

4.7.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of fifty (50) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.7.9 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.7.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.7.11 Required Open Space

Open space shall be provided and set aside in an amount at minimum equal to twice the area of the building lot coverage. All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas to minimize damage from vehicles. Parking, loading areas, and access driveways shall not be counted in determining the amount of open space required in accordance with this subsection.

4.7.12 Required Screening, Fencing and Buffer Strips

Fences, buffer strips and/or screening from other uses may be required by the Town Plan and Zoning Commission, except that where buildings will be located closer than one hundred fifty (150) feet from a residential zone or use and where access drives will be located closer than one hundred (100) feet from a residential zone or use, special provisions shall be provided and assured whereby the residential zone or use will be protected from excessive noise, lights, headlights, odor, traffic hazards and/or other possible detracting elements, and a detailed description shall be submitted at the time of the submission of the plan of development showing how such protection shall be provided.

4.8 Planned Industrial Zone PI

4.8.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PI column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PI column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Broadcasting studio, message center or office
Bus garaging and equipment maintenance
Business services, except warehousing and storage and motor vehicle rental services
Construction services – contract, indoor and outdoor, except salvage and wrecking services
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)
Farm (17) (no special permit)
Finance, insurance and real estate services
Governmental services
Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995
Historic and monument sites (20)
Manufacturing – Apparel and their finished products excepting corrosive, poisonous and malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering explosives (other than firearms or small arms ammunition), printing ink and carbon black - manufacturing
Manufacturing – Food and kindred products, except abattoir and slaughter house
Manufacturing – Lumber and wood products
Manufacturing – Printing, publishing and allied industries
Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
Manufacturing – Stone, clay and glass products, except abrasive, asbestos and miscellaneous non-metallic mineral products - manufacturing, and concrete gypsum and plaster products - manufacturing, and structural clay products - manufacturing
Manufacturing – Textile mill products
Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health
Motor freight transportation terminal and garage
Motor vehicle general repair and service (29) (Approval of location by ZBA) (Special Requirements, Sec. 6.4)
Office, general of professional
Parks (37) (no special permit)
Personal services, except convalescent, nursing or rest homes or sanitarium
Recreation uses, non-profit
Retail trade – building materials and farm equipment
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Transmitting exchange or receiving station
Utility – electric, gas and water
Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)
Warehousing
Wholesale Trade

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.8.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PI column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PI column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.8.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development Zone PI, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9. AMENDED EFFECTIVE MAY 30, 1981.

4.8.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PI Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.8.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.8.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations. AMENDED EFFECTIVE DECEMBER 26, 1980.

4.8.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet. AMENDED EFFECTIVE JANUARY 27, 1992.

4.8.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.8.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.8.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane. AMENDED EFFECTIVE MARCH 26, 1981.

4.8.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space. AMENDED EFFECTIVE SEPTEMBER 27, 1985.

4.8.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission. AMENDED EFFECTIVE JUNE 13, 1974.

SECTION 4.9 – ELIMINATED
INDUSTRIAL ZONE

February 29, 1994

MEMORANDUM

To: Kenith E. Leslie, Director of Community Development

From: Richard J. Johnson, Town Manager

Re: Comprehensive Rezoning – South Glastonbury

This will confirm that Town Council, at its Tuesday, February 22nd meeting, approved the Comprehensive Rezoning of land in South Glastonbury from Industrial Zone to Country, Rural Residence and Reserved Land Zone as recommended by the Town Plan & Zoning Commission and as set forth in the attached resolution.

Many thanks for your help in this matter. If you have any questions, please let me know.

RJJ:yo
Attachment

4.10 Reserved Land Zone RL

4.10.1 Purpose

The purpose of the Reserved Land Zone RL is to place lands and buildings owned, at the date of the adoption of this regulation, by a governmental unit, a department or branch of a governmental unit, of a public service company furnishing water, electric or gas service in a special zone to ensure the proper, orderly and planned growth of such land in accordance with surrounding development and the Glastonbury Plan of Development.

4.10.2 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the RL column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the RL column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the RL Zone and any other applicable provisions of these Regulations.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Cemetery
Golf Course

Governmental Services
Recreation uses, non-profit
Schools – public (EFFECTIVE FEBRUARY 7, 1999)
Sewage and solid waste disposal
Utility – electric, gas and water

Any use or use category which may be permitted shall be limited to, and used exclusively for and by, the requirements of the government or utility owner.

4.10.3 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the RL column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the RL column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.11 Flood-Prone Area Regulations F

4.11.1 Purpose

The purpose of this Section is to apply special regulations to flood-prone areas in the Town. These special regulations are designed: (a) to prevent or minimize loss of life and injuries to persons and property and other losses, both private and public; (b) to promote the health, public safety and general welfare of the community; (c) to help control and minimize the extend of floods and reduce the impact and occurrence of flooding; (d) to preserve the floodplain as an environmentally, agriculturally, recreationally, and aesthetically valuable resource; and (e) to comply with minimum federal floodplain management criteria and to qualify property within the Town for flood insurance.

4.11.2 Definitions

For the purpose of this Section 4.11 Regulation:

- a. Base Flood – the flood having a one percent chance of being equaled or exceeded in any given year.
- b. Basement – that portion of a building having its floor subgrade (below ground level) on all sides.
- c. Commission – shall refer to the Town Plan and Zoning Commission of the Town of Glastonbury unless otherwise stated in these Regulations.

- d. Development – any man-made direct or indirect change to improved or unimproved real estate, including, but not limited to, erection, placing or altering buildings or other structures, mining, dredging, filling, grading, excavation or drilling operations.
- e. Flood Zone – a floodplain or belt or low ground bordering a river or stream channel which may be inundated by stream waters as often as once or more each year and as infrequently as once in every one hundred years.
- f. Floodway – for the purpose of this Section, the established floodway for the Connecticut River and for all other watercourses shall be as delineated on the Flood Boundary and Floodway Maps and Flood Insurance Maps specified in Section 4.11.3b.
- g. Floor – the top surface of an enclosed area in a building (including basement) i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction.
- The term does not include the floor of a garage used solely for parking vehicles.
- h. Incremental Fill – fill, including any material or structure used for the purpose of changing the elevation or contour of property subject to these Regulations or which would have the effect of displacing water or flood storage capacity of the property, proposed to be brought onto the property or deposited, erected or developed on such property. Shifting of existing contours without the addition of new fill from off-site and which does not reduce the existing flood storage capacity of the subject property shall not be considered Incremental Fill.
- i. Lowest Floor – the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor.
- j. Manufactured Home – a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. Recreational vehicles and similar transportable structures placed on a site for 180 consecutive days or longer shall be considered manufactured homes for the purpose of this Regulation.
- k. Mean Sea Level – for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map are referenced.
- l. New Construction – structures for which the "start of construction" commenced on or after the effective date of this Regulation (not the revision date).
- m. Recreational Vehicle – a vehicle which is (i) built on a single chassis; (ii) 400 square feet or less when measured at the largest horizontal projections; (iii) designed to be self-propelled or permanently towable by a light-duty truck; and (iv) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
- n. Regulatory Floodway – the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

- o. Start Of Construction – (for other than new construction of substantial improvements under the Coastal Barrier Resources Act (p.l. 97-348)), includes substantial improvements, and means the date the building permit was issued, provided the actual start of the construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation or replacement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations of the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure.
- p. Substantial Damage -- damage of any origin sustained by a structure whereby the cost of restoring the structure to its before-damaged condition would equal or exceed fifty (50%) percent of the market value of the structure before the damage occurred.
- q. Substantial Improvement -- any combination of repairs, reconstruction, alteration or improvements to a structure, taking place during (the life of a structure) (a one (1) year period), in which the cumulative cost equals or exceeds fifty percent (50%) of the market value of the structure. The market value of the structure should be (1) the cost approach to appraisal of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions.
- r. Water Surface Elevation -- that height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

4.11.3 General Provisions

- a. Land to which these Regulations apply:

These Regulations shall apply to all property in the Flood Zone.

- b. Basis for Establishing the Boundaries and Elevations of the Flood Zone:

The Flood Zone is established on the basis of a scientific and engineering report and accompanying maps, as such maps may be updated from time to time, entitled:

Flood Insurance Study
Town of Glastonbury
Hartford County, Connecticut
Prepared by
Anderson-Nichols & Co., Inc.
April 1977

U.S. Department of Housing and Urban Development

And

National Flood Insurance Program
Flood Boundary and Floodway Maps
Town of Glastonbury, Connecticut, Hartford County
Community-Panel Numbers 090124 0001-0004

Issued June 15, 1978
U.S. Department of Housing and Urban Development

And

Flood Insurance Rate Maps
Town of Glastonbury, Connecticut, Hartford County
Index to Map Panels
1 through 20
Pages Printed: 5, 10, 15, 20
Community-Panel Numbers 090124 0001-0020
Effective June 15, 1978
U.S. Department of Housing and Urban Development

The Flood Zone shall be clearly designated on the zoning map of the Town. The limits of the Flood Zone shall include the A-1 through 30 zones, and unnumbered A-zones, designated on the Flood Boundary and Floodway Maps, and Flood Insurance Rate Maps.

When base flood elevation or floodway data have not been provided, then the Commission shall obtain, review and reasonably utilize any base flood elevation or floodway data available from a federal, state or other source in order to administer the provision of these Regulations. When utilizing data other than that provided by the Federal Emergency Management Agency the following standard applies: Select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any one point. The Commission or its designee shall make determinations, where needed, of the exact location of the boundaries of the limits of the Flood Zone (for example, where there appears to be a conflict between a mapped boundary and actual field conditions or where recurrence-interval flood data is unavailable).

The maps and study are adopted by reference and declared to be a part of these Regulations.

c. Permits Required; Manufactured Homes (as defined by FEMA) Prohibited:

No development of any property within the Flood Zone shall be permitted except in compliance with the terms of these Regulations and subject to the terms and conditions of a Permit or Special Permit authorizing such development. Manufactured homes and manufactured home parks are prohibited in the Flood Zone.

d. Warning and Disclaimer of Liability:

The degree of flood protection required by these Regulations is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Compliance with all provisions of these Regulations, however, is not intended to insure against actual flood damage to persons or property. Compliance with the provisions of these Regulations is not to be considered an undertaking by the Town of Glastonbury to indemnify or otherwise hold harmless any person from damage to person or property resulting from floods. Larger floods than anticipated by these Regulations can and will occur on occasion. Flood heights may be increased by man-made or natural causes. This regulation does not imply that land outside the limits of the specified recurrence-interval flood, or uses permitted within such areas, will be free from flooding or flood damage. These Regulations shall not create liability on the part of the Town of Glastonbury or any subdivision thereof, or any official or employee thereof or member of any Town body or commission, or the Federal Insurance Administration, for any flood damage which may result from compliance with these Regulations or any administrative decision made thereunder.

4.11.4 Administration

a. Designation of the Town Plan and Zoning Commission:

The Glastonbury Town Plan and Zoning Commission, acting through its staff within the Office of Community Development, shall be the sole agent for issuance of Permits and Special Permits under these Regulations. Any application submitted to the Commission shall be referred to the Conservation Commission for technical review and recommendation. The Commission's Staff, the applicant of any aggrieved party may petition the Commission, or the Commission on its own motion may determine, to review any action of the Commission's staff or to hold a public hearing on any application for a Permit or Special Permit or to direct its staff to take specific action with respect to such application.

b. Permits and Special Permits:

1. Permit and Special Permit Reviews – The Commission or its staff shall review all Permit and Special Permit applications to determine that the Permit requirements have been satisfied and may issue Permits and Special Permits in accordance with this Section and Section 4.11.5.
2. All Permit and Special Permit applications shall be reviewed to determine if the proposed development adversely affects the flood carrying capacity of the area within the Flood Zone. No Permit or Special Permit may be issued where such development adversely affects the flood carrying capacity of the area within the Flood Zone. For purposes of these Regulations, "adversely affects" means that the cumulative effects of the proposed activity or development, when considered with all other existing and anticipated development, will:
 - i.) raise to any extent the water surface elevation within the Floodway, as that term is defined in Section 4.11.2e.
 - ii.) where no floodway exist, raise to any significant extent the water surface elevation to the 100-year recurrence-interval flood. The minimum significant shall mean for this provision, is not more than one (1) foot increase in base flood (100 year) elevation at any point along the watercourse with all anticipated and existing development.
 - iii.) raise the water surface elevation of the 500-year recurrence-interval flood by an amount likely to endanger persons or property by increasing significantly the flood hazard affecting the subject property or other property within the Town, whether or not abutting the subject property.

Proposed activities or development shall be presumed to adversely affect the flood carrying capacity of the Flood Zone if any Incremental Fill is to be placed on the subject property.

c. Alteration of Watercourses:

The Commission's staff shall notify adjacent communities and the Connecticut Department of Environmental Protection prior to authorizing any alteration or relocation of a watercourse, and shall submit evidence of such notification to the Federal Insurance Administration. In the event such alteration or relocation is permitted, the Permit or Special Permit shall require that the altered or relocated portion of said watercourse shall be maintained, at no expense to the Town, so that its flood carrying capacity is not diminished.

d. Notification:

The Commission's staff shall notify the Regional Planning Agency and the affected municipality at least 35 days prior to the public hearing if any changes of regulation or use of a Flood Zone will affect an area within 500 feet of another municipality.

4.11.5 Permit Procedures:

- a. Application for a Permit or Special Permit under these Regulations shall be made on forms furnished by the Commission or its staff and shall include, but shall not be limited to, plans in duplicate (drawn to scale),

showing the location, dimensions, and both existing and proposed contours at 0.5 foot contour intervals of the subject property, existing or proposed structures, fill, storage of materials, drainage facilities, and such other information as the Commission or its staff may reasonably request. Specifically, the following information is required:

1. Each applicant shall submit for filing with the Office of Community Development the actual as-built elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures;
 2. For all new or substantially improved flood proofed structures, the applicant shall be required to submit to the Office of Community Development:
 - a.) Actual as-built elevation (in relation to mean sea level); and
 - b.) Flood proofing certificates required in Section 4.11.6.
 3. Elevation (in relation to mean sea level) of the lowest floor (including basement) of all structures;
 4. Elevation (in relation to mean sea level) to which any structure has been flood proofed;
 5. Certification by a registered professional engineer or architect that the flood proofing methods for any structures meet the minimum flood proofing criteria in Section 4.11.6;
 6. Description of the extent to which any watercourse will be altered or relocated as a result of proposed development and proposed maintenance of such watercourse;
 7. Amount of Incremental fill proposed to be deposited;
 8. Proof satisfactory to the Commission or its staff that the applicant has received all necessary federal, state and local permits for the proposed activity or development, including any permit which may be required under Section 404 of the Federal Water Pollution Control Act Amendments of 1972 (33 U.S.C. Sec. 1334); and
 9. Proof that adequate drainage would be provided, acceptable to the Department of Engineering and Physical Services, associated with any activity within the Flood Zone.
- b. Permitted Uses In Flood Zone:

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of Permit uses and Special Permit uses and indicated in the F column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below or in the F column of the Table of Permitted Uses, in the Special Requirements column of said Table and in accordance with other applicable criteria in these Regulations. All uses designated as Special Permit uses shall also be subject to the Design Review requirements of Section 12 of the Building Zone Regulations.

P - Permit
 SP - Special Permit

Flood Zone	Agricultural	Farm	Historic and monumental Sites	Parks	Aircraft Landing Fields	Golf Courses	Governmental Service
	P	P*	P	SP	SP	SP	SP
Flood Zone	Public and Private Roads	Marina	Recreation Area: Non-Profit	Sewage and Solid Waste Disposal	Utility: Electric, Gas, Water	Bazaars, Carnivals, Similar Uses	Golf Driving Range
	SP	SP	SP	SP	SP	SP	SP

* Excluding a dwelling, or premises used for the keeping of livestock, when a farm is located in the Flood Zone.

c. Special Permit Requirements:

The Commission may grant a Special Permit for activities to be performed in the Flood Zone, provided the following special criteria are met, in addition to the information required in the remainder of this Section for Permits, as demonstrated by supplemental information to be submitted by the applicant:

1. Certification from a civil engineer, registered in the State of Connecticut, that floodway functions will not be adversely affected by the proposed activity.
2. A favorable report on the engineering design of the project from the Town Engineer/Director of Physical Services.
3. Preparation and submission by the applicant of an environmental and flood are impact statement indicating that the proposed activity will not have a significant adverse impact upon the environment or on the flood storage capacity or flow.

4.11.6 Flood Zone Area Requirements:

a. General Requirements:

The following nonexclusive list of requirements shall be applied to all projects located within the Flood Zone:

1. Anchoring:
 - a.) All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of any structure.

2. Construction Materials and Methods:

- a.) All new construction and substantial improvements shall be constructed with materials and equipment resistant to flood damage or at an elevation above the base flood elevation;
- b.) All new construction and substantial improvements, including public facilities/utilities projects, shall be constructed using methods and practices that minimize flood damage;
- c.) Electrical, heating, ventilation, plumbing air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

3. Utilities:

- a.) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system, by appropriate flood proofing or by elevation above the base flood elevations.
- b.) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the system into flood waters; and
- c.) On-site waste disposal systems shall be located to avoid impairment to the system or contamination from the system during flooding.
- d.) Standards for stream without established base flood elevations, floodways and/or flood mapping:
 - 1. The Town Plan and Zoning Commission shall obtain, review and reasonably utilize any base flood elevation and floodway data available from a federal, state or other source, including data developed pursuant to Section 4.11.3.b. or 4.11.6.1.d. of these Regulations, as criteria for requiring that new construction, substantial improvements, or other development in Zone A on the Community's Firm meet the standards in Section 4.11.6.b.
 - 2. In a zone where base flood elevations have been determined, but before a floodway is designated, no new construction, substantial improvement, or other development (including fill) shall be permitted which will increase base flood elevations more than one (1) foot at any point along the watercourse when all anticipated development is considered cumulatively with the proposed development;
 - 3. The Town Plan and Zoning Commission may request floodway data of an applicant for watercourses without FEMA published floodways. When such data is provided by an applicant or whenever such data is available from any other source (in response to the request of the Town or not), the Town shall adopt a regulatory floodway based on the principle that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1) foot at any point along the watercourse.

b. Specific Requirement:

The following specific requirements shall be applied to all construction activities proposed to be conducted in the Flood Zone:

1. Residential Construction:

No new residential construction shall be conducted within the Flood Zone. Substantial improvement of any existing residential structure shall have the lowest floor (including basement) elevated to or above the elevation of the 500-year recurrence-interval flood.

No subdivision related construction activities, residential or otherwise, shall be conducted within the Flood Zone. Base flood elevation data shall be required for subdivision proposals to ensure that construction activity does not occur within the Flood Zone.

2. Nonresidential Construction:

New construction and substantial improvement of any commercial, industrial or other nonresidential structure shall either have the lowest floor, including basement, elevated to or above the level of the 500-year recurrence-interval flood or, together with attendant utility and sanitary facilities, shall:

- a.) Be flood proofed so that below the 500-year recurrence-interval flood level the structure is watertight with walls substantially impermeable to the passage of water;
- b.) Have structural components capable of resisting hydrostatic and hydrodynamic loads and effect of buoyancy; and
- c.) Be certified by a registered professional engineer or architect who shall review and/or develop structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of these Regulations.

3. All new construction or substantial improvements of elevated buildings that include fully enclosed areas formed by foundation and other exterior walls below the base flood elevation shall be designed to preclude finished living space and designed to allow for the entry and exit of floodwaters to automatically equalize hydrostatic flood forces on exterior walls, specifically:

- a.) Designs for complying with this requirement must either be certified by a professional engineer or architect, or meet the following minimum criteria:
 1. Provide a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding;
 2. The bottom of all openings shall be no higher than one foot above grade;
 3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwaters in both directions. Other coverings must be designed and certified by an engineer or approved by the Town Plan and Zoning Commission;
 4. Electrical, plumbing, and other utilities are prohibited below the base flood elevation;
 5. Use of the enclosed area shall be limited to parking of vehicles, limited storage of maintenance equipment used in connection with the premises, and access to the building.

4. Recreational vehicles placed on sites within a Flood Zone, shall (i) be on the site for fewer than 180 consecutive days, and (ii) be fully licensed and ready for highway use. A recreational vehicle

is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

c. Deficiencies:

Deficiencies detected by the review of the above listed shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby, shall be cause to issue a stop-work order for the project.

4.11.7 Waivers

1. A waiver can be granted from all or any portion of the requirements of these Regulations after notice and public hearing before the Commission.
2. Waivers shall not be issued within any designated floodway if any increase in flood levels during a 100-year recurrence-interval flood would result.
3. Waivers shall only be issued upon a determination that the exception is the minimum necessary, considering the flood hazard, to afford relief.
4. Waivers shall only be issued upon:
 - a.) a showing of good and sufficient cause;
 - b.) a determination that failure to grant the exception would result in unusual financial or other hardship to the applicant; and
 - c.) a determination that the granting of the exception will not result in significant increased flood heights, any additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing state or local laws or ordinances.
5. Waivers are normally limited to property having an area, in the aggregate, of one-half acre or less, but may be issued for larger parcels if the technical justification, in terms of preservation of flood storage capacity and minimization of flood heights, increases to an extent which is commensurate with the added risk of granting the exception on the larger lot.
6. Any applicant to whom a waiver is granted shall be given written notice by the Commission's staff that (i) the issuance of an exception to construct a structure below the base flood level will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage; and (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all waiver actions.
7. Waivers may be issued from all or any portion of the requirements of these Regulations for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historical Places of the State Inventory of Historic Places, without regard to compliance with the procedures set forth hereinabove. No renovations or alterations may be made to a historical structure without due consideration and effort to incorporate design concepts which, while preserving the historical character of the building, will also serve to reduce the potential for future flood damage and threat to human life and property.
8. In issuing a waiver, the Town Plan and Zoning Commission shall consider all technical evaluations, all relevant factors, all standards specified in other sections of these Regulations, and:
 - a.) the danger that materials may be swept onto other lands to the injury of others;

- b.) the danger to life and property due to flooding or erosion damage;
- c.) the susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- d.) the importance of the service provided by the proposed facility to the community;
- e.) the necessity of the facility to waterfront location, in the case of a functionally dependent facility;
- f.) the availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
- g.) the compatibility of the proposed use with existing and anticipated development;
- h.) the relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
- i.) the safety of access to the property in times of flood for ordinary and emergency vehicles;
- j.) the expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
- k.) the costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical and water systems, and streets and bridges. Upon consideration of the factors listed above, the Town Plan and Zoning Commission may grant a waiver.

Land located in the Flood Zone may be removed from that zone only after it has been demonstrated to the satisfaction of the Commission and the Town Council by an individual or firm considered expert and experienced in the preparation of hydraulic and hydrologic studies and determination of flood lines, that the area in question is not prone to the hazards of flooding, following submission and acceptance of favorable reports by the Office of Community Development and Town Engineer/Director of Physical Services and the Federal Emergency Management Agency.

The applicant shall submit five (5) copies of the report submitted by the above expert(s), accompanied by a map of the affected area, duly certified by a professional engineer registered with the State of Connecticut, and prepared to A-2 standards at 0.5 foot contour intervals. The Commission shall submit two (2) copies of the report to the Federal Insurance Administration for its approval. Approval of the amendment shall be contingent upon approval by the Federal Insurance Administration. Effective date of the amendment shall be the date of official notification of approval by the Federal Insurance Administration.

AMENDED EFFECTIVE MARCH 14, 1995

4.12 Planned Area Development Zone PAD

4.12.0 Purpose

In order to provide a procedure which can relate the type, design, and layout of land development to the particular site in a manner consistent with the adopted comprehensive plan* of the Town of Glastonbury as required by the zoning law of the State of Connecticut and to insure that the increased flexibility of land development allowed by this regulation is subject to greater administrative standards and procedures which will require the development plans submitted hereunder to comport in all respects with the zoning law and standards of the State of Connecticut, but to encourage the disposition of proposals for land development without undue delay; the following regulation is hereby adopted for application to those areas of land which are to be developed as Planned Area Development. * CHANGE EFFECTIVE OCTOBER 22, 1985.

4.12.1 Definitions

- a. Underlying Zone: that zone district existing on the tract at the time of filing the Final Development Plan pursuant to Section 4.12.4.b of this regulation* and to which the tract will revert after a Planned Area Development Zone is not developed within a time limit established pursuant to 4.12.6a of this regulation. * CHANGE EFFECTIVE OCTOBER 22, 1985.
- b. Land Use: The following land uses are recognized and permitted in a Planned Area Development Zone as may be defined and classified in Section 2 - Definitions, and Section 5 - Table of Permitted Uses, of the Glastonbury Building - Zone Regulations, limited to those uses specified in Section 4 - Use Regulations, and Section 5 - Table of Permitted Uses of the Glastonbury Building - Zone Regulations and subject to the other provision of this regulation; residential (including single-family, two-family and multiple-family dwellings and detached, semi-detached and attached dwelling units), office, service, trade, manufacturing, culture, entertainment and recreational, transportation, communication and utility, resource production and extraction.

4.12.2 Minimum Tract Size

The size of tracts for which application for a Planned Area Development Zone may be made shall be controlled by the zone classification of the tract, in accordance with the following table:

<u>BUILDING ZONE MAP ZONE CLASSIFICATION</u>	<u>MINIMUM ACRES CONTIGUOUS TRACTS</u>
Residence A Zone	10 acres
Residence AA Zone	10 acres
Residence AAA Zone	15 acres
Rural Residence Zone	20 acres
Country Residence Zone	25 acres
Planned Business & Development Zone	5 acres
Planned Industrial Zone	5 acres
Planned Travel Zone	5 acres
Planned Commerce Zone	5 acres
Planned Employment Zone	5 acres

For the purposes of this section 4.12.2, "contiguous" tracts shall mean tracts sharing a common boundary, but shall not include tracts separated by a town or state highway.

Any tracts of land located in more than one zone must meet the requirements of the zone having the highest minimum tract size requirements.

PAGES EFFECTIVE: 50, 51, 52, 53 AND 54 - EFFECTIVE DATE MARCH 13, 1989

Notwithstanding the foregoing, the minimum tract size for which an application may be made in any zone for a PAD exclusively for Elderly or Elderly Congregate Housing, as those terms are defined in the Connecticut General Statutes, or for a PAD that devotes a minimum of 20% of its units to Affordable Rental Housing or Moderately Priced Housing, as those terms are defined in these Regulations, is 3.5 acres.

4.12.3 Standards

- a. Waiver: Those sections of the Glastonbury Building-Zone Regulations governing: Use Regulations (Section 4); Table of Permitted Uses (Section 5); Special Regulations (Section 6); Accessory Uses and Structures (Section 7); Nonconforming Uses (Section 8); Off-street Parking and Truck Loading (Section 9); and Unified Sign Regulations (Section 10) which conflicts with the Final Development Plan for the Planned Area Development Zone as approved by the Town Council, shall be deemed to be waived as a result of such Council approval.
- b. Mixed Land Uses: Mixed land uses may be permitted in a Planned Area Development Zone, provided that in the case of any proposed use or uses in the Planned Area Development Zone which are not permitted in the underlying zone(s) by Section 4 and Section 5 of these Regulations, the total land area or total gross floor area (which is greater) of such use or uses shall not exceed ten percent (10%) of the total land area or total gross floor area (whichever unit of measurement is used in the first instance) of the Planned Area Development Zone in the case of any underlying residence zone and twenty percent (20%) of the total land area or total gross floor area (whichever unit of measurement is used in the first instance) of the Planned Area Development Zone in the case of any underlying non-residence zone except that the aforementioned restriction shall not apply to the types of residential units (single-family, two-family, multi-family, detached, semi-detached, attached) in the case of residential uses when the Planned Area Development is to be located in an underlying residence zone. No industrial Planned Area Development shall be permitted in any residential zone, nor shall a residential Planned Area Development be permitted in an industrial zone.
- c. (1) Residential Unit Density: *The Maximum Residential Dwelling Units per acre of a Planned Area Development shall be in accordance with the following table:

<u>UNDERLYING</u>	<u>DWELLING UNITS PER ACRE</u>
Residence A Zone	3
Residence AA Zone	1.8
Residence AAA Zone	0.9
Rural Residence Zone	1
Country Residence Zone	0.5
All other Zones	6

An exception to this table may be made to allow up to a maximum of 11 units for housing for the elderly or elderly congregate housing projects and an exception may also be made in accordance with the next four paragraphs following. *CHANGE EFFECTIVE NOVEMBER 7, 1987.

Where lands proposed for a Planned Area Development lie partly in Extended Flood Hazard Area, the number of dwelling units shall be limited by the area of the non-extended flood hazard area, except that one (1) additional dwelling unit may be allowed for each acre of Extended Flood Hazard Area dedicated for open space, provided, however, that the total number of dwelling units shall not exceed twice those shown in the residential density table set forth above as applied to the non-extended flood hazard area.

In a Planned Area Development which includes designated open spaced land to be deeded to the Town, the number of dwelling units shall likewise be limited by the area of land remaining, except that one (1) additional dwelling unit may be allowed for each acre of open space land so deeded to the Town, provided, however, that the total number of dwelling units shall not exceed twice those shown in the residential density table set forth above as applied to the remaining land.

When extended flood hazard area and designated open space land to be deeded to the Town are one and the same parcel(s) of land, the preceding formulas of one (1) dwelling unit for each acre of extended flood hazard area or deeded open space (whichever the case may be) may be applied only once for either the extended flood hazard area or the deeded open space.

In the case of any Planned Area Development in which mixed land uses are intended, the number of dwelling units shall be limited by the area of land as set forth above and in addition by the area of land within the Planned Area Development which is used or designed, arranged or intended to be used for residential purposes, including required residential open spaces and residential off-street parking areas and/or facilities. That land area portion of the Planned Area Development which is used or designed, arranged or intended to be used for non-residential purposes shall not be included in determining the number of permitted dwelling units.

(2) Residential PADs that provide Moderate Priced or Affordable Rental Housing as defined below may be developed at greater than underlying densities in Residence A and Residence AA Zones which are serviced by public water and sewer. Permitted densities are defined in the following table:

<u>MINIMUM % OF TOTAL UNITS THAT ARE AFFORDABLE</u>	<u>PERMITTED DENSITY</u>
20%	Up to 5 units/acre
35%	Up to 9 units/acre
50%	Up to 11 units/acre
	Up to 15 units/acre rental units only with 950 sq. ft. maximum

For the purposes of this section 4.12.3(c)(2), the following definitions shall apply:

"100-year floodplain property" shall mean property located within a floodplain with a frequency of 100 years or greater.

"Unbuildable property" shall mean property with any of the following characteristics: inland wetland or watercourse; or slopes with an incline of 25% or greater; but shall not include 100-year floodplain property as herein defined, regardless of whether such 100-year floodplain property has any characteristics of unbuildable property, as herein defined.

"Buildable property" shall mean all property that is not 100-year floodplain property or unbuildable property, as those terms are defined above.

When a tract proposed for a residential PAD that provides for Moderate Priced Housing or Affordable Rental Housing contains any unbuildable property or 100-year floodplain property, the number of dwelling units allowed in the PAD shall be the sum of the following:

- a.) The total number of units allowed on the buildable property, as determined according to the table contained in this section 4.12.3(c)(2), plus
- b.) 15% of the total number of units that would be allowed under said table on the unbuildable property and on the 100-year floodplain property, if said property were buildable property, provided however, that in no instance shall the number of dwelling units on a tract exceed twice the number allowed under the above paragraph (a).

For those PADs in which a portion of the units approved are Affordable Rental Units or Moderate Priced Housing Units, the plans shall show precise locations of the Affordable Rental Units or the Moderate Priced Housing Units, as the case may be, and the PAD shall be constructed and Certificates of Occupancy issued on a schedule such that the proportion of Affordable Rental Units and/or Moderate Priced Housing Units completed at any time is approximately equal to the proportion of Affordable Rental Units and/or

Moderate Priced Housing Units anticipated by the completion of the entire project. Without limiting the foregoing, no certificate of occupancy shall be issued for a unit in a PAD approved for increased density under Section 4.12.3(c) unless and until the Affordable Rental Units or Moderate Priced Housing Units required to be built at the time of application for such certificate of occupancy have been built and a certificate of occupancy issued therefore.

Approval of an application requesting increased density and including Moderate Priced Housing shall be conditioned upon the following:

- a.) The owner and/or applicant entering into an Agreement for Dedication with the Town of Glastonbury, consenting to the dedication of specific units to the Moderate Priced Housing Program;
- b.) The adoption by the Town Council of the Town of Glastonbury of a Resolution of Dedication dedicating said specific units to the Moderate Priced Housing Program;
- c.) The execution by the owner of a Covenant Running with the Land submitting and dedicating said identified units to the Moderate Priced Housing program;
- d.) The recording of said Covenant.

The Glastonbury Housing Authority shall be the administering agency.

Approval of an application requesting increased density and including Affordable Rental Units shall be conditioned upon the execution of a contract or other appropriate documentation with the sponsoring private nonprofit group, or governmental agency whether Federal, State or local, accepting the project, as approved by the zoning authority of the Town of Glastonbury and committing said project to the Program.

For purposes of this section, the terms, Moderate Priced Housing or Affordable Rental Housing shall mean housing provided for home ownership that is priced within the criteria established by the Town of Glastonbury Moderate Priced Housing Program or rental housing as defined by the State of Connecticut Affordable Housing Program or any comparable program for Affordable or Moderate Priced Housing enacted or amended by the Town of Glastonbury, State of Connecticut, or federal governments designed to assist the purchase or rental of housing by individuals or families that fall within the income and/or other financial criteria of said programs.

Any conflicts between this section and Section 4.12.3(c)(1) shall be controlled by Section 4.12.3(c)(2).

- d. * Evaluation: In evaluating the appropriateness and proposed density of the development consideration shall be given to, among other things, the recommendations of the adopted Town Plan of Development for the area being considered, the development's association with or relationship to business or village centers, either existing or future, as shown on the adopted Town Plan of Development, the distance from such centers, the relationship with the nearness to dedicated and/or preserved areas of open space, the nature and type of surrounding development, access to commercial, recreational and other community facilities, availability or existing or potential public transportation, the transitional character of the development to existing or potential developments, impact on highways and other public facilities, including utilities, preservation of the character of existing neighborhoods, and satisfaction of any other standards set forth in this regulation.
* CHANGE EFFECTIVE NOVEMBER 7, 1987.
- e. * Lights: Outdoor Lighting shall be shielded and directed so that the light source, or light from internally lit signs or fixtures, shall not be seen at the property line of adjacent properties or properties across a street of highway from said zone. All lights shall be shielded so that indirect light falling outside the Planned Area Development Zone into areas shall be of low intensity.
* AMENDMENT EFFECTIVE JUNE 19, 1978.

- f. **Drainage:** An adequate storm and surface water drainage system shall be provided with outfall to a natural watercourse or existing adequate storm drainage system, except that in order to reduce drainage structures and recharge water tables, storm drainage shall be led, where possible, into marshes, wet areas, or impoundments. Provision shall be made to dispose of surface water which now drains naturally into the Planned Area Development form adjoining properties, with proper allowance for increased intensity of flow due to future developments. Erosion shall be controlled by, among other things, preserving trees, plant cover, and topsoil; avoiding the creation of steep, open slopes; and grading, seeding, or otherwise stabilizing open, excavated areas. Natural streams, whether intermittent or year round, shall be left in their natural state and insofar as practicable lot layouts shall provide for streams to be located on side or rear lot lines or in public open spaces.
- g. **Building Intensity:** Buildings shall cover a total of not more than one-third (1/3) of the land area of a Planned Area Development used for nonresidential uses, Affordable Rental Housing, Moderate Priced Housing, or Elderly or elderly Congregate Housing. Buildings shall cover a total of not more than one-sixth (1/6) of the land area of the Planned Area Development used or designed, arranged or intended to be used for other residential uses. In determining such total residential or non-residential use area, buffer areas and the paved areas of public highways, common drives, and off-street parking lots shall be excluded. The Town Council may vary and the Town Plan and Zoning Commission may recommend that the Council vary the one-third (1.3) building coverage requirement for nonresidential uses when in its opinion the proposed use(s) carries out and it consistent with the intent of this regulation.
- h. **Building Height:** No building shall exceed a height of thirty-five (35) feet, except that the Council may allow buildings to have a greater height when fire fighting feasibility is satisfactory in consideration of the report submitted by the Fire Marshal under Section 4.12.4.b below, and other information which might be included in the record.
- i. **Area Relationships:** The proposed Planned Area Development Zone shall relate properly to proposed land uses, traffic circulation patterns, and utility plans as may be shown in the adopted Town Plan of Development. The proposed Planned Area Development Zone shall also relate properly to such land uses and zoning as may exist at the time of the application, and shall protect the property values of surrounding neighborhoods.
- j. **Open Space:** Open space set aside or established pursuant to the density provisions of this section may be made available for public use at the option of the applicant and the Council. If not so dedicated, adequate provisions shall be made for the maintenance and upkeep of such open space, including recreational and public facilities provided therein, by an organization set up by the developer with the power of obtaining assessments through enforceable covenants against privately owned land within the development. Nothing set forth above shall be construed either as a requirement or obligation on the part of the Town of Glastonbury to make any repairs or improvements to any property subject to these covenant and restrictions or to enforce any covenant or restriction contained herein.

4.12.4 Procedure and Application

The procedure of making application for and obtaining approval of a Planned Area Development Zone shall be governed by the laws applicable to all zone changes in the Town of Glastonbury.

At the time of submission of a preliminary proposal, the applicant shall be informed of the schedule of fees on file in the Town Plan and Zoning Commission office covering the application and its processing including any special studies required. Such fees, as approved by the Town Council and the Town Manager, shall be paid by the applicant at the time of submission of the Final Development Plan.

- a. **Preliminary Development Plan:** The applicant shall submit four (4) copies of a Preliminary Development Plan to the Commission. The Town Plan and Zoning Commission and Town Council, either jointly or severally, shall hold a public hearing, or hearings as the case may be within sixty (60) days of acceptance of a complete Preliminary Development Plan. Date of acceptance shall be the next regularly scheduled meeting of the Commission. After receipt of the Preliminary Plan and before public hearing, it shall not be

submitted to any commission or board. The Chairman of the Town Council shall chair the joint hearing on the Preliminary Development Plan. Notice of the hearing shall be published in a newspaper of general circulation in Glastonbury at least twice at intervals of not less than two (2) days prior to the date of such hearing, and also sent at least fifteen (15) days before such hearing, and also sent at least fifteen (15) days before such hearing, by ordinary mail, to owners as appearing on the Assessor's records of land within five hundred feet of the area to be rezoned. Such notice shall indicate the time, date, and place of said hearing, the general location of the land involved in the zone change, the type of development, and that copies of the Preliminary Development Plan are available in an appropriate location for inspection. At the hearing on the Preliminary Plan of Development, the applicant shall present such plan, which will contain at a minimum the proposed uses, building and major structure layout, road and parking patterns, proposed recreation and open space, density, architectural style of buildings, the names and owners of property as appearing on the Assessor's records of land within five hundred (500) feet of the area to be rezoned, and benefits of this Planned Area Development to the Town. The purpose of this hearing is to receive input from the public and comment and suggestions from the Commission and Council which would allow the applicant to decide whether to proceed with the expense of preparation of the Final Development Plan. The applicant may return for further guidance to a Planned Area development Subcommittee of Commission and Town Council members. The applicant may make such changes to the Preliminary Development Plan as he deems appropriate, provided, however, the Commission may within its discretion, if it considers those changes substantial, require the submission of a new Preliminary Development Plan to a public hearing. The Town Council or Town Plan and Zoning Commission may approve, approve with stipulations or disapprove the Preliminary Development Plan. Any opinions or suggestions expressed by members of the Commission or Council as to the Preliminary Development Plan shall be tentative only and shall not hinder or preclude such members from making an independent judgment as to the Final Plan of Development based upon all evidence in the record at the time of a final decision.

- b. Subsequent to the hearing on the Preliminary Development Plan, the Final Development Plan shall, where applicable, be prepared and certified by a licensed architect, or a professional civil engineer, and shall include or be accompanied by the following information unless specifically waived:
1. Location and zone of property and nature of owner's interest, including a boundary map certified to State of Connecticut A-2 map survey standards, which map is to be adopted as description of the zone boundaries.
 2. Present and proposed land and building uses, categorized as residential, non-residential, or both, and the acreage assigned to each.
 3. Proposed dwelling unit densities pursuant to Section 4.12.3c above, including the number of dwelling units and rooms within the units.
 4. Building intensities pursuant to Section 4.12.3g above, including use, dimensions and locations of present and proposed structures.
 5. Proposed vehicular and pedestrian circulation patterns, including location and dimension of private and public streets and common drives.
 6. Location of proposed off-street parking areas with dimensions, including location, size and number of parking spaces, access routes, parking barriers and walkways.
 7. Proposed pedestrian walks, malls and other paths, public and private.
 8. Proposed open space such as parks, lawn areas, and recreational facilities, and such proposed covenants, easements and other provisions relating to dimensions, location and density of such building units and public facilities as are necessary for the welfare and maintenance of the development and are not inconsistent with the best interests of the Town.

9. Landscaping, present and proposed, including major tree and shrub area, present and proposed water elements, and related treatment of open space, screening, present and proposed topography.
10. Proposed utilities, including water supply, sewage disposal, electrical service, exterior lighting and drainage, including capacity and additional flow produced for water courses utilized. If within area not presently served but within a master utility plan, a utility system which will be adaptable to municipal services when provided.

11. Preliminary building plans, including schematic floor plans, exterior elevations and perspective drawings.
12. Description of types of building materials and facing, including fire retardant characteristics for all proposed buildings.
13. Relation to existing and future land uses in the surrounding area.
14. Priority schedule of construction of the various units, buildings, landscaping, and other elements of the plan.
15. Future division of property among landowners either by building or other reasonable separations.
16. Any other information which the Commission may reasonably require or the applicant may wish to submit.
17. If non-residential land uses are proposed, or if the residential density shall exceed the amount shown in the residential density table set forth in Section 4.12.3c above, a traffic survey of the area as it may be affected by the proposed development, including present and anticipated traffic counts, flow patterns, and capacity analysis of present and proposed interchanges, intersections and entrances serving the development shall be done by a professional engineer licensed to practice in the State of Connecticut. In addition, a report on these items and other security-related items shall be submitted from the Chief of Police.
18. A report from the Fire Marshal on firefighting feasibility of the proposed development.
19. A statement from the Town Sanitarian of the adequacy of solid wastes, disposal, and if no public sanitary sewers are available, private sewage disposal system.
20. A statement from the Town Engineer in reference to adequacy of drainage, public street design, the design of elements to be served by the Department of Public Works, and the engineering validity, as the design relates to the roads and utilities of the Town.
21. A statement from the Sewer Commission on the adequacy of the public sanitary sewers and treatment facilities if public sanitary sewers are available.
22. A statement from the Community Beautification Committee on the adequacy and design of proposed planting and landscaping plans and implementations program thereof.
23. A statement from the Conservation Commission on the environmental impact of the proposed development.
24. A statement from any other advisory committee whose opinion is deemed appropriate by the Town Plan and Zoning Commission and Town Council.

A determination shall be made that a complete Final Development Plan has been filed. The Commission's determination on completeness of the application shall be made on the specific objective criteria contained in this regulation only. The Commission shall then consider such plan in relation to the findings required in

Section 4.12.5 and make an appropriate recommendation thereon to the Town Council at a public meeting. Regardless of the recommendations of the Commission, the applicant shall have the right to apply to the Town Council for a change of zone.

The Commission's recommendation for such Final Development Plan may be for a stage or stages of not less than the minimum size permitted by Section 4.12.2a above. Such a stage shall include, to substantially the same proportion as included in the Final Development Plan, all the public amenities and elements used as public protection of the surrounding area, and shall be to substantially the same dwelling and building density as the Final Development Plan. Such a stage shall be capable of complete and self-sufficient existence without the completion of the final stages. Such plan shall conform to and include the information required by the Final Development Plan.

The applicant may thereafter submit the Final Development Plan and the Commission's recommendations thereon as a request for a change in zone to the Town Council.

Such an application for a change in zone to the Town Council with the Final Development Plan shall include four (4) copies of each of the following documents:

1. Site plan containing information developed in Section 4.12.4b-1, 2, 4, 5, 6, 7, 13, 14, 15 and 16.
2. Building plan, containing information developed in Section 4.12.4b-3, 4, 11, 12 and 16.
3. Open space plan, containing information developed in Section 4.12.4b-8, 9 and 16.
4. Engineering plan, including information developed in Section 4.12.4b-5, 10, 16 and 17.

The Council may require additional documents to be submitted and explanatory statements or descriptive material to be appended. The Council shall approve or disapprove the Final Development Plan after a public hearing in the manner as required by law for a change of zone. Approval of the Final Development Plan may include such changes, limitations, restrictions or conditions, as the Town Council shall consider appropriate.

A certified linen, black and white copy of the approved Final Development Plan, shall be filed in the Office of the Town Clerk by the owner at his expense within ninety (90) days following approval by the Council, and any Final Development Plan not so filed within ninety (90) days shall be void. Reproducible linen or Mylar, black and white copies of the approved Final Development Plan shall also be filed with the Building Inspector and Town Planner.

4.12.5 Findings Required

Because the intent of his ordinance is to approve PADs only where specified development proposals are approved simultaneously, the zone change to PAD and the Final Development Plan will be approved or denied as one motion. The Commission may recommend and the Council may approve the creation of a Planned Area Development Zone provided that a finding is made that the facts submitted with the application establish that:

- a. The standards and conditions of Section 12 of these Regulations have been met.
- b. The developer has provided, where appropriate, for the sustained maintenance of the development in general, and also for the open space in accordance with Section 4.12.3j above.
- c. Utilities, drainage and recreational facilities have been so laid out as not to duly burden the capacity of such facilities, such other facilities presently connected therewith, and such facilities proposed by the adopted Town Plan of Development and officially adopted master utility plans.
- d. The streets and drives will be suitable and adequate to carry anticipated traffic and increased densities will not generate traffic in such amounts as to overload the street network in the area.

- e. The existing or proposed utility services are adequate for the population densities and building intensities.
 - f. The development will be in keeping with the general interest and spirit of the Glastonbury Building-Zone Regulations and comprehensive plan. *
- * EFFECTIVE OCTOBER 22, 1985.
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4.12.6 Phasing

- a. The Town Council may establish as a condition of its approval time limits for any development or phases thereof, such time limits apply to the start and completion of construction of the development or phases thereof. Such time limits may be revised by resolution of the Town Council, upon application, provided the Town Council shall find the revision to be in the public interest.

4.12.7 Bonding

- a. Prior to the issuance of any building permit, the developer shall provide the Town with a performance bond in a form satisfactory to the Town Manager covering the costs of public improvements unless said public improvements are bonded under the provisions of the Glastonbury Subdivision Regulations. Said bond shall be in a sum satisfactory to the Town Manager and shall be conditioned on completion of said public improvements within two (2) years of the date of issuance of the first such building permit, except that such time limit may be extended by resolution of the Town Council, upon application, provided the Town Council shall find the extension to be in the public interest.
- b. Prior to the issuance of any building permit, the Council shall request the developer to provide the Town with a performance bond covering the cost of facilities common to the entire development, including but not limited to recreational facilities, club houses, private road, buffer areas, and walkways as specified. Said bond shall be in a sum satisfactory to the Town Manager and shall be conditioned on the completion of said common facilities within one (1) year of the date of issuance of the first such certification of occupancy, except that such time limit may be extended by resolution of the Town Council, upon application, provide the Town Council shall find the extension to be in the public interest.
- c. If a Planned Area Development is to be developed in stages and the Council finds that the common facilities are divided so that they are approximately evenly distributed over the total number of proposed stages and that each stage, together with its common facilities, shall be capable of complete and self-sufficient existence without the completion of the final stages, the Council may allow the developer to provide the Town with a performance bond covering the cost of facilities common to and contained within each stage, on a stage-by-stage basis prior to the issuance of a building permit for each stage. Said bond shall be in a sum satisfactory to the Town Manager and shall be conditioned on the completion of said common facilities for each stage within one (1) year of the date of issuance of the first certificate of occupancy for each stage, except that such time limit may be extended by resolution of the Town Council, upon application, provided the Town Council shall find the extension to be in the public interest.

4.12.8 Changes in Approved Plan

- a. Minor changes in an approved Final Development Plan may, with the written approval of the Town Manager, be made, provided such changes shall not substantially affect the overall architectural and site design of the Planned Area Development. Such changes shall in no way affect overall density, impact or nature of the development. Such minor changes may include but are not limited to, the location of catch basins, manholes, and other technical aspects of drainage, slight alterations of the of the location of roads, sidewalks, structures or buildings due to unforeseen topographic or geologic features; slight alterations of finished contours, minor rearrangement of lighting standards, benches, and other incidental street furniture. If the Town Manager shall have any question as to whether such a proposed change is minor to not, such change shall require the review and written approval of the Town Council, after receiving a report of its recommendations from the Town Plan and Zoning Commission.

- b. Since the PAD Zone is approved by the Town Council as permitting only that use of those uses as proposed by the application, a change in an Approved Final Development Plan which is not considered to be a minor change as permitted in Section 4.12.8a above, shall be considered and processed as a completely new application for change of zone to PAD.

Introduced at Public Hearing 7/8/80
 Adopted at Public hearing 7/8/80
 Published Adoption 7/15/80
 Effective Date 7/25/80 - Pages effected: 54, 55, 56, 57, 58, 59

4.12.9 Site Plan Compliance

- a. Prior to the commencement of any site work, the developer shall schedule a job meeting with the Public Works Department in order to establish construction schedules and procedures. The developer shall be responsible for notifying all contractors and utility companies involved in the project of this meeting. A job meeting will not be held unless all affected contractor and utility companies are represented.
- b. To ensure strict compliance with the approved Final Development Plan, certified record drawings shall be reviewed by the Public Works and Community Development Departments. If either of those town agencies or their designated representatives determine that said improvements do not comply with the Final Development Plan, the Public Works Department shall notify the developer of such non-compliance and give the developer a period of Thirty (30) days to remedy the non-compliance. Failure to remedy the non-compliance to the satisfaction of the Public Works Department and the Office of Community Development within said thirty-day period shall be sufficient cause for revocation of the approval of the Final Development Plan by the final zoning authority.
- c. Certified Record Drawings: The developer's engineer shall furnish the developer a complete set of prints upon which the developer shall incorporate and update the as-built record of all the approved Final Development Plan work on a continual basis as construction progresses. All surveys, measurements, and such other data required for the determination of the as-built records of the construction of all work shall be obtained under the direction of a Connecticut registered land surveyor or professional engineer. These drawings shall be signed and sealed by the registered land surveyor and/or professional engineer, as to materials, construction methods and location.

The complete set of prints shall be maintained at the job site at all times, and the developer shall be responsible for having clearly, neatly, accurately, and promptly recorded thereon, as the work is performed, the as-built record of the work. Principal dimensions, elevations and such other data as required shall be recorded for all work. Should there be a question as to the type and amount of data to be recorded, Town Staff shall be responsible for determining the type of data necessary.

The marked-up prints shall be available for inspection by Town Staff during regular business hours and shall be corrected immediately if found either inaccurate or incomplete.

At the completion of the project, and before any performance bond held by the Town is released, an entire set of as-built plans shall be submitted on Mylar to Town Staff for acceptance. The plans shall be signed and sealed by a Connecticut registered engineer and/or land surveyor.

EFFECTIVE: MAY 30, 1989
 Adoption: September 2, 1984
 Publication: October 2, 1984
 Effective: October 12, 1984

AMENDMENT TO SECTION 4.13 OF THE BUILDING-ZONE REGULATIONS TO ADD A CENTRAL DISTRICT ZONE FOR THE URBAN RENEWAL AREA FORMERLY CONTROLLED BY THE REDEVELOPMENT AGENCY AND NOW CONTROLLED BY THE TOWN PLAN AND ZONING COMMISSION

4.13 Central District Zone

BE IT RESOLVED, that the Glastonbury Town Council approve the proposed Central District Zone Regulations under Section 4.13 of the Building-Zone Regulations as recommended by the Town Plan and Zoning Commission at its regular meeting of August 7, 1984:

4.13.1 Central District Zones shall be limited to those areas formerly controlled by the Glastonbury Redevelopment Agency and now controlled by the Town Plan and Zoning Commission effective (date of TPZ takeover).

4.13.2 The categories of uses permitted in a Central District Zone shall be limited to those set forth in and controlled by the Urban Renewal Plan as adopted and as may be amended.

4.13.3 All area frontage, yard, coverage, building size, dwelling size, parcel size, height, density, alcoholic liquor, parking and off-street loading requirements pertaining to Central District Zone properties shall be limited to those set forth in and controlled by the Urban Renewal Plan as adopted and as may be amended.

4.13.4 The uses, buildings and structures within a Central District Zone shall, except as to the matters set forth in the Sections 4.13.2 and 4.13.3 above, be controlled and governed by the provisions of the Urban Renewal Plan where applicable, or by the Building-Zone Regulations, if not specified by the Urban Renewal Plan.

4.13.5 In accordance with Section 12 of the Building-Zone Regulations, no building, structure, use or other form of development shall be established until a Plan of Development shall have been approved as part of the Special Permit with Design Review approval by the Town Plan and Zoning Commission.

No existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered, until a Plan of Development shall have been approved by the Town Plan and Zoning Commission in accordance with Section 12.8 of the Building-Zone Regulations.

4.14 Planned Employment Zone PE effective April 14, 2004

4.14.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PE column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PE column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the PE Zone and any other applicable provisions of these Regulations.

Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Parks (37) (no special permit)

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Broadcasting studio, message center or office
Business services, except warehousing and storage and motor vehicle rental services
Day Care Center EFFECTIVE AUGUST 16, 1988
Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)
Finance, insurance and real estate services
Governmental services
Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995
Historic and monument sites (20)
Manufacturing – Printing, publishing and allied industries
Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Zoning Enforcement Officer, Fire Marshal, or Director of Health
Office, general or professional
Professional services, except convalescent, nursing, rest homes or sanitarium
Recreation uses, non-profit
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Transmitting exchange or receiving station
Utility – electric, gas and water

Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)
Warehousing
Wholesale Trade

NOTES: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

All Special Permit uses existing in the PE Zone on (the effective date of these regulations) shall be deemed fully conforming uses relative to future expansion or extension.

4.14.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PE column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PE column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.14.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Employment Zone, PE, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9.

4.14.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PE Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.14.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.14.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations.

4.14.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet.

4.14.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.14.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.14.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.

4.14.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.14.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission.

4.15 Planned Commerce Zone PC effective 04-14-04

4.15.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PC column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the PC Zone and any other applicable provisions of these Regulations.

Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Parks (37) (no special permit)

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Broadcasting studio, message center or office
Bus garaging and equipment maintenance
Business services, except warehousing and storage and motor vehicle rental services
Construction services – contract, indoor and outdoor, except salvage and wrecking services
Day Care Center EFFECTIVE AUGUST 16, 1988
Earth products, excavation and filling or removal of (Special Requirements, Section 6.2)
Finance, insurance and real estate services
Governmental services
Health, Fitness and Recreational Uses – Indoor – EFFECTIVE JANUARY 30, 1995
Historic and monument sites (20)
Manufacturing – Apparel and their finished products excepting corrosive, poisonous and malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering explosives (other than firearms or small arms ammunition), printing ink and carbon black – manufacturing
Manufacturing – Food and kindred products, except abattoir and slaughter house
Manufacturing – Lumber and wood products
Manufacturing – Printing, publishing and allied industries
Manufacturing – Professional, scientific and controlling instruments; photographic and optical goods; watches and clocks
Manufacturing – Stone, clay and glass products, except abrasive, asbestos and miscellaneous non-metallic mineral products - manufacturing, and concrete gypsum and plaster products - manufacturing, and structural clay products – manufacturing
Manufacturing – Textile mill products

Manufacturing – Miscellaneous, excepting that which is dangerous by reason of fire, radiation or explosion, or injurious, noxious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the

Zoning Enforcement Officer, Fire Marshal, or Director of Health

Motor freight transportation terminal and garage

Motor vehicle car wash (Special Requirements Sec. 6.3)

Motor vehicle limited repair and service (31) (Approval of location by ZBA) (Special Requirements Sec. 6.4)

Motor vehicle general repair and service (29) (Approval of location by ZBA) (Special Requirements, Sec. 6.4)

Office, general or professional

Professional services, except convalescent, nursing or rest homes or sanitarium

Recreation uses, non-profit

Skating rink, ice and/or roller, indoor

Tennis court, indoor

Transmitting exchange or receiving station

Utility – electric, gas and water

Vocational or Trade Schools (EFFECTIVE APRIL 2, 1985)

Warehousing

Wholesale Trade

NOTES: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.15.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the PC column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)

Garage, parking (18)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.15.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Commerce Zone, PC, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. Existing buildings, structures or uses that have never received a Special Permit with Design Review that are proposed to be altered or enlarged may be considered by the commission as a minor change in accordance with the criteria in Section 12.9.

4.15.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PC Zone shall have a minimum lot area of forty thousand (40,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.15.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet, except that the provisions set forth in 4.8.4 above for smaller lots shall also apply herein to lot frontage.

4.15.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot for buildings designed for office, general and/or professional use. All principal and accessory structures designed for uses other than office may cover thirty percent (30%) of the area of the lot. In addition to compliance with all other sections of the Glastonbury Building-Zone Regulations, all buildings expanding their coverage or changing their use shall be subject to a Special Permit with Design Review in accordance with Section 12 of these Regulations.

4.15.7 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than twenty-five (25) feet.

4.15.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the integration of development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. a Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.15.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.15.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet, except if a building is designed for office, general, and/or professional use excluding manufacturing, in which case no building shall exceed four (4) stories and a height of fifty-seven (57) feet. For the purpose of this section, the first story shall be the lowermost story entirely above grade plane.

4.15.11 Required Open Space

Open space shall be provided and set aside as follows:

On lots with buildings designed for office, general and/or professional uses; a MINIMUM of 35% OF THE LOT AREA. On lots with buildings designed for uses other than office; a MINIMUM OF 30% of the lot area.

All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.15.12 Minimum Distance And Screening From A Residential Zone Or Use

All business and industrial buildings, structures and uses shall be located a minimum distance of at least one hundred (100) feet from the boundary line of any residential zone, and all parking areas shall be located a minimum distance of at least fifty (50) feet from the boundary line of any residential zone. Screening and landscaping of the open space adjoining any residential zone or residential use may be required by the Commission.

4.16 South Glastonbury Village Commercial (VC) Zone and South Glastonbury Village Residential (VR) Zone effective December 29, 2004

4.16.1 Purpose and Intent:

In accordance with CGS § 8-2, the Zoning Authority declares that the purpose and intent of the South Glastonbury Village Commercial and Village Residential Zones is to encourage a diversity of compatible uses that will perpetuate and reinforce the historic and mixed use characteristics of the Village of South Glastonbury. Land uses which are oriented to and consistent with existing village development and are inviting to visitors to the area are encouraged. Such land uses are vital to the continuation of the village's unique character and place in Glastonbury history and will foster its growth and viability as a neighborhood commercial and residential village.

Future development and expansion of existing development and uses shall emphasize the pedestrian scale, historic quality and natural and human resources of the village. The village shall have an infrastructure of sufficient capacity to support efficient use of land for mixed uses, and a variety of commercial and residential uses. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.2 Village Zones

The village area shall be divided into two zoning districts, VC and VR.

Development or redevelopment within the VC Zone shall be in accordance with the requirements of Section 4.16.3 and development or redevelopment within the VR zone shall be in accordance with the requirements of Section 4.16.4. All existing land uses in both zones as of the effective date of this regulation shall be deemed to be conforming.

4.16.3 Village Commercial Zone (VC Zone)

4.16.3.a) Uses Permitted by Special Permit in accordance with Section 12 within the VC Zone

- Athletic or health club
- Broadcasting or recording studio
- Business services, except warehousing or storage
- Community center
- Day care center, only if existing on the date of these regulations (any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12).
- Dwelling(s) located on the 2nd floor of a building with retail, personal service or business service use(s) on the 1st floor. The maximum size of any single dwelling unit shall be 950 sq. ft. of floor area. Purpose – to allow for convenient owner occupied or rental units of modest size that foster the goal of village workers living proximate to their place of business.
- Finance, insurance or real estate services
- Government services
- Library
- Motor vehicle gasoline or service station, only if existing on the effective date of these Regulations (Any expansion, extension or enlargement shall require a Special Permit in accordance with Section 12)
- Office, general or medical
- Personal services
- Place of worship
- Professional services
- Religious quarters
- Retail trade – apparel and accessories

Retail trade – eating and drinking without curbside or drive through service (Special requirements of Section 6.1 and 6.6)

Retail trade – food (Special requirements of Section 6.1)

Retail trade – furniture, home furnishings

Retail trade – general merchandise

Retail trade – hardware

Schools

Temporary bazaars, festivals - nonprofit

Tourist home (inns, bed & breakfast)

In addition to compliance with all requirements of Section 12, a Plan of Development shall demonstrate conformity to and compliance with the purposes herein stated by way of appropriate exterior architectural treatments, landscaping, streetscape preservation, buffering, building orientation and massing, parking capacity, location and convenience designed to preserve and enhance the character and viability of the village. Due to the unique characteristics of the village and the desire to create and perpetuate an attractive environment, these regulations are intended to be flexible in order to encourage development and redevelopment of appropriate scale, safe and convenient pedestrian and vehicular access, attractive building scale and massing, appropriate architectural detailing, proportional signage, shared parking and common entrances, reduced number of curb openings, landscape elements and maintenance of the historic streetscape.

4.16.3.b) Land Use Criteria for Development, Redevelopment Projects

4.16.3.b)1 Lot Standards

There shall be no minimum lot area, lot frontage, building setback, side yard, rear yard or lot coverage (green space) requirements, provided however that after the date of adoption of this Regulation no parcel may be divided or subdivided to create parcels less than 20,000 square feet or with less than 100 feet of frontage after division. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development. No variance may be granted to reduce the minimum area or frontage requirements as provided herein.

4.16.3.b)2 Building Coverage

No single building shall exceed 20,000 square feet in land coverage. No variance may be granted to permit any building to exceed said limitation.

4.16.3.b)3 Building Height

2 ½ stories or 35 feet maximum

4.16.3.b)4 Streetscape Preservation

The layout and site design of development shall include the use/reuse and restoration of existing buildings. Accordingly, demolition or relocation of existing buildings shall not be permitted unless a new development or redevelopment project is deemed by the Commission as one that provides enhanced or improved village amenities. Demolition approved by the Commission shall also be subject to the demolition delay ordinance. It is the intention of the above criteria to provide development opportunities that will enhance and improve the village setting.

4.16.3.b)5 Parking

Parking shall meet building use requirements established by Section 9 – parking may be located on adjoining parcels subject to a formal agreement between property owners. As part of a Section 12 Special Permit with Design Review, minimum parking requirements may be reduced not more than 30% to account for pedestrian consumer traffic.

4.16.3.b)6 Changes to Plans

Changes to existing uses and structures shall be approved in accordance with Section 12.9 or Section 12.10 of the Regulations.

4.16.4 Village Residential Zone (VR Zone)

4.16.4.a) Uses Permitted by Special Permit in accordance with Section 12 within the VR Zone

Community center
Day care center (family, group)
Government services
Library
Place of Worship
Religious quarters
Schools
Supervised group quarters
Temporary bazaars, festivals – nonprofit
Tourist home (inns, bed & breakfast)

4.16.4.b) Uses permitted as a matter of right subject to the conditions and provisions of this Regulation

Dwelling, single family (12)
Dwelling, two family (13) – on any piece or parcel of land which satisfies the standards of a Residence A Zone lot, provided all bulk requirements of the Residence A Zone are satisfied. No variances from said standards shall be permitted to establish a new two family residential use on a lot that does not meet the Residence A Zone standards. (See Section 4.14.4.d) for additional requirements.
Farm (17)
Parks (37)

4.16.4.c) Single family residential use lot requirements within the VR Zone

Lot area: Every parcel used for a single family dwelling in the sector shall have a minimum lot area of 10,000 square feet. No variances may be granted to permit the creation of any new lot of an area less than the minimum of 10,000 square feet.

Lot frontage: Every lot shall have a minimum lot frontage of not less than 75 feet. No variance may be granted to create a new lot with less than the minimum of 75 feet of frontage.

Lot coverage: All principal structures shall cover not more than 20% of the area of the lot.

Front yard: There shall be a minimum front yard of not less than 20 feet for every principal building.

Side yards: There shall be a minimum of two side yards for every principal building, with each side yard having a minimum width of 10 feet.

Rear yard: There shall be a minimum rear yard of not less than 30 feet for every principal building.

Building height: No single family residential building shall exceed 2 ½ stories or 35 feet in height.

4.16.4.d) Two family residential uses within the VR Zone

New two family residential uses shall be permitted only on lots that meet all requirements of the Residence A Zone and shall require a Special Exception from the Zoning Board of Appeals in accordance with Section 13 of the Regulations. No variances to the requirements of the Residence A Zone requirements shall be permitted.

Additions are permitted on existing structures provided the above minimum requirements for existing setbacks are met.

4.16.4.e) Permitted Accessory Uses

-
- Customary accessory uses
 - Customary home occupations
 - Garage, parking
 - Guest house
 - Parking area, private

All accessory uses and structures shall conform to the provisions set forth in Section 7 of the Regulations.

All projects requiring a Special Permit with Design Review, in both village zones, with the exception of building additions less than 10% of the existing floor area, shall be designed by a registered architect.

SECTION 5

TABLE OF PERMITTED USES

5.1 Uses Or Use Categories

Land and water areas shall be used for and buildings and structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the following Table of Permitted Uses and only within these zones specified in said Table of Permitted Uses, except that any use or use category listed in the following Table of Permitted Uses, together with its customary accessory use(s), may be permitted in a Planned Area Development Zone PAD subject to and in accordance with the conditions and requirements set forth in Section 4.12 of these Regulations, and except that any use or use category listed in the Table of Permitted Uses, together with its customary accessory Use(s), may be permitted in a Central District Zone CD subject to and in accordance with the conditions, limitations and requirements set forth in Section 4.13 of these Regulations.

Unless otherwise indicated, the Table of Permitted Uses designates only the principal or primary uses permitted, and all accessory uses customarily incidental to the actual principal use are permitted on the same lot with such principal use.

5.2 Standard Land Use Code

The categories set forth in the Table of Permitted Uses are based, in large part, upon the Standard Land Use Code, A Standard System for Identifying and Coding Land Use Activities (SLUC), Department of Housing and Urban Development, Washington, D.C. The first level use category is fully capitalized on the Table. The third level use category is in lower case lettering on the Table. The Town Building Official and Zoning Board of Appeals shall use the SLUC Manual to resolve questions regarding substantial similarity.

5.3 Interpretation

In the interpretation of the following Table of Permitted Uses, where a use is not specifically listed in the Table and on the basis of the SLUC Manual is not included within a second level use category listed in the Table, its status under this section shall, upon application, be determined by the Zoning Board of Appeals by reference to that listed use or second level use category, if any, which is so like the use in question in purpose, function, character, and effect as to be substantially similar to said listed use.

If the Zoning Board of Appeals determines that the use in question is substantially similar to a use or second level use category specifically listed in the Table, such use shall be permitted in the zones in the same manner as the substantially similar listed use or second level use category and subject to the same conditions and requirements controlling said substantially similar listed use or second level use category.

If the Zoning Board of Appeals determines that the use in question is not substantially similar to a use or second level use category specifically listed in the Table, such use may be permitted and added to the Table only by amending these Regulations as provided for in Section 16.

In determining the status of the use in question, the Zoning Board of Appeals shall also consider all other codes, ordinances, laws and statutes.

5.4 Table Of Permitted Uses

Prmt – Means that the use or use category is permitted as a matter of right in the designated zones, subject to the requirements of the zones in which the use is located.

Sp - Means that the use or use category is permitted as a special permit in the designated zones with design review approval by the Town Plan and Zoning Commission in accordance with the provision set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Sx - Means that the use or use category is permitted as a special exception in the designated zones, with approval by the Zoning Board of Appeals in accordance with the provisions set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Acc – Means that the use or use category is permitted as an accessory use in the designated zones but is subject to the conditions set forth in the section referred to in the Required Conditions (RC) column of the Table.

NOTES

1. RC Column. The sections set forth in this column designate the additional required conditions for the particular use or use category over and above the regular zoning provisions for the particular use or use category for the zone or zones in which the particular use or use category for the zone or zones in which the particular use or use category is or is to be located.
2. PKG Column. Letters in this column designate the parking requirements, if any, for the particular use or use category as set forth in Section 9 of these Regulations.
3. For definitions and explanations of uses or use categories followed by numbers in parenthesis, see Section 2.

While the Table of Permitted Uses is divided into first, second and third level use categories, the following first and second level use categories are listed for the reader's information (the first level categories are capitalized).

RESOURCE AND PRODUCTION AND EXTRACTION USES	SHEET NO.
Agriculture	1,4
Farm	1,4
Earth products, excavation and filling or removal of	1,4
Forestry production, commercial	1
Greenhouses, commercial	1
Nurseries, commercial	1
RESIDENTIAL USES	
Accessory Residential Uses	1
Household Units	1,4
Group Quarters	1,4
Transient lodgings	2,4
OFFICES, GENERAL AND PROFESSIONAL USES	2,4
SERVICES USES	
Business Services	2,4
Cemeteries	5
Contract Construction Services	5
Educational Services	5
Finance, Insurance and Real Estate Services	5
Governmental Services	2,5
Personal Services	5

	SHEET NO.
Professional Services	5
Repair Services	5
Miscellaneous Services	2,5
TRADE USES	
Retail Trade – Apparel and Accessories	5
Retail Trade – Automotive, Marine Craft, Aircraft and Accessories	5
Retail Trade – Building Materials and Farm Equipment	5
Retail Trade – Eating and Drinking	5
Retail Trade – Food	5
Retail Trade – Furniture, Home Furnishing and Equipment	5
Retail Trade – General Merchandise	5
Retail Trade – Hardware	5
Retail Trade – Other	6
Wholesale Trade and Warehousing	6
MANUFACTURING USES	
Apparel and other Finished Products, Mfg.	6
Food and Kindred Products, Mfg.	6
Furniture and Fixtures, Mfg.	6
Lumber and Wood Products, Mfg.	6
Printing, Publishing and Allied Industries, Mfg.	6
Professional, Scientific and Controlling Instruments, Mfg.	6
Photographic and Optical Goods, Mfg.	6
Watches and Clocks, Mfg.	6
Stone, Clay and Glass Products, Mfg.	6
Textile Mill Products, Mfg.	6
Miscellaneous Manufacturing	6
CULTURE, ENTERTAINMENT AND RECREATIONAL USES	
Amusements	2,7
Cultural Activities	2,7
Parks	2,7
Public Assembly	7
Recreational Activities	2,3,7
TRANSPORTATION, COMMUNICATION AND UTILITY USES	
Aircraft Landing Field	8
Automotive Parking	3,8
Communications	3,8
Motor Vehicle Transportation	3,8
Utilities	3,8

RESIDENTIAL ZONES PERMITTED USES

Sheet #1

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>					
	CR	RR	AAA	AA	A	VR
RESOURCE PRODUCTION & EXTRACTION USES						
Agriculture (3)	Acc	Acc	Acc	Acc	Acc	
Farm (17)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt
Earth Products, Excavation And Filling Or Removal Of	Sp	Sp	Sp	Sp	Sp	
Forestry Production, Commercial, Including On-Premises Saw Mills	Sx	Sx				
Greenhouses, Commercial	Sx	Sx		Sx*	Sx*	
Nursery, Commercial	Sx	Sx		Sx*	Sx*	
RESIDENTIAL USES						
Accessory Residential Uses						
Customary Accessory Uses (2)	Acc	Acc	Acc	Acc	Acc	Acc
Customary Home Occupation	Acc	Acc	Acc	Acc	Acc	Acc
Guest House (19)	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx	Acc/Sx
HOUSEHOLD UNITS						
DWELLINGS						
Single-Family (12)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt
Two-family (13)	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*Sx	Prmt
Multiple (14)	PAD	PAD	PAD	PAD	PAD	
GROUP QUARTERS						
Boarding, rooming or lodging houses (4)						
1-2 persons	Acc	Acc		Acc	Acc	
3-6 persons	Sx	Sx		Sx	Sx	
Convalescent, nursing or rest home or sanitarium (9)	Sp	Sp	Sp	Sp	Sp	
Religious quarters	Sp	Sp	Sp	Sp	Sp	Sp
Supervised group quarters (41)	Sx	Sx	Sx	Sx	Sx	Sp
Agricultural Group quarters, Seasonal	Sp	Sp				
TRANSIENT LODGINGS						
Tourist home (42)	Sx	Sx	Sx	Sx	Sx	Sp

*If existing on the effective date of these Regulations. Extensions or enlargements of existing greenhouses or nurseries require special exemptions

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

RESIDENTIAL ZONES PERMITTED USES

Sheet #2

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>					
	CR	RR	AAA	AA	A	VR
CEMETERY	Sx	Sx	Sx	Sx	Sx	
EDUCATIONAL SERVICES						
Day care center	Sp	Sp	Sp	Sp	Sp	Sp
Schools - public, private & parochial, university, college, jr. college & professional Education	Sp	Sp	Sp	Sp	Sp	Sp
GOVERNMENTAL SERVICES	Sp	Sp	Sp	Sp	Sp	Sp
MISCELLANEOUS SERVICES						
Clubs, non-profit	Sp	Sp				
Dog Kennel, commercial	Sx	Sx				
Places of Worship	Sp	Sp	Sp	Sp	Sp	Sp
Veterinarian service	Sx	Sx				
TRADE USES						
CULTURAL, ENTERTAINMENT AND RECREATIONAL USES						
AMUSEMENTS						
Bazaars, festivals, carnivals and circuses sponsored by a non-profit corporation or organization	Sx	Sx	Sx	Sx	Sx	Sp
CULTURAL ACTIVITIES						
Historic and monument sites (20)	Prmt	Prmt	Prmt	Prmt	Prmt	
Library	Sp	Sp	Sp	Sp	Sp	Sp
Museum or Planetarium	Sp	Sp	Sp	Sp	Sp	
Parks	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt
PUBLIC ASSEMBLY						
Community Center	Sp	Sp	Sp	Sp	Sp	Sp
RECREATIONAL ACTIVITIES						
Golf course	Sp	Sp	Sp	Sp	Sp	
Recreational Uses, non-profit	Sp	Sp	Sp	Sp	Sp	

*(if existing on the effective date of these Regulations - extensions or enlargement to existing stations require special permit)

PRMT – Permitted Use or Use Category
 Acc – accessory use or use/category

Sp – special permit use/category
 Sx – special exception use/category

RESIDENTIAL ZONES PERMITTED USES

Sheet #3

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>					
	CR	RR	AAA	AA	A	VR
*Platform tennis, indoor and outdoor Riding Stable	Sp	Sp				
TRANSPORTATION, COMMUNICATION AND UTILITY USES						
AIRPORT LANDING FIELD	Sp	Sp				
AUTOMOBILE PARKING						
Garage, parking (18)	Acc	Acc	Acc	Acc	Acc	Acc
Private area (35)	Acc	Acc	Acc	Acc	Acc	Acc
COMMUNICATIONS						
Transmitting exchange or receiving station	Sp	Sp				
Towers, transmitting and relay	Sx	Sx				
MOTOR VEHICLE TRANSPORTATION						
UTILITIES						
Sewage and solid waste disposal	Sp	Sp				
Utility- Electric, Gas and Water	Sp	Sp	Sp	Sp	Sp	

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #4

PERMITTED USES	ZONE CATEGORIES								
	CD	PBD	PE	PC	PT	PI	RL	F	VC
RESOURCE PRODUCTION & EXTRACTION USES									
Agriculture (3)		Acc			Acc	Acc	Acc	Prmt	
Farm (17)		Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
Earth Products, Excavation And Filling Or Removal Of		Sp	Sp	Sp	Sp	Sp	Sp	Sp	
RESIDENTIAL USES									
HOUSEHOLD UNITS									
DWELLINGS									
Single-Family (12)		Prmt*	Prmt*	Prmt*	Prmt*	Prmt*			Sp*
Two-family (13)		Prmt*	Prmt*	Prmt*					
Multiple (14)		PAD	PAD						
GROUP QUARTERS									
Boarding, rooming or lodging houses (4)									
1-2 persons		Sp	Sp						
3-6 persons		Sp	Sp						
Convalescent, nursing or rest home or sanitarium (9)		Sp							
Religious quarters		Sp							Sp
Supervised group quarters (41) Agricultural Group quarters, Seasonal									
TRANSIENT LODGINGS									
Hotel/Motel/Inn (22)					Sp				
Tourist home (42)									Sp
NON-RESIDENTIAL USES									
OFFICE, GENERAL AND/OR PROFESSIONAL USES		Sp	Sp	Sp	Sp				Sp
SERVICE USES									
BUSINESS SERVICES, except warehousing and storage and motor vehicle rental services		Sp	Sp	Sp	Sp				Sp

*(if existing on the effective date of these Regulations – VC Zone 2nd fl dwelling requires special permit, see regulations)

PRMT – Permitted Use or Use Category

Acc – accessory use or use/category

Sp – special permit use/category

Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #5

PERMITTED USES	ZONE CATEGORIES								
	CD	PBD	PE	PC	PT	PI	RL	F	VC
CEMETERY							Sp	Sx	
CONTRACT CONSTRUCTION SERVICE, indoor and outdoor, except salvage and wrecking services				Sp		Sp			
EDUCATIONAL SERVICES									
Day care center		Sp	Sp	Sp	Sp	Sp			Sp*
Schools - public, private & parochial, university, college, jr. college & professional Education									Sp
Schools - vocational or trade (4-2-85)			Sp	Sp		Sp			
FINANCE, INSURANCE & REAL ESTATE SERVICES		Sp	Sp	Sp	Sp	Sp			Sp
GOVERNMENTAL SERVICES		Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp
PERSONAL SERVICES		Sp			Sp				Sp
PROFESSIONAL SERVICES, except convalescent, nursing or rest home or sanitarium (in PT/PI)		Sp	Sp	Sp	Sp	Sp			Sp
REPAIR SERVICES									
MOTOR VEHICLE REPAIR AND SERVICES									
Carwash		Sp		Sp	Sp				
General repair and service (29)				Sp		Sp			
Limited repair and service (30)		Sp		Sp	Sp				
Gasoline and/or service station		Sp*			Sp				Sp*
MISCELLANEOUS SERVICES									
Ambulance Service		Sp			Sp				
Places of Worship		Sp							Sp
Veterinarian service									
TRADE USES									
RETAIL TRADE- apparel and accessories		Sp			Sp				Sp
RETAIL TRADE - automotive, marine craft, aircraft, and accessories		Sp			Sp				
RETAIL TRADE - building materials and farm equipment		Sp				Sp			
RETAIL TRADE -eating and drinking without drive-in or curb service		Sp			Sp				Sp
RETAIL TRADE - food		Sp			Sp				Sp
RETAIL TRADE - furniture, home furnishing and equipment		Sp			Sp				Sp
RETAIL TRADE - general merchandise		Sp			Sp				Sp
RETAIL TRADE - hardware		Sp			Sp				Sp

*(if existing on the effective date of these Regulations - Extension or enlargement may require special permit)

PRMT - Permitted Use or Use Category
 Acc - accessory use or use/category

Sp - special permit use/category
 Sx - special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #6

PERMITTED USES	ZONE CATEGORIES								
	CD	PBD	PE	PC	PT	PI	RL	F	VC
RETAIL TRADE – other		Sp			Sp				
WHOLESALE TRADE AND WAREHOUSING			Sp	Sp		Sp			
APPAREL AND OTHER FINISHED PRODUCTS – MANUFACTURING excepting corrosive, poisonous or malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering, explosives (other than firearms, or small arms or ammunition) printing ink and carbon black mfg.				Sp		Sp			
FOOD AND KINDRED PRODUCTS – MANUFACTURING except abattoir and slaughter houses				Sp		Sp			
FURNITURE AND FIXTURES – MANUFACTURING						Sp			
LUMBAR AND WOOD PRODUCTS - MANUFACTURING				Sp		Sp			
PRINTING, PUBLISHING AND ALLIED INDUSTRIES - MANUFACTURING			Sp	Sp		Sp			
PROFESSIONAL, SCIENTIFIC AND CONTROLLING INSTRUMENTS; PHOTOGRAPHIC & OPTICAL GOODS: Watches and clocks – Manufacturing			Sp	Sp		Sp			
STONE, CLAY AND GLASS PRODUCTS – MANUFACTURING except abrasive, asbestos and miscellaneous non metallic mineral products – manufacturing and concrete gypsum and plaster products manufacturing and structural clay products.				Sp		Sp			
TEXTILE MILL PRODUCTS – MANUFACTURING				Sp	Sp	Sp			
MISCELLANEOUS MANUFACTURING excepting that which is dangerous by reason of fire, radiation or explosion, or injurious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Building Official, Fire Marshal or Director of Health			Sp	Sp	Sp	Sp			

PRMT – Permitted Use or Use Category
 Acc – accessory use or use/category

Sp – special permit use/category
 Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES Sheet #7

PERMITTED USES	ZONE CATEGORIES								
	CD	PBD	PE	PC	PT	PI	RL	F	VC
CULTURAL, ENTERTAINMENT AND RECREATIONAL USES									
AMUSEMENTS									
Bazaars, festivals, carnivals and circuses sponsored by a non-profit corporation or organization		Sp	Sp	Sp	Sp	Sp		Sx	Sp
Billiard and pool hall		Sp			Sp				
Golf driving range								Sx	
Golf, miniature		Sp			Sp				
CULTURAL ACTIVITIES									
Historic and monument sites (20)		Sp	Sp	Sp	Sp	Sp	Prmt	Prmt	
Library		Sp							Sp
Museum or Planetarium		Sp							
Parks		Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
PUBLIC ASSEMBLY									
Auditorium or coliseum		Sp	Sp	Sp	Sp	Sp			
Community Center		Sp							Sp
Theater, legitimate and/or motion picture		Sp			Sp				
RECREATIONAL ACTIVITIES									
Archery range, indoor		Sp			Sp				
Athletic Clubs		Sp			Sp				
Bowling		Sp			Sp				
Firing range indoor		Sp			Sp				
Golf course							Sp	Sp	
Marina								Sp	
Recreational Uses, non-profit	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	
Health, Fitness and Recreational Uses indoor			Sp	Sp		Sp			Sp

PRMT – Permitted Use or Use Category
 Acc – accessory use or use/category

Sp – special permit use/category
 Sx – special exception use/category