

**Section 3**  
**Definitions**

3.1 **General**: The words used in these Regulations shall have the meaning commonly attributed to them. Doubts as to their precise meaning shall be determined by the Commission in accordance with the purpose and intent of these Regulations.

3.2 "A"

3.2.1 **Access Strip**: A wholly owned portion of a building lot capable of supporting a driveway that has a common boundary with a street.  
(Amended 10/1/2009)

3.2.2 **Accessory Apartment**: A set of rooms fitted out especially with a full bathroom, kitchen (includes a sink, refrigerator and stove), bedroom and is physically separated from the principal dwelling, used as a main dwelling (for one family), and which is a subordinate use of the main use of the building.  
(Amended 1/1/2012)

3.2.3 **Accessory Structure**: A structure located on the same lot as the principal building or structure and devoted or intended to be devoted to an accessory use. Any portion of a principal structure devoted or intended to be devoted to an accessory use is not an accessory structure.

3.2.4 **Accessory Use**: A use of a lot, building or other structure which is subordinate to and customarily incidental to the principal use of such lot, building or other structure and which is conducted on the same lot as the principal use. (See also Section 27)

3.2.5 **ADA**: Americans with Disabilities Act

3.2.6 **Adult Entertainment Business/Adult Oriented Business**: See Section: 12.27

3.2.7 **Agriculture**: See "Farming".

3.2.8 **Alternate Energy Systems**: an energy system that uses power derived from renewable resources including, but not limited to, the sun, wind, geothermal sources, and heat recovery.  
(Amended 6/1/2014)

3.2.9 **Apartment Unit**: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units.

3.2.10 **Aquaculture**: Except as otherwise provided herein, the term "Aquaculture" shall be defined as stated in Connecticut General Statutes, Section 1-1(q), as may be amended from time to time.  
(Amended 6/1/2014)

3.2.11 **Areas of Special Flood Hazard**: The land in the flood plain within a community subject to a one percent or greater chance of flooding within any given year. (See Section 17 for related definitions)

- 3.2.12 **Assembling**: The combining of component parts having form and substance by physically mating or joining the component parts.
- 3.2.13 **Assembly Hall**: A building or a portion of a building used for gathering of 50 or more people for the purposes, of education, entertainment, worship, meeting, exhibitions, or similar uses. Also, See Section 12.31
- 3.2.14 **Assisted Living Facility**: Housing or living arrangements for the elderly, infirm or disabled, in which housekeeping, meals and other assistance is available to residents as needed, but does not include nursing staff.

3.3 "B"

- 3.3.1 **Basement**: That portion of a building having its floor entirely sub-grade (i.e. below ground level) on all sides.
- 3.3.2 **Bed and Breakfast**: A transient lodging in a dwelling, including service of breakfast to such visitors, and is subject to the special standards in Section 12 of these Regulations.  
(Amended 1/1/2012)
- 3.3.3 **Bedroom**: A private room planned and intended for sleeping, separate from other rooms by a door and accessible to a bathroom without crossing another bedroom or living area.
- 3.3.4 **Board**: Clinton Zoning Board of Appeals  
(Amended 1/1/2012)
- 3.3.5 **Boarding Home for Sheltered Care**: A profit or non-profit boarding or other home for the sheltered care of adult persons, which in addition to providing food and shelter to four or more persons, unrelated to the proprietor, also provides any personal care or service beyond food, shelter and laundry.
- 3.3.6 **Body Piercing Salon**: An establishment where professionals engage in the act of penetrating the skin of people to leave a permanent hole or mark to accommodate jewelry or other adornment.
- 3.3.7 **Buffer**: Land area, whether or not protected as conservation easement or deeded open space, to adequately, as determined by the Commission, visually and physically separate one use from another or from a boundary line, or to block noise, lights or other nuisances, general through the use of landscaping, structures, and/or vegetation, unless buffer is otherwise specifically defined.
- 3.3.8 **Building**: See "Structure".
- 3.3.9 **Building Coverage**: See "Footprint."  
(Amended 1/1/2012)

3.3.10 Building Footprint: See "Footprint."

3.3.11 Building Height: The vertical distance from the average finished grade within ten feet (10') of the walls of the building to the highest point of flat or mansard roofs, including the top of the parapet, or to the mean level between the eaves and ridge for gable, hip or gambrel roofs.

(Amended 1/1/2012, 10/5/2020)

3.3.12 Building Line: A line parallel to a street at a distance equal to the front setback line set forth in the Schedules, or at a greater distance when required by the Commission.

3.3.13 Business Office: See "Professional Office."

3.4 "C"

3.4.1 Camp: An area of one (1) acre or more, with temporary or permanent structures, designed or used to accommodate ten (10) or more individuals for educational, recreational, political, charitable or social uses. (Does not include public parks)

3.4.2 Camper and Camp Trailers: Any recreational vehicle primarily equipped, designed or converted as a temporary dwelling for camping, recreational and vacation uses. Such vehicle shall be eligible for registration, licensing and insuring for general use on the public highways. This definition shall include reference to travel trailer, pickup camper, motorized camper or tent trailer.

3.4.3 Campground: An area that is occupied or intended or designed or improved for occupancy by transients using recreational vehicles, motor homes, mobile trailers, or tents for dwelling, lodging, or sleeping purposes and is rented out as such to the public. This does not include any manufactured or mobile home parks or communities.

(Amended 1/1/2012)

3.4.4 CGS: Connecticut General Statutes.

3.4.5 Clinic: An establishment where patients are admitted for examination and treatment by one or more physicians, dentists, psychologists or social workers and where patients are not usually lodged overnight.

3.4.6 Club: A non-profit association or membership corporation whose object is the health and recreation of its members and which restricts the use of its premises, building or other facilities to its members and bona fide guests.

3.4.7 Commercial Recreation Facility: Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity.

(Added 1/1/2015)

- (a) **Indoor Type A**: A Commercial Recreation Facility with a footprint of not more than seventy thousand square feet (70,000 sq. ft.) which includes, but is not limited to, the following types of activities: indoor pools, indoor ice rinks, indoor sports fields, indoor running/jogging tracks, indoor gymnasiums, indoor archery ranges, indoor shooting ranges.
- (b) **Indoor Type B**: A Commercial Recreation Facility with a footprint of not more than forty thousand square feet (40,000 sq. ft.) which includes but is not limited to, the following types of activities: arcades, laser tag, indoor rock climbing, roller skating rinks, indoor playscapes, skeeball.
- (c) **Outdoor**: A Commercial Recreation Facility which includes, but is not limited to, the following types of activities: golf driving ranges, miniature golf courses, go cart racing, outdoor skate parks, outdoor pools, outdoor tennis courts.

3.4.8 **Commission**: Clinton Planning and Zoning Commission.

3.4.9 **Common Green Space**: Land designated as common area within subdivisions, Common Interest Community Developments, Planned Residential Developments, Housing Projects for the Elderly, or similar developments and set aside and used for passive and active recreation by residents of the development.

(Amended 6/1/2015 & 10/1/2015)

3.4.10 **Congregate Housing**: A dwelling(s) providing shelter and services that may include meals, housekeeping, and personal care assistance.

3.4.11 **Conservation Subdivision**: A subdivision that meets the requirements set forth in Section 12.9 of these regulations.

(Amended 1/1/2012)

3.4.12 **Corner Lot**: A lot having lot lines formed by the intersection of two streets, whether public or private, and where the interior angle of intersection is one hundred thirty-five degrees (135°) or less.

3.4.13 **Coverage**: Any portion of a property over which buildings, outside storage areas, decks measuring less than six feet (6') in height from the ground to the top of the deck floor, pavement, and impervious surfaces, are located.

3.5 "D"

3.5.1 **Day Care**:

- (a) **Adult Day Care**: A facility providing care for the elderly and/or functionally impaired adults in a protective setting for a portion of a twenty-four-hour day.
- (b) **Child Care Center**: A facility licensed by the Connecticut Office of Early Childhood as a Child Care Center that is operated outside of a residence.

(c) Family Child Care Home: A facility licensed by the Connecticut Office of Early Childhood as a Family Child Care Home for the purpose of providing childcare in a residence.

(d) Group Child Care Home: A facility licensed by the Connecticut Office of Early Childhood as a Group Child Care Home for the purpose of providing childcare in a residence.

3.5.2 Dwelling: A building containing one or more dwelling units. The residential building, together with no more than one (1) accessory building may be considered to constitute a single dwelling if designed for occupancy and so occupied by members of the same family.

(a) Dwelling, Single-Family: A building having only one (1) dwelling unit.

(b) Dwelling, Two-Family: A building having two (2) independent dwelling units. This definition does not include buildings with accessory apartments.

(c) Dwelling, Multiple Unit: A building containing three (3) or more independent dwelling units.

(Amended 1/1/2012)

(d) Dwelling, Planned Neighborhood: Two or more detached or attached buildings used as dwelling units located on a lot that is in a single ownership having yards, courts or facilities in common.

3.5.3 Dwelling Unit: A dwelling, or part of a dwelling, which include both kitchen and bathroom, occupied or intended to be occupied by one family for residential purposes, with independent outside access. Accommodations for transient lodging in a bed and breakfast, hotel or motel shall not be considered a dwelling unit.

### 3.6 "E"

3.6.1 Efficiency Unit: A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

3.6.2 Elderly Housing: Housing that is designed, intended and operated for older persons where at least 80% of the occupied units are occupied by at least one person who is fifty-five (55) years of age or older provided that all permanent residents are over the age of twenty-one (21); where the housing facility or community publishes and adheres to policies and procedures that demonstrate the intent to operate as housing for older persons; and complies with rules issued by the US Secretary of Housing and Urban Development for verification of occupancy. Age restrictions must be included in the property deed.

3.6.3 Electric Vehicle: Any vehicle that is partially or fully powered by electricity for propulsion: either battery 100% electric vehicles, or plug-in hybrid electric vehicles.

3.6.4 **Electric Vehicle Charging Station**: A public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle.

3.6.5 **Extended Care Facility**: A long-term care facility or a distinct part of a facility licensed or approved as a nursing home or a governmental medical unit.

3.7 "F"

3.7.1 **Family**: Persons who share a single dwelling unit and live and share cooking facilities as a single housekeeping unit.

3.7.2 **Farm**: A lot or lots of contiguous land containing at least three (3) acres on which the land and buildings are devoted to farming and such other uses as are necessary thereto and may include adjacent pastures, wooded land, natural drainage access and other open space.

3.7.3 **Farm Stands**: A booth or stall located on a farm from which produce and farm products are sold to the general public.

3.7.4 **Farm Tourism**: Uses of the land that may not be integral, but nevertheless are incidental, subordinate and having a supportive relationship to the farming use. Uses that benefit the property owner without supporting the farming use do not fall under this definition.

3.7.5 **Farming**: Except as otherwise provided herein, the term "farming" shall be defined as stated in the Connecticut General Statutes, Section 1-1(q), as it may be amended from time to time; however, specifically excluded from the definition of farming will be medical marijuana growing establishments, commercial piggeries, livery stables and the raising of fur-bearing animals for their pelts.

(Amended 6/1/2014)

3.7.6 **Farming Operation**: The on-farm processing, mixing, handling or sale of organic matter that is produced by such farm operation and the on-farm processing, mixing, handling, marketing and sale of off-farm generated organic matter that is transported to such farm operation and is necessary to convert into compost, mulch or other biomass products that can be used as soil enhancers. Organic mulches are leaves, grass clippings, peat moss, untreated wood, wood chips and woodchip mulch, bark chips, straw mulch/field hay/salt hay.

(Added 10/1/2014)

3.7.7 **Financial Institutions**: Establishments such as, but not limited to, banks and trust companies, credit agencies, lenders, investment companies, brokers and dealers of securities and commodities, security and commodity exchanges, and insurance agents.

(Amended 1/1/2012)

3.7.8 **Floor Area**: The sum of the gross horizontal areas of the multiple stories of a building or other structure measured from the exterior faces of the exterior walls or from the

center line of party walls, excluding garages, terraces, bay windows, utility rooms for heating apparatus, earth floor cellars, attics, open porches, unheated enclosed porches and other horizontal areas not accessible by a permanent inside stairway.

3.7.9 **Footprint:** (Also known as a “Building Footprint” or “Building Coverage”) The total horizontal projected surface of a building, measured from the outside of the exterior walls, together with the area of all attached covered or roofed areas, including canopies, arcades, porches, decks and covered storage areas, but excluding uncovered steps.

(Amended 1/1/2012)

3.7.10 **Funeral Home:** An establishment with facilities for the preparation of the dead for burial, for viewing the body and calling on the bereaved, for meditation and for funeral services. A funeral home may include accessory facilities such as offices, chapels, libraries and the like, **but shall not include a crematory.**

(Amended 1/1/2012)

3.8 “G”

3.8.1 **Greenhouse:** A structure whose roof and sides are made largely of glass and other transparent or translucent material and in which the temperature and humidity can be regulated for the cultivation of plants, vegetables, flowers and similar materials are grown for personal enjoyment.

(Amended 1/1/2012)

3.8.2 **Greenhouse, Commercial:** A structure in which plants, vegetables, flowers and similar materials are grown for sale.

3.8.3 **Ground Coverage:** See “Maximum Ground Coverage.”

3.8.4 **Guest Unit:** A room providing sleeping accommodations within a bed and breakfast, hotel or motel, typically for double occupancy.

3.9 “H”

3.9.1 **Home Occupation:** Business or professional offices and home industries or service occupations which are carried on within the walls of a dwelling or existing accessory building, which use is clearly incidental and secondary to the use of the building for dwelling purposes and does not change the character or appearance thereof or have an adverse impact on surrounding properties. Such use shall be in conformance with the standards established in Section 28 of these Regulations. Remote office work performed by residents via telephone or personal computer for an employer whose business is generally conducted elsewhere shall not be considered a “Home Occupation.”

3.9.2 **Hospital:** An institution providing health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions, and including, as an integral part of

the institution, related facilities such as laboratories, outpatient facilities or training facilities.

3.9.3 **Hotel**: A building occupied or used as a more or less temporary abiding place of twenty (20) or more individuals with or without board and/or in which there are ten (10) or more sleeping rooms, accessed by interior corridors, where individuals pay, without public subsidy, for temporary accommodations.

(Added 2/1/2015)

3.10 "I"

3.10.1 **Impervious Surface**: Any material which reduces or prevents infiltration of stormwater into the ground as it entered in natural conditions prior to development.

(Amended 1/1/2012)

3.10.2 **Improvements**: See "Work".

3.10.3 **Indoor Theater**: A building or part of a building used for showing motion pictures or live performances to an audience, excluding adult entertainment. Also, see Section 12.31

3.10.4 **Inland Wetlands**: "Land, including submerged land, not regulated pursuant to Section 22a-28 to 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and flood plain, by the National Cooperative Soils Survey, as may be amended from time to time, of the Soil Conservation Service of the United States Department of Agriculture;" (CGS Section 22a-38(15)).

3.10.5 **Intermediate Care Facility**: A facility which provides, on a regular basis, health-related care and services to individuals who do not require the degree of care and treatment which a hospital or skilled nursing facility is designated to provide, but who, because of their mental or physical condition, require care and services (above room and board) which can be made available to them only through institutional facilities such as these.

3.11 "J"

3.12 "K"

3.12.1 **Kennel, Commercial**: Any kennel maintained as a business for boarding or grooming of cats and dogs, including a "doggie daycare".

(Amended 1/1/2012)

3.13 "L"

3.13.1 **Lawfully Existing**: Existing or operating in fact and not merely contemplated, as of the date of adopting of the Clinton Zoning Regulations or Subdivision Regulations, or, if rendered non-conforming, pursuant to any amendment of the foregoing

Regulations, existing or operating in fact on the date of adoption of such amendment.

3.13.2 **Limited Recreational Facilities:** Any establishment whose main purpose is to provide the general public with an amusing or entertaining activity and where tickets are sold or fees are collected for the activity. Limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard park and hiking and nature trails.

(Amended 1/1/2012)

3.13.3 **Liquor Stores:** Establishments engaged in the sale of alcoholic beverages for off-premises consumption.

(Amended 1/1/2015)

3.13.4 **Livestock:** Domestic animals such as horses, sheep, cattle and poultry, kept for use or profit excluding mink, fox and other animals raised for their pelts.

3.13.5 **Long-term Care Facility:** An institution or a distinct part of an institution which is licensed or approved to provide health care under medical supervision for twenty-four (24) or more consecutive hours to two (2) or more patients who are not related to the governing authority or its members by marriage, blood or adoption.

3.13.6 **Lot:**

- (a) A parcel of land meeting the requirements of these Regulations (effective as of June 15, 1965 or as amended).
- (b) A parcel of land which is owned separately from any adjoining lot or lots as evidenced by deed or deeds recorded in the Clinton Land Records of the Town of Clinton.
- (c) A building lot shown on a subdivision map approved by the Commission and recorded in the Clinton Land Records.

3.13.7 **Lot Coverage:** See "Maximum Ground Coverage."

3.13.8 **Lot Lines:** A line of record, of a lot as defined under Section 3.13.6(b) and 3.13.6(c), bounding a lot which divides one lot from another lot or from a public or private street or any other public space. "Lot Lines" and "Property Lines" are used interchangeably in these Regulations.

- (a) **Front:** The line separating the lot from the street.
- (b) **Side:** Any lot line other than a front or rear lot line.
- (c) **Rear:** The line opposite to and most distant from the front lot line, other than a side lot line.

(Amended 1/1/2012)

3.13.9 **Lot Line Revision:** Relocation of a boundary line so as not to create a building lot which was not previously approved by the Commission. Lots so modified must receive approval for Zoning Compliance from the ZEO, per Section 9 of these Regulations.

(Amended 1/1/2012)

3.14 "M"

3.14.1 **Manufacturing:** The combination of raw materials, components or parts into finished goods.

3.14.2 **Marina:** A dock or basin providing secure moorings for waterborne vessels and often offering supplies, repair and other facilities.

3.14.3 **Marine Facility:** A dock, wharf, slip, basin or similar landing facility for waterborne vessels and/or open yard for the building, storing, repairing or servicing of such vessels, together with any accessory buildings or other structures necessary for the operation of the foregoing.

3.14.4 **Massage Establishment:** See Section 12.5.2

3.14.5 **Maximum Ground Coverage:** The percent of total lot area that may be covered by buildings, outside storage areas, decks measuring less than six feet (6') in height from the ground to the top of the deck floor, pavement and impervious surfaces. For non-residential zones, to be calculated as a percentage of lot area net of floodways, inland wetlands, tidal wetlands and watercourses.

3.14.6 **Maximum Impervious Surface Coverage:** See "Maximum Ground Coverage."

3.14.7 **Medical Marijuana Producers and Dispensaries:** All definitions found in CGS Section 21a-408(3): Marijuana Dispensary, as may be amended from time to time, shall apply.

3.14.8 **Mini-estate Subdivision:** A subdivision that meets the criteria set forth in section 12.8 of these regulations.

(Amended 1/1/2015)

3.14.9 **Mobile Manufactured Home:** A factory-built, single-family structure, which is manufactured or constructed under authority of 42 USC Sec. 5403, Federal Manufactured Home Construction and Safety Standards, and is to be used as a place for human habitation, but which is not constructed with a permanent hitch or other device allowing it to be moved other than for the purpose of moving to a permanent site and which does not have permanently attached to its body or frame any wheels or axles.

(Amended 1/1/2012)

3.14.10 **Mobile Manufactured Home Park:** Any lot on which two or more mobile manufactured home park, occupied for residential purposes, are located.

(Amended 1/1/2012)

3.14.11 **Modular Housing**: A dwelling unit constructed on-site in accordance with all applicable state and federal codes and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

(Amended 1/1/2012)

3.14.12 **Motel**: An establishment providing transient accommodations containing six or more rooms, with a separate exterior entrance for each rental unit.

(Amended 2/1/2015)

3.15 "N"

3.15.1 **Nature Preserve**: A property or contiguous properties managed to preserve physical features, flora, and fauna.

3.15.2 **Neighborhood Shopping Center**: A building or group of buildings planned, built or utilized as a common facility on one lot with stores, financial institutions, restaurants or personal service establishments and with common off-street parking and loading facilities.

(Amended 1/1/2012)

3.15.3 **Non-Conformity**: A non-conforming use, lot, building or other structure which lawfully existing (as defined above) on the date of adoption of these Regulations or any amendment thereto and which fails to conform to one or more of the requirements of these Regulations. (See also Section 29)

(a) **Non-Conforming Building**: A building or structure which contains a permitted use, but does not meet the setback, height, floor area, projection or story requirements of these Regulations for the District in which it is located.

(b) **Non-Conforming Lot**: A lot which does not comply with the requirements of these Regulations, or any amendment thereto, as to area, shape and/or frontage and which, on June 15, 1965, or the effective date of any amendment to these Regulations if rendered non-conforming thereby, was owned separately from any contiguous parcel as evidenced by deed or deeds recorded in the Clinton Land Records.

(c) **Non-Conforming Use**: The use of a lot, building or structure which does not conform to the requirements of these Regulations for the District for which such use is made.

3.15.4 **Nursing Home**: An extended or intermediate care facility licensed or approved to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

3.15.5 **Nursery**: Any place where hardy trees, shrubs and vines are propagated or grown for commercial purposes. Such stock shall be regarded as "nursery stock".

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## 3.16 "O"

3.16.1 **Outdoor Wood-burning Furnace**: An accessory structure or appliance designed to be located outside living space ordinarily used for human habitation and design to transfer or provide heat, via liquid or other means, through the burning of wood or other solid fuel for heating spaces other than where such structure or appliance is located, any other structure or premises, or for heating domestic, swimming pool, or Jacuzzi water. "Outdoor wood-burning furnace" does not include a fire pit, wood-fired barbecue or chiminea.

(Amended 1/1/2012)

## 3.17 "P"

3.17.1 **Pavement**:

- (a) Brick, stone, concrete or asphalt placed on the surface of the land;
- (b) That part of a street having an improved surface.

3.17.2 **Personal Services**: Establishments primarily engaged in providing services involving the care of a person or his or her apparel, including but not limited to cleaning services, garment pressing, linen supply, diaper service, photographic studios, beauty shops, barber shops, shoe repair, hat cleaning, funeral services, steam baths, reducing salons and health clubs, clothing rental, etc.

3.17.3 **Plainly Audible**: Any sound that can be detected by a person using his or her unaided hearing faculties. By way of example, the detection of the rhythmic bass component of music is sufficient to constitute a plainly audible sound; it is not necessary that the title, specific words, or artist of the song be identifiable.

3.17.4 **Planned Residential Development**: Property developed in compliance with Section 12.11 of these regulations.

(Amended 4/1/2010)

3.17.5 **Principal Activity**: A use accounting for more than twenty percent (20%) of a business' stock in trade, display space or floor space or movie display time per month.

3.17.6 **Principal Building/Dwelling**: The portion of a single-family dwelling which contains an accessory use such as an accessory apartment.

3.17.7 Processing: The action of modifying a material to substantially alter its chemical or physical characteristics.

(Amended 1/1/2012)

3.17.8 **Professional Office**: An office of recognized professions with or without staff, including, but not limited to doctors, dentists, lawyers, architects, engineers, planners, landscape architects, artists, musicians, designers, teachers and other similar professions which are qualified to perform services of a professional nature.

3.17.9 **Projection**: Any structure attached to a principal or accessory building and extending beyond the face of a building foundation wall, including roofs, cornices, chimneys, bay windows, shading devices, areaways, balconies, fire escapes, outside stairways and steps. See Section 26.

(Amended 1/1/2012)

3.18 "Q"

3.19 "R"

3.19.1 **Rear Lot**: A lot that meets the standards set forth in Section 12.10 of these regulations.

3.19.2 **Residence**: See Dwelling Unit.

3.19.3 **Rest Home**: See Nursing Home.

3.19.4 **Restaurant**: An establishment where food and drink is prepared, served and consumed primarily within the principal building.

3.19.5 **Restaurant, Carry-out**: An establishment which by design of physical facilities or by service or by packaging procedures permits or encourages the purchase of prepared ready-to-eat foods intended primarily to be consumed off the premises and where the consumption of food in motor vehicles on the premises is not permitted.

3.19.6 **Restaurant, Fast-food**: An establishment whose principle business is the sale of pre-prepared food or rapidly prepared food directly to the customer is a ready-to-consume state for consumption within the restaurant building or off-premises.

3.19.7 **Retail Establishment**: A commercial enterprise that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

(Amended 1/1/2012)

3.19.8 **Retaining Wall**: A structure constructed to hold back or support an earthen bank.

3.19.9 **Roofline**: The intersection of the roof and the perimeter wall of the structure.

(Amended 1/1/2012)

3.20 "S"

3.20.1 **Sanatorium**: A hospital used for treating chronic and usually long-term illnesses.

3.20.2 **Satellite Dish Antenna**: A device incorporating a reflective surface that is solid, open mesh or bar configured and is in the shape of a shallow dish, cone, horn or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include, but not be limited to, what are commonly referred to

as satellite earth station, TVRO's and satellite microwave antennas. *For the purposes of these Regulations, a satellite dish shall be considered a structure and an accessory use and shall be subject to the setback standards of Section 26 of the district in which it is located.*

- 3.20.3 **Self-Storage Warehouse:** A building consisting of individual self-contained units that are leased or owned for the storage of personal property.
- 3.20.4 **Setbacks:** The distance that buildings and/or structures are set back from front, rear or side property lines.
- 3.20.5 **Shopping Center:** A building or group of buildings planned, built or utilized as a common facility on one lot or adjacent lots with common off-street parking and access.  
(Amended 1/1/2012)
- 3.20.6 **Sign:** Any display of lettering, logos, colors, lights, illuminated neon tubes or other graphic representation visible to the public from outside of a building or from a traveled way, which either conveys a message to the public or intends to advertise a use conducted, goods, products, services or facilities available, either on the lot or any other premises, excluding window displays and merchandise. Interior signs, if located in a window and visible from the exterior, shall be considered a sign. The term "sign" shall also include any natural object or objects which are painted or arranged so as to represent or display any graphic representation, as well as any building feature which serves to identify the use or occupancy of any building or site through a recognized motif or symbol, including roof or other special illumination, special colors or effects, or building or roof lines.  
(Amended 1/1/2012)
- 3.20.7 **Skateboard Park:** A building, structure or open area containing or developed with slopes, hills, passageways and other challenges where people using skateboards may practice the sport.
- 3.20.8 **Story:** That portion of a building between the surface of any floor and the surface of the floor, ceiling or roof next above. Attics not designed or arranged for human occupancy shall not be considered a story. When the ceiling of a basement or cellar is five feet (5') or more above the average ground level within ten feet (10') of the building or other structure, the basement or cellar shall be considered a story.
- 3.20.9 **Storage Trailer:** A four-sided weatherproof container, whether mounted on a trailer with wheels or having the capability of being mounted to a wheeled trailer unit, that is used for storage at a fixed location, including shipping containers, storage pods, or semi-truck trailers, and excluding roll-off containers, dumpsters, and vessels designed to transport liquids.
- 3.20.10 **Street:** The term "street" shall include "road" and shall be any street accepted by the Town of Clinton, any State Highway except a limited access State Highway, or

any street shown on a Record Subdivision Map approved by the Commission and recorded in the Clinton Land Records.

3.20.11 **Streetscape Rendering**: A drawing of the proposed project with the primary visual focus of the site being the view of the building drawn in perspective as seen from the street. The drawing, at a minimum vertical scale of 1"=10' at the nearest point, shall be sufficient to provide the Commission with a ready comparison of the scale of the new building(s) with the existing structures on the lot and adjacent lots.

3.20.12 **Structure**: Anything constructed or erected, including a building, which is placed on a lot, or anything attached to something having a permanent location on the ground, including swimming pools and retaining walls greater than three feet (3') in height, but excluding walls or fences less than seven feet (7') in height. "Structure" and "Building" are used interchangeably in these Regulations.

(Amended 12/6/2021)

3.20.13 **Swimming Pool**: A swimming pool, above-ground or below-ground, with a gross water surface area of greater than eighty square feet (80 sq. ft.), or a depth at any point of twenty-four inches (24") or more of water, shall, for the purposes of these Regulations, be considered a structure and an accessory use and shall be subject to the setback standards of Section 26 for the District in which such swimming pool is located. See also Section 28: Accessory Uses.

3.21 "T"

3.21.1 **Tattoo Parlor**: A business at which the principal activity is the application of marks on or under human skin with ink or other substances intended to permanently color the skin by means of needles or other instruments.

3.21.2 **Temporary Structure**: A structure that is not permanently affixed to the property, including membrane structures which include, but are not limited to, hoop houses and tents. Temporary structures shall be permitted for a period of time not to exceed sixty (60) days from the date of issuance of a building permit. Structures which are not permanently affixed but which are to remain more than sixty (60) days are considered permanent.

3.21.3 **Tidal Wetlands**: Those areas which border on or lie beneath tidal waters, such as, but not limited to, banks, bogs, salt marshes, swamps, meadows, flats or other low lands subject to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not all, of those specific plant species listed in CGS Section 22a-29(2), as may be amended.

3.21.4 **Tract**: A parcel of land which has not been divided or subdivided since October 5, 1964.

(Amended 6/1/2015)

3.21.5 **Transient Lodging**: A room, or rooms, comprising a single guest unit, for overnight occupancy, not to exceed fourteen (14) consecutive days in the 90-day period commencing with the first day of occupancy.

(Amended 7/1/2009)

3.21.6 **Travel Trailer/Camper**: See “Camper and Camp Trailers”.

3.21.7 **Towers, Communication**: A structure erected and used for the receipt, relay or transmission of communication signals which may include a control building required for the facility. See Section 10 for further definitions pertinent to communication towers.

3.21.8 **Towers, Wind Generators**: A structure erected and used for the generation of electricity by a means of a windmill, which may include a control building required for the facility.

3.21.9 **Trailer**: A temporary home or office equipped with facilities for use as a temporary residence or office that is temporarily on a site.

(Amended 1/1/2012)

3.22 “U”

3.22.1 **Uplands**: All lands not designated as inland or tidal wetlands or flood hazard area.

(Amended 1/1/2012)

3.23 “V”

3.23.1 **Vehicles, Registered**: Vehicles which display a vehicle registration plate and carry a vehicle registration certificate in good standing with the Connecticut Department of Motor Vehicles, or equivalent agency from another jurisdiction. Additionally, all required personal property taxes for the vehicle shall be current.

3.23.2 **Vendor**: See Definitions in Section 14.

3.23.3 **Veterinary Hospital**: A facility operated with a licensed veterinarian for the medical care, confinement, diagnosis, and treatment of animals and birds.

3.24 “W”

3.24.1 **Warehouse**: a building where raw materials or manufactured goods may be stored before their export or distribution for sale.

3.24.2 **Wetlands, Inland**: See “Inland Wetlands”.

3.24.3 **Wetlands, Tidal**: See “Tidal Wetlands”.

3.24.4 **Watercourses**: “Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs and all other bodies of water, natural or artificial, public or private, which are

contained within, flow through or border upon this state or any portion thereof, not regulated pursuant to Sections 22a-28 to 22a-35, inclusive. (CGS Section 22a-38(16))

- 3.24.5 Wheelbase: A horizontal measurement between the center of the front axle of a vehicle to the center of the rear axle of a vehicle.
- 3.24.6 Wholesale: the sale of commodities in a quantity intended for resale.
- 3.24.7 Wildlife Sanctuary: See "Nature Preserve."
- 3.24.8 Work or Improvement(s): All physical improvements required by an approved Site Plan or Special Exception, and includes, but is not limited to, the construction of roads or driveways, storm drainage facilities, water and sewer lines, installation or telephone and electric services, planting of trees or other landscaping and installation of retaining walls or other structures. "Improvements" and "work" are used interchangeably in these Regulations.

3.25 "X"

3.26 "Y"

3.27 "Z"

3.27.1 ZEO: Clinton Zoning Enforcement Officer.

(Amended 1/1/2012)

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