

## **Section 5.1.6. Redevelopment / Adaptation of an Existing Building**

**Adopted on 04/22/2026; Effective May 05/15/2026**

- A. Applicability. The redevelopment and/or the adaptation of an existing building for a multifamily development (3+) use is permitted in the residential zones within a TOD and CA, CF, LB or LBB Districts within a TOD only. Such redevelopment or adaptation shall meet the requirements of subsection B, below.
  
- B. Site development and general requirements.
  - i. General requirements.
    - 1.) All applications under this section shall be reviewed on an individual basis. The Zoning Commission shall 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.
  
    - 2.) In the event of the adaptive reuse of existing hotel buildings located in the CA District, the use of said building may be converted into a multifamily (3+) development, provided the number of dwelling units proposed does not exceed 2/3rds of the number of hotel rooms which exist at the time of the application for the adaptive reuse.
  
  - ii. Dimensional standards.
    - 1.) The permitted density for living units shall be not less than 1,500 square feet of lot area per living unit.
  
    - 2.) Where the existing footprint of the building will not change, the foregoing provisions of section 5.1.4 shall not apply to yard setbacks, exterior building heights, building coverages, and lot area. In this instance, these dimensional standards shall remain as is. Where existing footprints shall change, an Environmental Site Assessment (ESA) that is satisfactory to the Town of Stratford Health Department shall be required.
  
  - iii. Parking. Parking shall be consistent with the requirements and standards set forth in Section 6.8.4.B and Bicycle parking in Section 6.8.8 shall also apply.
  
  - iv. All multifamily unit developments shall have 20% of units as workforce housing.