	322,067 74.39%
Black	3,924 30.90%	65,454 29.29%	77,182 17.83%
Am. Indian & Alaskan	103 0.81%	2,296 1.03%	2,882 0.67%
Asian	399 3.14%	9,226 4.13%	20,548 4.75%
Hawaiian & Pacific Island	18 0.14%	463 0.21%	547 0.13%
Other	353 2.78%	5,979 2.68%	9,697 2.24%
U.S. Armed Forces	1	63	135
Households			
2028 Projection	4,933	83,027	162,446
2023 Estimate	4,923	82,078	160,889
2010 Census	5,001	79,277	157,121
Growth 2023 - 2028	0.20%	1.16%	0.97%
Growth 2010 - 2023	-1.56%	3.53%	2.40%
Owner Occupied	3,298 66.99%	46,617 56.80%	109,057 67.78%
Renter Occupied	1,625 33.01%	35,462 43.21%	51,832 32.22%
2023 Households by HH Income	4,921	82,079	160,887
Income: <\$25,000	609 12.38%	18,013 21.95%	26,363 16.39%
Income: \$25,000 - \$50,000	909 18.47%	15,277 18.61%	24,766 15.39%
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Income: \$100,000 - \$125,000	522 10.61%	7,867 9.58%	16,441 10.22%
Income: \$125,000 - \$150,000	383 7.78%	4,960 6.04%	11,342 7.05%
Income: \$150,000 - \$200,000	510 10.36%	7,070 8.61%	17,921 11.14%
Income: \$200,000+	402 8.17%	6,196 7.55%	23,779 14.78%
2023 Avg Household Income	\$98,614	\$87,721	\$113,002
2023 Med Household Income	\$76,852	\$64,577	\$84,463

Stratford, Connecticut

52,120

General

ACS, 2015–2019	Stratford	State
Land Area <i>mi²</i>	17	4,842
Population Density <i>people per mi²</i>	2,982	738
Number of Households	19,857	1,370,746
Median Age	42.6	41.0
Median Household Income	\$79,430	\$78,444
Poverty Rate	8%	10%

Economy

Top Industries

CT Department of Labor, 2019	Employment	Employers	Av. Wages
1 Manufacturing	7,961	73	\$108,089
2 Health Care & Social Assistance	3,024	153	\$47,793
3 Retail Trade	2,064	146	\$33,444
4 Transportation & Warehousing	1,882	48	\$52,739
5 Local Government	1,658	20	\$72,768
All Industries	24,431	1,428	\$70,373

SOTS Business Registrations

Secretary of the State, June 2021

Total Active Businesses 5,689

New Business Registrations by Year

2001	254	2006	312	2011	309	2016	318
2002	291	2007	351	2012	285	2017	376
2003	279	2008	320	2013	273	2018	411
2004	309	2009	279	2014	290	2019	396
2005	353	2010	262	2015	334	2020	520

Key Employers

Data from municipalities, 2021

- 1 Sikorsky, A Lockheed Martin Company
- 2 Two Roads Brewery
- 3 Athletic Brewing
- 4 Bridgeport Fittings
- 5 Ashcroft, Inc.

Demographics

ACS, 2015–2019

Age Distribution

Age Group	Stratford	State
Under 10	5,305 (10%)	11%
10 to 19	5,626 (11%)	13%
20 to 29	7,176 (14%)	13%
30 to 39	6,184 (12%)	12%
40 to 49	6,397 (12%)	13%
50 to 59	7,987 (15%)	15%
60 to 69	6,543 (13%)	12%
70 to 79	4,043 (8%)	7%
80 and over	2,859 (5%)	5%

Race and Ethnicity

Race/Ethnicity	Stratford	State
Asian <i>Non-Hispanic (NH)</i>	2%	4%
Black <i>NH</i>	16%	10%
Hispanic or Latino/a <i>Of any race</i>	18%	16%
White <i>NH</i>	62%	67%
Other <i>NH, incl. American Indian, Alaska Native, Native Hawaiian or Pacific Islander</i>	2%	3%

Language Spoken at Home

Language	Stratford	State
English	78%	80%
Spanish	12%	12%

Educational Attainment

Education Level	Stratford	State
High School Diploma Only	27%	31%
Associate Degree	8%	10%
Bachelor's Degree	20%	22%
Master's Degree or Higher	13%	17%

Housing

ACS, 2015–2019

Metric	Stratford	State
Median Home Value	\$258,400	\$275,400
Median Rent	\$1,285	\$1,180
Housing Units	21,735	1,516,629

Category	Stratford	State
Owner-Occupied	66%	79%
Detached or Semi-Detached	64%	76%
Vacant	9%	10%

Schools

CT Department of Education, 2020-21

School Districts

School District	Available Grades	Total Enrollment	Pre-K Enrollment	4-Year Grad Rate (2018-19)
Stratford School District	PK-12	6,699	132	92%
Statewide	-	513,079	15,300	88%

Smarter Balanced Assessments

Met or exceeded expectations, 2018/19

Subject	Stratford School District	Statewide
Math	36%	48%
ELA	48%	56%

Stratford, Connecticut

52,120

Labor Force

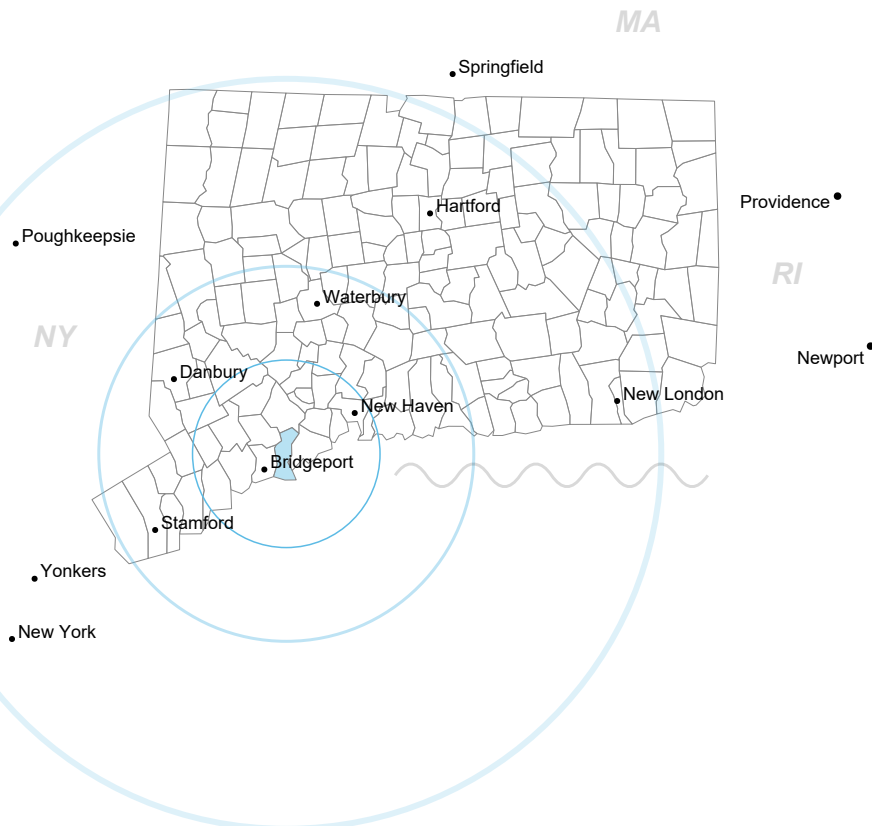
CT Department of Labor, 2020

	Stratford	State
Employed	24,158	1,724,621
Unemployed	2,482	148,010

Unemployment Rate	8 9%
Self-Employment Rate*	7 10%

*ACS, 2015-2019

Catchment Areas of 15mi, 30mi, and 60mi



Access

ACS, 2015-2019

	Stratford	State
Mean Commute Time <i>Pre-Covid</i>	29 min	26 min
No Access to a Car	7 9%	
No Internet Access	12 12%	

Commute Mode

Public Transport	5 5%
Walking or Cycling	1 3%
Driving	86 89%
Working From Home <i>Pre-Covid</i>	4 5%

Public Transit

CT <i>transit</i> Service	-
Other Public Bus Operations	Greater Bridgeport Transit Authority
Train Service	Metro-North

Fiscal Indicators

CT Office of Policy and Management, SFY 2017-18

Municipal Revenue

Total Revenue	\$234,041,729
Property Tax Revenue	\$180,421,843
<i>per capita</i>	\$3,456
<i>per capita, as % of state av.</i>	114%
Intergovernmental Revenue	\$48,171,466
Revenue to Expenditure Ratio	98%

Boston*

Municipal Expenditure

Total Expenditure	\$238,921,347
Educational	\$128,126,498
Other	\$110,794,849

Grand List

Equalized Net Grand List	\$6,585,078,288
<i>per capita</i>	\$126,717
<i>per capita, as % of state av.</i>	82%
Comm./Indust. Share of Net Grand List	17%

Actual Mill Rate	39.97
Equalized Mill Rate	27.28

Municipal Debt

Moody's Rating	A2
Total Indebtness	\$262,758,088
<i>per capita</i>	\$5,056
<i>per capita, as % of state av.</i>	196%
<i>as percent of expenditures</i>	110%
Annual Debt Service	\$35,380,372
<i>as % of expenditures</i>	15%



Search AdvanceCT's **SiteFinder**, Connecticut's most comprehensive online database of available commercial properties.
ctdata.org/sitefinder

About Town Profiles

The Connecticut Town Profiles are two-page reports of demographic and economic information for each of Connecticut's 169 municipalities. Reports for 2016-2019 are available from profiles.ctdata.org.

Feedback is welcome, and should be directed to info@ctdata.org.

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