



**PLANNING & ZONING DEPARTMENT**  
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**ADOPTED AMENDMENT TO THE ZONING REGULATIONS**  
**Section 3.2.C.2**  
**Special Permit Uses on Town-owned or Town-Leased Land**

**Reasons:** The amendment clarifies that non-residential, “public” uses on land owned or leased by the Town may be permitted with a Special Permit in the residential zones. It also clarifies that “museums” are considered to be “institutional uses”.

Under Sec. 3.1 (“Purposes”), the regulations state: “The residential districts may allow for certain non-residential uses when it can be demonstrated that they are compatible with nearby residential uses and preserve neighborhood character and property values.”

This amendment would clarify that entities such as the Community Center, the Theatre Barn, the Artist’s Guild, and the Senior Center (on town-owned land) are Special Permit uses in the residence zones.

Unless otherwise indicated:

**Xxxx – Bold, underlined, and CAPITALIZED means language to be added.**

[~~xxxx~~] – Strikethrough, in brackets, means language to be deleted

Amend the following under Section 3.2.C, Special Permit Uses in the Residence Zones:

**C. PERMITTED BY SPECIAL PERMIT (COMMISSION)**

- Governmental Uses** - Municipal or other governmental educational uses, offices, fire stations, police facilities, sewage or refuse disposal facilities, vehicle or material storage or storage buildings, public parking or recreational facilities.
- Institutional Uses – MUSEUMS**, Educational, philanthropic, and religious uses, including residential or other uses customarily accessory to the above as determined by the Commission, **AND OTHER PUBLIC USES ON LAND OWNED OR LEASED BY THE TOWN OF RIDGEFIELD.**
- Recreational Uses** - Recreational uses, golf clubs, private clubs; including residential or other uses customarily accessory to the above as determined by the Commission.

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