

more than one (1) dog per 50 square feet of indoor space; must provide an outdoor run connected therewith which is fenced in. Fence shall be designed to prevent animals from overhanging any property line. The facility must be inspected and licensed by the State of Connecticut. Use cannot abut a residential district.

12.5 Neighborhood Designed District

The purpose of this district is to provide local neighborhoods with needed and desirable convenience goods and services in a manner which will not be detrimental to the surrounding residential areas. The uses permitted in this zone shall be limited to those which will primarily serve the local neighborhood and are consistent with the purpose for which this district was designed.

Permitted Uses in the Neighborhood Designed District

- 12.5.1 Retail uses limited to: antiques, art galleries, art studio, art supplies, books, clothing, driving schools, drugs, dry goods, flowers, fruits, furniture, garden and farm supplies, gifts, groceries, hardware, interior decorating, meats, periodicals, pets and related supplies, sandwiches, shoe repair, stationery, toilet articles; provided no individual retail establishment shall have an interior floor area exceeding 4,000 square feet.
- 12.5.2 Business and professional offices which primarily provide services to customers and clients on the premises provided that no individual tenant shall have an interior floor area exceeding 4,000 square feet.
- 12.5.3 Banks and Financial institutions having a maximum interior floor area of 4,000 square feet.
- 12.5.4 Self-service laundry having a maximum interior floor area of 4,000 square feet, provided that there shall be no use of inflammable liquids or steam.
- 12.5.5 Residential uses provided it shall not be located on a ground floor and not to exceed more than 50 percent of the total floor area of the building and no building of mixed residential business shall contain more than two stories devoted to residential use. Each dwelling unit must have a minimum floor area of 750 square feet, except that, with respect to dwelling units to be occupied exclusively by elderly families, as defined in Section 31.0 or dwelling units classified as affordable housing as defined in Section 31.0 minimum floor area for such units shall be consistent with the requirements of State and Federal programs for elderly and affordable housing.
- 12.5.6 Notwithstanding the above provision with regard to total floor area, residential

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use may occupy up to 66 2/3 percent of the total area of the building provided that those units in excess of 50 percent of the area of the building are contracted with the Town of Fairfield or its designated agent as “affordable housing” as defined in Section 31.0.

- 12.5.7 Bakeries and confectionery stores having a maximum interior floor area of 4,000 square feet.
- 12.5.8 Barber shops and beauty parlors having a maximum interior floor area of 4,000 square feet.
- 12.5.9 Package stores for the sale, and establishments for the service, of alcoholic liquors, beer, ale or wine having a maximum interior floor area of 1,500 square feet.
- 12.5.10 Churches and other places of worship, parish halls, museums and charitable institutions
- 12.5.11 Boat houses, landings, docks and marinas
- 12.5.12 Off-street parking
- 12.5.13 Buildings, uses and facilities of the Town
- 12.5.14 Railroad rights-of-way and passenger stations, including customary accessory accessory services therein, but not including switching, freight yards, terminals or storage siding.
- 12.5.15 Restaurants and other food service establishments having a maximum interior floor area of 4,000 square feet and, where customers are served only when seated at tables or counters and at least three-quarters of the customer seats are located within an enclosed building. Such uses may include a food take-out service incidental to the primary permitted use but shall not include establishments where customers are served in motor vehicles or served primarily at food take-out counters.
- 12.5.16 Veterinary hospitals, provided that there shall be no commercial boarding of dogs.
- 12.5.17 The following uses are permitted subject to securing a Special Exception in accordance with Section 27.0 of the Zoning Regulations:
 - 12.5.17.1 Day nurseries
 - 12.5.17.2 Public utility substations and water pumping stations