

24.3 Floating Zones:

	<u>Permitted Use</u>	<u>MSD-1</u>
24.3.1	Single-family detached dwelling; not more than one (1) residential structure per lot	P
24.3.2	Two-family dwelling with not more than one (1) residential structure per lot	P
24.3.3	Multiple Dwelling Units in Commercial Structures <small>(Added 6/1/2015)</small>	P
24.3.4	Planned Neighborhood Developments <small>(Added 6/1/2015)</small>	P
24.3.5	Common Interest Community Developments <small>(Added 6/1/2015)</small>	P
24.3.6	Accessory Apartments	P
24.3.7	Accessory uses customary and incidental to the use of a lot, subject to Sections 26 and 29	P
24.3.8	Outdoor wood-burning furnace	X
24.3.9	Customary home occupation in a dwelling	P
24.3.10	(a) Mini-estate subdivision (b) Conservation subdivision	P P
24.3.11	Rear lots	P
24.3.12	Planned Residential Development	P
24.3.13	Housing project for elderly persons, but not including mobile homes or trailers,	P
24.3.14	Homes for the aged, congregate housing, assisted living facilities and boarding homes for sheltered care, licensed by the State of Connecticut	P
24.3.15	Hospitals, clinics, extended care facilities, long-term facilities, nursing/rest homes, sanatoriums and intermediate care facilities, licensed by the State of Connecticut	P

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24.3.16	Day Care Facilities for:	
	(a) No more than nine (9) children	P
	(b) More than nine (9) children	SE
	(c) No more than fifteen (15) adults	SE
24.3.17	Bed and Breakfast establishments	SE
24.3.18	Motels	X
24.3.19	Hotels <small>(Added 6/1/2015)</small>	X
24.3.20	Business and professional offices	SE
24.3.21	Financial institutions, including drive-up windows	SE
24.3.22	Retail establishments and personal service facilities, except Shopping Centers, Neighborhood Shopping Centers	SE
24.3.23	(a) Shopping Center	X
	(b) Neighborhood Shopping Center	X
24.3.24	Liquor Stores	X
24.3.25	Medical Marijuana Producers and Dispensaries	X
24.3.26	Massage Establishments <small>(Added 1/1/2015)</small>	X
24.3.27	Tattoo parlors and/or body piercing salons (except ear piercing)	X
24.3.28	Adult Entertainment Business	X
24.3.29	(Reserved for Future Use)	
24.3.30	Coffee houses, ice cream parlors, other food service establishments occupying not more than two thousand, three hundred square feet (2,300 sq. ft.) where customers are served at counters, with no more than fifty (50) seats. <small>(Amended 6/1/2015)</small>	SE
24.3.31	Restaurants and other food service establishments, where customers are served <u>only</u> when seated at tables or counters. Such uses may include a food take-out service incidental to the primary permitted use, but shall not	SE

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include establishments where customers are served in motor vehicles including drive-up windows or primarily at food take-out counters.		
24.3.32 Restaurants and other food service establishments where customers are served primarily at food take-out counters.		SE
24.3.33 Vendors <small>(Added 7/1/2015)</small>		
(a) Transient		P
(b) Stationary		P
(c) Events		P
24.3.34 (Reserved for Future Use)		
24.3.35 Indoor theaters and assembly halls		SE
24.3.36 Outdoor recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton		X
24.3.37 Nature preserves and wildlife sanctuaries		P
24.3.38 Bowling alleys and billiard or pool halls		X
24.3.39 Commercial recreation facilities, indoor or outdoor, not otherwise specified		X
24.3.40 (a) Riding academies and boarding stables		X
(b) Commercial kennels		X
24.3.41 Veterinary hospitals		X
24.3.42 The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other similar animal for personal or family purposes as a pet		X
24.3.43 Chickens, or other poultry, rabbits or similar small animals or any combination thereof, not to exceed a total of ten (10) on a lot.		X

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24.3.44	Fruit, vegetables or farm stands; farms; and commercial greenhouses. See Section 26.1.4(g) <small>(Amended 6/1/2014)</small>	
	(a) Farm Stand less than 100 sq. ft.	P
	(b) Farm Stand more than 100 sq. ft.	X
	(c) Farms and commercial green houses	X
24.3.45	Farmer’s Market	X
24.3.46	Farm Tourism	X
24.3.47	(Reserved for Future Use)	
24.3.48	(Reserved for Future Use)	
24.3.49	Philanthropic, educational or religious uses by a duly incorporated non-profit body or governmental unit, including but not limited to private schools, colleges and universities, museums, libraries, charitable institutions, cemeteries, place of worship, parish halls, fraternal societies and senior centers	SP
24.3.50	Buildings, uses and facilities of the Town of Clinton	
	(a) Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area	SP
	(b) Occupying more than fifteen thousand square feet (15,000 sq. ft.) of floor area	SE
24.3.51	Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies	SP
24.3.52	Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, freight yards, freight terminals or storage sidings	P
24.3.53	Public utility substations and public utility water supply reservoirs, wells, water towers and water treatment facilities	P

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24.3.54	Communication towers not regulated as to location by the State of Connecticut	SE
24.3.55	Alternate energy systems	
	(a) Conforming to the maximum height requirements in Section 25	P
	(b) Exceeding the maximum height requirement in Section 25	SE
24.3.56	(Reserved for Future Use)	
24.3.57	(Reserved for Future Use)	
24.3.58	(Reserved for Future Use)	
24.3.59	The manufacturing, processing or assembling of goods when: 1. Accessory and subordinate to a permitted use conducted on the same premises; 2. Located within an enclosed building; and 3. Such manufacturing, processing or assembling does not occupy more than one-third (1/3) of the floor area of the premises containing and occupied by the permitted use.	X
24.3.60	The manufacturing, processing or assembling of goods	X
24.3.61	Warehousing, and wholesale businesses	X
24.3.62	Self-Storage Warehouses	X
24.3.63	(Reserved for Future Use)	
24.3.64	Marinas, docks, wharves, slip basins and landings for boats including the storage, repair and servicing of boats	X
24.3.65	Sale of boats and marine equipment, engines, supplies and provisions for boats	X
24.3.66	Manufacturing and rebuilding of boats	X

P - Zoning Permit from ZEO Required
 SP - Site Plan approval from PZC Required
 n/a - Not applicable

X - Prohibited in District
 SE - Special Exception approval from PZC Required

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24.3.67 The processing, storage and sale of fish, shellfish and lobster from predominately local catches		X
24.3.68 Marine contractor’s business, associated buildings and storage yards		X
24.3.69 Contractor’s businesses, associated buildings and storage yards		X
24.3.70 Excavation or deposit of materials		SE
24.3.71 Funeral Homes		X
24.3.72 Research laboratories, associated offices and buildings		X
24.3.73 Self-service cleaning establishments (Laundromats)		X
24.3.74 Printing establishments.		X
24.3.75 Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use.		SE
24.3.76 Commercial oil, propane or gasoline storage tanks		X
24.3.77 Gasoline filling stations		X
24.3.78 Motor vehicle and limited repairer service		X
24.3.79 Establishments for the sale of new or used vehicles		X
24.3.80 Motor vehicle detailing and car washing facilities		X
24.3.81 (Reserved for Future Use)		
24.3.82 (Reserved for Future Use)		
24.3.83 (Reserved for Future Use)		
24.3.84 (Reserved for Future Use)		