


222 Hillspoint Road - Appeal of Endorsement of Cafe Liquor Permit e2

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To: Perillie, Michelle <mperillie@westportct.gov>; Young, Mary <maryyoung@westportct.gov>

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 2 attachments (424 KB)

RFE Uses in Non-Residential Zones.pdf; WZR 3 Scope of Regulations.pdf;

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Michelle and Mary:

Attached to this email are additional documents to be included in the record in this matter.

Please don't hesitate to contact me if you have any questions.

Thank you for your time and cooperation.

Best regards.

Joel Z. Green, Esq.

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§3 SCOPE OF REGULATIONS

Revised 06-24-94

Except as expressly permitted by these regulations or by a permit or other approval granted pursuant to these regulations no building, structure, parcel of land or part thereof shall be used, and no building, or other structure or part thereof shall be constructed, reconstructed, extended, enlarged or substantially altered, and no use or part thereof shall be changed to another use for the district in which it is located, except in conformity with these regulations.

RFE Use in Non-Residential Zones:

Sec. 22 RORD Zones (Restricted Office-Retail Districts #1, 2 & 3). Permitted **Special Permit** uses include:

- 22-2.2.4** Grocery Stores, delicatessens and **Retail Food Establishments**.
- 22-2.2.5** Restaurants, Cafes and Taverns.

Sec. 23 RBD Zone (Restricted Business District zone): Permitted uses include:

WZR 23-2.1.4: “Restaurants and **Retail Food Establishments**”

Sec. 24 GBD Zone (General Business District): Permitted uses include, subject to **Site Plan Approval** in accordance with Sec. 43:

24-2.1.2

- a. Stores and shops where goods are sold and services are rendered primarily at retail.
- b. Grocery stores, delicatessens and **Retail Food Establishments**.
- c. Restaurants.
- d. Cafes and taverns.

Sec. 24A GBS/S (General Business District/Saugatuck). Permitted **Special Permit** uses include (**but can be “prohibited . . . on the street level”** by PZC):

- a. Stores and shops where goods are sold and services are rendered primarily at retail.
- b. Grocery stores, delicatessens and **Retail Food Establishments**.
- c. Restaurants.
- d. Cafes and taverns.

Sec. 28 BPD Zone (Business Preservation District). Permitted uses include:

WZR 28-2.2.b: “Grocery stores, delicatessens and **Retail Food Establishments**” are permitted uses.

WZR 28-2.2.d: “Cafes and Taverns”

Sec. 29 BCD (Business Center District). Uses permitted subject to Site Plan Approval include:

- a. Stores and shops where goods are sold and services are rendered primarily at retail
- b. Grocery stores, delicatessens; and **Retail Food Establishments**.
- c. Restaurants.
- d. Cafes and taverns.

Sec. 29A BCD/H (Business Center District/Historic)

29A-2.1.2: The following additional uses are permitted subject to Site Plan approval in accordance with §43, herein:

- a. Stores and shops where goods are sold and services are rendered primarily at retail
- b. Grocery stores, delicatessens and **Retail Food Establishments**.
- c. Restaurants.
- d. Cafes and Taverns.

Sec. 29B BCRR (Business Center Retail Residential District). Under certain conditions including requirement of a certain amount of “Affordable Housing”, the following uses are permitted by Special Permit:

29B-2.1.2

- a. Stores and shops where goods are sold and services are rendered primarily at retail, not above the first [floor](#).
- b. Grocery stores, delicatessens and Retail Food Establishments.
- c. Restaurants.
- d. Cafes and Taverns.

Sec. 30 HDD (Historic Design District). Uses permitted by Special Permit and Site Plan Review in accordance with §43 & §44 include:

- a. Restaurants, Cafes and Taverns.
- b. . . .
- c. Retail stores and retail service establishments;
- d. Grocery stores, delicatessens and **Retail Food Establishments** on the ground floor only;