

Section 23

Districts

- 23.1 Establishment of Districts: For the purpose of these Regulations the town of Clinton is hereby divided into the following classes of districts:

Zoning Districts	Map Codes	Minimum Lot Area with Public Water	Minimum Lot Area Without Public Water
Residence R-120 District	R-120	120,000 sq. ft.	120,000 sq. ft.
Residence R-80 District	R-80	80,000 sq. ft.	80,000 sq. ft.
Residence R-60 District	R-60	60,000 sq. ft.	60,000 sq. ft.
Residence R-40 District	R-40	40,000 sq. ft.	40,000 sq. ft.
Residence R-30 District	R-30	30,000 sq. ft.	40,000 sq. ft.
Residence R-20 District	R-20	20,000 sq. ft.	30,000 sq. ft.
Residence R-15 District	R-15	15,000 sq. ft.	20,000 sq. ft.
Residence R-10 District	R-10	10,000 sq. ft.	20,000 sq. ft.
Village VZ District	VZ	10,000 sq. ft.	10,000 sq. ft.
Business B-1 District	B-1	200,000 sq. ft.	200,000 sq. ft.
Business B-2 District	B-2	10,000 sq. ft.	10,000 sq. ft.
Business B-3 District	B-3	10,000 sq. ft.	10,000 sq. ft.
Business B-4 District	B-4	20,000 sq. ft.	20,000 sq. ft.
Marine M District	M	10,000 sq. ft.	10,000 sq. ft.
Industrial I-1 District	I-1	20,000 sq. ft.	20,000 sq. ft.
Industrial I-2 District	I-2	40,000 sq. ft.	40,000 sq. ft.
Industrial Park IP District	IP	80,000 sq. ft.	80,000 sq. ft.
Flood Plain – Conservation District	FPC		

- 23.1.1 Districts that allow a minimum lot size of thirty thousand square feet (30,000 sq. ft.) or less per lot may require a larger lot size under certain conditions as indicated in Subsection 25.2.3 or 3.14.1.

- 23.1.2 Flood Plain – Conservation District: The Flood Plain Conservation District is a class of district established in accordance with Section 17.

- 23.2 Zoning Map: The boundaries of these districts are hereby established as shown on a map entitled “Zoning Map of the Town of Clinton, Connecticut” adopted June 10, 1965, effective June 15, 1965, including any subsequent amendments thereto, which map is hereby declared to be part of these Regulations and is herein after referred to as “Zoning Map”.

- 23.2.1 Interpretation of the Map: Where a question arises as to exact boundaries of a district, the boundary shall be determined by the Clinton Planning and Zoning Commission.
- 23.3 Zoning Schedule: The schedule entitled "Schedule of District Requirements", including any subsequent amendments thereto, is hereby declared to be a part of these Regulations and is hereinafter referred to as the "Schedule".
- 23.3.1 Uses listed in the Schedule are permitted or prohibited in accordance with the following designation and procedure. **Uses not listed are prohibited.**
- (a) "P" means a use permitted in the district as a matter of right after approval of a Zoning Permit from the Zoning Enforcement Officer.
 - (b) "X" means a use prohibited in the district.
 - (c) "E" means a use permitted in the district, subject to securing of a Special Exception from the Zoning Board of Appeals in accordance with Section 11.
 - (d) "SP" means a use permitted in the district, subject to approval of a Site Plan by the Clinton Planning and Zoning Commission in accordance with Section 9.
 - (e) "SE" means a use permitted in the district, subject to approval of a Special Exception from the Planning and Zoning Commission in accordance with the provisions of Sections 9 and 10.
 - (f) "SxP" means a use permitted in the district, subject to the securing of a Special Permit from the Planning and Zoning Commission in accordance with the provisions of Section 10.
- 23.3.2 Prohibited Uses: No land, building or other structure in any district shall be for a use not specified as permitted in this Section.
- 23.4 Performance Standards: Land, buildings and other structures may be used subject to the following performance standards:
- 23.4.1 Dust, Dirt, Fly Ash and Smoke: No offensive dust, dirt, fly ash or smoke shall be emitted into the air.
- 23.4.2 Odors, Gases and Fumes: No offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air.
- 23.4.3 Noise: No noise that is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originates.
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- 23.4.4 Wastes: No discharge of hazardous wastes shall be permitted. No offensive washes shall be discharged into any stream or storm drain. Proper provision shall be made for storage and disposal of all hazardous materials, rubbish, garbage and trash.
- 23.4.5 Vibration: No vibration shall be transmitted outside the property where it originates.
- 23.4.6 Danger: No material which is dangerous due to explosion, extreme fire hazard or radioactivity shall be used, stored or manufactured except in accordance with the applicable codes and regulations of the Town of Clinton, State of Connecticut and the United States of America.
- 23.4.7 Drainage: Surface or roof drainage, discharge from pipes or pumps, and diversion of runoff by means of grading, excavating or filling, which create a structural or health hazard or any other nuisance to the owners or occupants of adjacent premises, or to the public by reason of discharge into, onto or across any adjacent building, premises or public thoroughfare shall be abated by the owner of the improperly drainage area.
- (a) Appropriate stormwater control structures or measures shall be utilized to protect surrounding properties from adverse impacts due to stormwater runoff.
- 23.4.8 Lighting: No lighting shall be of such intensity or direction as to create glare on adjacent properties or adjacent streets and highways.
- 23.4.9 Determination of Compliance: In the event of doubt as to whether the proposed use will conform to the above performance standards, the ZEO shall disapprove the application for a Zoning Permit. The applicant for a Zoning Permit may apply to the Zoning Board of Appeals for a determination as to compliance with the performance standards.
- 23.5 Off-Street Parking and Loading: Off-street parking and loading spaces shall be provided off the street for any use of land, buildings and other structures in accordance with Section 29.
- 23.6 Excavation and Grading: There shall be no excavation and removal from any lot, and no grading or dumping on any lot, of any earth, loam, topsoil, sand, gravel, clay or stone, except as provided in Section 10.
- 23.7 Signs: All signs shall conform to the requirements of Section 28.
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