



MEMORANDUM

To: New Canaan Planning and Zoning Commission
From: Glenn Chalder, AICP
Date: June 21, 2017
Subject: **Regulatory Change Summary**

1. Definition Change (Section 2.2)

With regard to the definition change requested by Grace Farms, the May 23 report from Planimetrics suggested the following wording:

Use, Principal --The primary or predominant use of any lot or building except that, where multiple principal uses are allowed by these Regulations, this term may be used to refer to one or more of such use(s).

This modification to the definition will leave the original definition intact except in those situations where the Regulations allow for multiple uses.

2. Change To Allow Multiple Principal Uses (Section 3.2.C)

With regard to the regulation change requested by Grace Farms, the May 23 report from Planimetrics suggested the following wording with the additional wording highlighted in yellow from Planimetrics testimony at the May 30 public hearing (based on comments submitted):

C. Permitted by Special Permit. One or more of the following uses may be allowed by the Commission as a principal use of property or an additional use of property (such as a secondary or subsequent use of property) under the procedures and criteria set forth for Special Permits in Section 8 of these Regulations.

This modification to the language will allow the Commission to:

- allow multiple principal uses, or
- tie one or more uses together as part of an overall use palette rather than as separate and/or independent uses.