

Section 27

Schedule of Uses by District

27.1 Residential:

	<u>Permitted Use</u>	R-80	R-60	R-40	R-30	R-20	R-15	R-10
27.1.1	Single-family detached dwelling; not more than one (1) residential structure per lot	ZP						
27.1.2	Two-family dwelling with not more than one (1) residential structure per lot	X	X	X	SE	SE	X	X
27.1.3	Two-family dwellings in more than one structure <small>(Added 8/15/2016)</small>	X	X	X	X	X	X	X
27.1.4	Multiple Unit Dwelling <small>(Added 8/15/2016)</small>	X	X	X	X	X	X	X
27.1.5	Multiple Dwelling Units in Commercial Structures <small>(Added 6/1/2015)</small>	X	X	X	X	X	X	X
27.1.6	Planned Neighborhood Developments <small>(Added 6/1/2015)</small>	X	X	X	X	X	X	X
27.1.7	Common Interest Community Developments <small>(Added 6/1/2015)</small>	X	X	X	X	X	X	SE
27.1.8	Accessory Apartments	ZP						
27.1.9	Accessory uses customary and incidental to the use of a lot, subject to Sections 28 and 33	ZP						
27.1.10	Outdoor wood-burning furnace	X	X	X	X	X	X	X
27.1.11	Home Businesses – See Section 28							
	(a) Tier 1 (one)	ZP						
	(b) Tier 2 (two)	SP						
	(c) Tier 3 (three)	SE	SE	SE	SE	SE	X	X
27.1.12	(a) Mini-estate subdivision	SE						
	(b) Conservation subdivision	SE						
27.1.13	Rear lots	SE	SE	SE	SE	SE	X	X
27.1.14	Planned Residential Development	SE	SE	SE	SE	X	X	X
27.1.15	Housing project for elderly persons, but not including mobile homes or trailers,	X	X	X	SE	SE	SE	SE
27.1.16	Homes for the aged, congregate housing, assisted living facilities and	SE	SE	SE	X	X	X	X

ZP - 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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	boarding homes for sheltered care, licensed by the State of Connecticut							
27.1.17	Hospitals, clinics, extended care facilities, long-term facilities, nursing/rest homes, sanatoriums and intermediate care facilities, licensed by the State of Connecticut	X	X	X	SE	SE	SE	SE
27.1.18	Day Care							
	(a) Family Child Care Home	ZP						
	(b) Group Child Care Home	ZP						
	(c) Child Care Center	SE						
	(d) Adult Day Care for up to 15 adults.	SE	SE	SE	SE	SE	X	X
27.1.19	Bed and Breakfast establishments	SE						
27.1.20	Motels	X	X	X	X	X	X	X
27.1.21	Hotels <small>(Added 6/1/2015)</small>	X	X	X	X	X	X	X
27.1.22	Business and professional offices	X	X	X	X	X	X	X
27.1.23	Financial institutions, including drive-up windows	X	X	X	X	X	X	X
27.1.24	Retail establishments and personal service facilities, except Shopping Centers, Neighborhood Shopping Centers	X	X	X	X	X	X	X
27.1.25	(a) Shopping Center	X	X	X	X	X	X	X
	(b) Neighborhood Shopping Center	X	X	X	X	X	X	X
27.1.26	Liquor Stores	X	X	X	X	X	X	X
27.1.27	Medical and Recreational Marijuana Producers and Dispensaries	X	X	X	X	X	X	X
27.1.28	Massage Establishments <small>(Added 1/1/2015)</small>	ZP						
27.1.29	Tattoo parlors and/or body piercing salons (except ear piercing)	X	X	X	X	X	X	X
27.1.30	Adult Entertainment Business	X	X	X	X	X	X	X
27.1.31	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	X	X	X	X	X	X	X

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	counters, with no more than fifty (50) seats. <small>(Amended 6/1/2015)</small>							
27.1.32	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 include establishments where customers are served in motor vehicles including drive-up windows or primarily at food take-out counters.	X	X	X	X	X	X	X
27.1.33	Restaurants and other food service establishments where customers are served primarily at food take-out counters.	X	X	X	X	X	X	X
27.1.34	Vendors <small>(Added 7/1/2015)</small>							
(a)	Transient	ZP						
(b)	Stationary	X	X	X	X	X	X	X
(c)	Events	ZP						
(d)	Seasonal Outdoor Use (SOU)	SP						
27.1.35	Indoor theaters and assembly halls	X	X	X	X	X	X	X
27.1.36	Outdoor recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton	SE						
27.1.37	Nature preserves and wildlife sanctuaries	ZP						
27.1.38	Bowling alleys and billiard or pool halls	X	X	X	X	X	X	X
27.1.39	Commercial recreation facilities, indoor or outdoor, not otherwise specified	X	X	X	X	X	X	X
27.1.40	(a) Riding academies and boarding stables	SP	SP	SE	SE	X	X	X
	(b) Commercial kennels	SE	SE	SE	SE	X	X	X
27.1.41	Veterinary hospitals	X	X	X	X	X	X	X
27.1.42	(a) The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other	ZP						

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	similar animal for personal or family purposes as a pet (b) The keeping of bees, up to six colonies and with hives placed a minimum of 10' from all property lines and 25' from any abutting dwelling.	ZP	ZP	ZP	ZP	X	X	X
27.1.43	Hens, or other poultry, rabbits or similar small animals or any combination thereof, not to exceed a total of ten (10) on a lot. Roosters are prohibited on lots smaller than 3 acres.	ZP						
27.1.44	Fruit, vegetables or farm stands; farms; and commercial greenhouses. See Section 28.1.4(g) <small>(Amended 6/1/2014)</small>							
	(a) Farm Stand less than 100 sq. ft.	ZP						
	(b) Farm Stand more than 100 sq. ft.	SE						
	(c) Farms and commercial green houses	SE						
27.1.45	Farmer's Market	X	X	X	X	X	X	X
27.1.46	Farm Tourism	SE						
27.1.47	(Reserved for Future Use)							
27.1.48	(Reserved for Future Use)							
27.1.49	(Reserved for Future Use)							
27.1.50	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	SE						
27.1.51	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						
27.1.52	Buildings, uses and facilities of the State of Connecticut, Federal	SE						

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	Government and other governmental agencies							
27.1.53	Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, freight yards, freight terminals or storage sidings	ZP						
27.1.54	Public utility substations and public utility water supply reservoirs, wells, water towers and water treatment facilities	SE						
27.1.55	Communication towers not regulated as to location by the State of Connecticut	SE						
27.1.56	Alternate energy systems							
	(a) Conforming to the maximum height requirements in Section 26	ZP						
	(b) Exceeding the maximum height requirement in Section 26	SE						
27.1.57	(Reserved for Future Use)							
27.1.58	(Reserved for Future Use)							
27.1.59	(Reserved for Future Use)							
27.1.60	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	X	X	X	X	X	X
27.1.61	The manufacturing, processing or assembling of goods	X	X	X	X	X	X	X
27.1.62	Warehousing, and wholesale businesses	X	X	X	X	X	X	X
27.1.63	Self-Storage Warehouses	X	X	X	X	X	X	X
27.1.64	(Reserved for Future Use)							

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27.1.65	Marinas, docks, wharves, slip basins and landings for boats including the storage, repair and servicing of boats	X	X	X	X	X	X	X
27.1.66	Sale of boats and marine equipment, engines, supplies and provisions for boats	X	X	X	X	X	X	X
27.1.67	Manufacturing and rebuilding of boats	X	X	X	X	X	X	X
27.1.68	The processing, storage and sale of fish, shellfish and lobster from predominately local catches	X	X	X	X	X	X	X
27.1.69	Marine contractor's business, associated buildings and storage yards	X	X	X	X	X	X	X
27.1.70	Contractor's businesses, associated buildings and storage yards	X	X	X	X	X	X	X
27.1.71	Excavation or deposit of materials	SE						
27.1.72	Funeral Homes	X	X	X	X	X	X	X
27.1.73	Research laboratories, associated offices and buildings	X	X	X	X	X	X	X
27.1.74	Self-service cleaning establishments (Laundromats)	X	X	X	X	X	X	X
27.1.75	Printing establishments.	X	X	X	X	X	X	X
27.1.76	Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use.	X	X	X	X	X	X	X
27.1.77	Commercial oil, propane or gasoline storage tanks	X	X	X	X	X	X	X
27.1.78	Gasoline filling stations	X	X	X	X	X	X	X
27.1.79	Motor vehicle and limited repairer service	X	X	X	X	X	X	X
27.1.80	Establishments for the sale of new or used vehicles	X	X	X	X	X	X	X
27.1.81	Motor vehicle detailing and car washing facilities	X	X	X	X	X	X	X
27.1.82	Commercial or industrial solid waste, construction or demolition debris disposal, recycling, material transfer, or outdoor storage of materials not associated with a retail or contractor business	X	X	X	X	X	X	X

Permitted UseR-80R-60R-40R-30R-20R-15R-10