

## **Proposed Text Amendment to Section 5.6.F.3 of the Zoning Regulations**

### **Existing:**

3. District Eligibility – DDZ-II. The following characteristics are required for a site to be eligible for the DDZ-II designation: (4/11/19)
  - a. R-15 in Bloomfield.
  - b. Land adjacent the BCD Zone.
  - c. On an arterial road as defined by the Plan of Conservation and Development.
  - d. Theaters, active recreational uses, places of assembly, and similar uses as determined by the Commission and allowed in Section 5.6.C.3.c (Category 3 Land Use Type) shall require a special permit in the DDZ-II. This is to ensure that such uses do not create nuisance for neighboring or proximate residential properties.
  - e. Minimum District Size: No site may be zoned to DDZ-II unless it is at least 10 acres in area or is adjacent to a DDZ-II at least 10 acres in area

### **Proposed:**

3. District Eligibility – DDZ-II. The following characteristics are required for a site to be eligible for the DDZ-II designation: (added 4/11/19; revised 09-25-2025)
  - a. R-15 or POD in Bloomfield.
  - ~~b. Land adjacent the BCD Zone.~~
  - c. On an arterial road as defined by the Plan of Conservation and Development.
  - d. Theaters, active recreational uses, places of assembly, and similar uses as determined by the Commission and allowed in Section 5.6.C.3.c (Category 3 Land Use Type) shall require a special permit in the DDZ-II. This is to ensure that such uses do not create nuisance for neighboring or proximate residential properties.
  - e. Minimum District Size: No site may be zoned to DDZ-II unless it is at least 10 acres in area or is adjacent to a DDZ-II at least 10 acres in area