

Amendments

Text of Regulations

<u>Effective Date</u>	<u>References</u>
February 4, 1966	Addition: <ul style="list-style-type: none">• Subsection 3.5.1: Subdivision Lots• Section 10.7: Industrial Districts Correction of Section 6.1
July 26, 1966	Revisions: <ul style="list-style-type: none">• Subsection 2.6.2 and 2.6.3• Subsection 4.2.3 and 4.4.7 Deletion: <ul style="list-style-type: none">• Subsection 2.6.4• Section 4.8, Subsection 4.8.1 and 4.8.2 and renumbering Renumbering: <ul style="list-style-type: none">• Subsection 2.6.5 to 2.6.4
September 8, 1967	Establishment of R-80 District
May 2, 1969	Addition of Line 38a to Schedule
February 12, 1971	Addition of Line 22a to Schedule
July 23, 1971	Addition of Section 3A: Planned Residential Cluster
December 24, 1971	Revision of Section 10.4: Fees
September 22, 1972	Schedule 1 District; Section 10.8 (rescinded 1/1/1973)
January 1, 1973	Major revision of text and Schedule
September 20, 1974	Revision: <ul style="list-style-type: none">• Subsection 8.3.6• Subsection 13.6.5(b)• Section 14.1, Subsection 14.1.2 and 14.1.3 Addition of Subsection 5.2.13
March 19, 1976	Revision of Section 9: Excavating and Grading
August 1, 1977	Major revisions of text and Schedule

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- July 16, 1979 Repeal:
- Section 2.7 and all subsections there under
 - Subsection 11.2.11
 - Provisions of Line B-4 of the Lot and Building Standards on Page 7 of 8 and on Page 8 of the Schedule of District Requirements
- October 19, 1979 Addition:
- Section 3.1: Village Residential District
 - Schedule of District Requirements by adding column headed VRD; Addition of Line 1b. Addition of Lot & Building Standards
 - Subsection 5.3.4 and Subsections (a) – (j)
- March 7, 1980 Addition:
- Section 6A: Coastal Area Management Zone
 - Section 9.10 (penalty)
 - Subsection 11.2.32, 11.2.33 and 11.2.34 (definition of wetlands, water courses and tidal wetlands)
- Revision:
- Subsection 11.2.9 (lot area and shape)
 - Section 8.1 and Subsection 8.3.13 (parking)
 - Subsection 14.1.3 (petition fee)
- April 11, 1980 Revision:
- Subsection 3.4.1 (procedures to add language)
 - Schedule of District Requirements, Part A, Permitted and Prohibited Uses, Pages 1 of 8 and 2 of 8 to insert new use
 - Section 11 (definitions)
 - Subsection 13.9.5 to add language
 - Subsection 11.2.27 (Aggregate Lot Coverage)
- Addition:
- Section 7(a): Elderly Housing Apartments
- September 30, 1980 Delete Section 6 and any related sections pertaining to Flood Plain-Conservation District and substitute new there for.
- October 27, 1980 Addition:
- Section 1.3 (Penalties)
 - Section 15 (Fees)
 - Section 2.13 (Wetland Setback)
- Revision:
- Section 8.7.5 (Parking)
- Delete:
- Section 6A-2
 - Section 9.8
 - Section 13.9
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	<ul style="list-style-type: none"> • Subsection 14.1.3(Fees)
October 5, 1981	Amendment to Subsection 11.2.35: Elderly Housing Apartments
December 4, 1981	Amendment to Regulations where indicated by *
September 22, 1982	Amendment to Regulations where indicated by **
April 4, 1983	<p>Delete:</p> <ul style="list-style-type: none"> • Section 3.5, Item 12, Schedule A – Last sentence beginning “all enclosures...lines” • Item 26a, Schedule A – Massage Parlors <p>Addition:</p> <ul style="list-style-type: none"> • Item 4, Schedule A “subject to the provisions of Section 3.10 or 3.11” • Item 41, Schedule A “Excavation or Deposit of East Materials” and indicate “DP” in all zones. • Item 4, Schedule B “(See Section 2.7.1)” • Item 7 and 8, Schedule B, under Zone B-3 – “10 ft” • Item 12, Schedule B “As defined in Subsection 11.14.1” • Section 2.19: Mini-Estate Subdivision • Section 3.10: Farms, Commercial, Forestry, Nurseries • Section 3: Livestock <p>Amend:</p> <ul style="list-style-type: none"> • Item 13, Schedule B to read “Maximum Floor Area, including all stories. (See Subsection 11.3.2 and 11.20.3)”. <p>Revision:</p> <ul style="list-style-type: none"> • Section 2.7 to incorporate Section 3.5 and Subsection 11.2.9 • Section 4 (Cluster Zoning) • Section 9 (Gravel Excavation) • Section 11 (Definitions) • Section 13 (Enforcement Officer – Zoning Permit) • Section 15 (Fee Schedule added)
July 15, 1983	Remove present Section 9 and insert 9/22/1982 edition of Section 9.
November 30, 1983	<p>Revision:</p> <ul style="list-style-type: none"> • Section 6A: Coastal Area Management Zone <p>Addition:</p> <ul style="list-style-type: none"> • Subsection 11.24.4 (definition)
May 30, 1984	Revision to Subsection 6.3.2: Flood Plain-Conservation District

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- October 15, 1984
- Revision:
- Section 2.14
 - Item 11, Schedule B
 - Section 6A: Coastal Area Management Zone
 - Subsections 6A.5.2(c)(1), 6A.6, 6A.6.1(c), 6A.6.1(d), 6A.6.3(b), 6A.6.3(c)
- Addition:
- Subsection 6A.6.3(d)
- Delete:
- Subsection 11.24.4
- July 1, 1985
- Amend:
- Section 2.14: Wetlands Setback to add “A 25 foot setback is required from tidal wetlands for new building construction”.
- Addition:
- Section 6B Soil Erosion and Sediment Control Plan
- August 1, 1985
- Addition:
- Subsection 2.7.2 – Area of Special Concern
- Revisions:
- Section 4, 5, 6, 7, 9 and 14 to change the number of copies of documents referred to in these Sections from four (4) to eight (8) copies.
- August 28, 1985
- Revision:
- Section 3 Schedule of District Requirements – Item A.1c (Elderly Housing)
 - Section 7.9(a), 7.9(a)1, 7.9(a)2, 7.9(a)3, 7.9(a)4, 7.9(a)5, 7.9(a)6, 7.9(a)8 – Elderly Housing
- June 16, 1986
- Revision:
- Subsection 2.5.1 ADD: “non-conforming building or structure may be expanded or enlarged if that expansion or enlargement is in conformity with all applicable requirements of these Regulations”.
 - Subsection 2.5.4 DELETE and INSERT: “Any non-conforming building or structure or one or more of a group of non-conforming buildings or structures which has been or may be damaged by fire, flood, explosion, earthquake, war, riot, act of God or any governmental authority, may be reconstructed and used as before if it is completed within twenty-four (24) months after all required permits have been obtained”.
 - Subsection 5.1.5: Grading, Sedimentation and Erosion Control Plan: DELETE entire section and INSERT: “As required under Section 6B.0”.
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- Section 5.8: Special Standards: DELETE (Same as Section 5.3 in present Regulations) and INSERT the following: The following additional Special Standards shall apply to particular uses permitted in a District subject to approval of a DEVELOPMENTAL PLAN by the Clinton Planning and Zoning Commission.
- Subsection 5.8.1 Business District #2. Uses permitted in Business District #2 subject to approval of a DEVELOPMENT PLAN shall conform to the following:
 - a) Any addition to or extension or alteration of an existing building originally designed as a house shall preserve the character of the existing building as a house.
 - b) Any new building or other structure shall be of such character as to be consistent with the historic architecture prevalent in the District and to harmonize with existing buildings in the District originally designed as houses.
 - c) The entire area of the lot required for setback from a street line shall be landscaped, except for necessary access drives, with lawns and with shrubs and trees.
- Subsection 13.7.1 fifth line, DELETE “5” before “days” and INSERT “10”.
- Section 15: Fees: INSERT: “Yearly Gravel Inspection fee \$2.00 per 1,000 cubic yards or fraction thereof of excavated or dumped material (\$25.00 minimum).
- Schedule B – Lot & Building Standards. Page C-11, Item 17, DELETE “500” and INSERT “-“ B-4, M-1, I-1, I-2 and IP Zones.

August 1, 1986

Addition:

- New Subsection 2.5.7 (regulations for existing motor vehicle junk yards).

Revision:

- Section 7.4(a) to add after “Special Standards hereinafter specified” the following: “, and may attach such conditions to the approval which are consistent with these Regulations and which are necessary to protect the public health, safety, convenience or property values.”

August 1, 1987

Rescind:

- Section 7.12(a) Village Residential Development and all references thereto anywhere in the Regulations.

September 15, 1987

Rescind:

- Section 4 Cluster Development and all reference thereto anywhere in the Regulations.

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- October 3, 1988 Amend:
- Text to allow accessory apartment in B-1A Zone.
- January 17, 1989 Revision:
- Sections 2, 3, 4, 5, 8, 11, 15.
 - Complete renumbering and reordering of all sections.
- Addition:
- New Section 19.21 and 19.22 (Accessory Apartments)
- October 2, 1989 Addition:
- New Section 19.15: Conservation Subdivision (Cluster)
- January 1, 1991 Amend:
- Text to allow recreational facilities, swimming pools, hiking trails, etc. for privately owned, non-profit organizations under Section 5
- May 1, 1991 Amend:
- Subsection 2.9.1 to add the words to the end of “appearance thereof” “or have an adverse impact on surrounding properties”
 - Subsection 3.4.5 to change the words “Director of Health” to “by authorized person of the Department of Health”
 - Section 5 to add line 5.4(a) “Not more than ten (10) chickens or other poultry, rabbits, or similar small animals may be kept within a building or enclosure, not less than the legal setback for the appropriate zone for any abutting residential property” (This does not apply to farms as farms are defined)
 - Section 5.9 to add the words after child care facilities, “in excess of nine children”
 - Section 8.6 by changing the words “building construction” to read “structures”
 - Subsection 10.1.2 to change the words “prepared by a professional engineer” to read “certified by a professional engineer”
 - Section 10.1 by changing the words “Zoning Enforcement Officer” to read “Zoning Office”
- April 1, 1992 Addition:
- In Section 6, add Subsection 3(b) to read the same as 4(b) in Section 5
 - Section 3.4 under Zoning Permit and Zoning Certificate: The DEMOLITION to be added in the first sentence after structurally altered. Add line 2, if a building or structure of 50 years or older is to be demolished, no demolition shall occur for ninety days
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(90) after application for a demolition permit. Demolition must be legally noticed. At the conclusion of the ninety day (90) period, the demolition permit shall occur. A waiver of the ninety-day (90) period may be issued by the Planning and Zoning Commission if circumstances demonstrated to the Commission warrant such a waiver.

Amend:

- Section 6.8, Line 8 and add “IN EXCESS of NINE CHILDREN” after child care facilities
 - Subsection 17.8.1 Performance Bonds, guaranteeing the control of soil erosion and sedimentation as certified in the Erosion Plan. (Refer to Section 23 Performance Bond Procedures)
 - Subsection 20.5.11 Performance Bonds, to ensure the faithful performance of the Excavating and Grading work in accordance with the provision of this section. (Refer to Section 23 Performance Bond Procedures)
 - Section 23 Performance Bond Procedures and Bond Agreement. When a Performance Bond is to be posted, the applicant shall execute an agreement and file the bond with the Commission in accordance with the following procedure. The Commission shall seek advice and assistance from the Board of Selectmen and the Town’s Engineer as to the estimated full cost of the work and from Town Counsel with regard to the Bond Agreement.
 - a) Amount: The amount or fee value of the Performance Bond shall be estimated prior to approval of the application and shall take into account no less than the following:
 - 1) The full cost of the required work as if let-to-bid by the Town of a current date for completion within 2 years,
 - 2) No less than 10% additional compounded for each of three subsequent years to cover changing cost,
 - 3) Not less than 25% of the full cost to cover non-aggregated construction items in the event of default.
 - b) Form: Performance Bonds and Bond agreements shall be duly executed on forms provided by the Commission and with proper references to all plans showing work to be done.
 - c) Bonds: Such bonds shall be cash bonds in the form of savings account passbooks in the sole name of the Town of Clinton. The Planning and Zoning Commission shall affix an identifying sticker to each such passbook showing the name and address to the obligor and the title of the project and shall lodge said passbook in the Office of the First Selectman.
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A duplicate list of all such bonds shall be kept by the Commission and by the First Selectman, setting forth the name and address of each obligor, the name of the project and the disposition of the bond. Interest accruing to each such account shall belong to the obligor and shall be remitted to such obligor at intervals of not less than one year.

- d) Term: Every two years the cost of the remaining work shall be reviewed and the bond amount adjusted to reflect the current and projected construction and other costs.
- The following regulation to become Subsection 3(c) in Section 6 and Subsection 4(c) in Section 5: the keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, mule, or donkey for personal or family purposes as a pet on any lot having a minimum area of 40,000 sq. ft. and one additional such animal may be maintained on said lot for each additional 40,000 sq. ft. or fraction thereof, all subject to the following conditions.
 - a) Any such animal so maintained shall be kept in a building of stable which shall be located not less than the legal setback for the appropriate zone for any abutting residential property and 100 feet distance from any well from which water is taken for human consumption.
 - b) Stable manure shall be kept in a covered watertight pit or chamber and shall be removed at least once a week during the period from May 1 to October 1 and during such other months at intervals sufficiently frequent to maintain a sanitary condition, satisfactory to the Regional Health Department.
- Section 5: Change Subsection 4 to now be 4(a)
- Section 6: Change Subsection 3 to now be 3(a)
- Make Section 5, Subsection 4(a) to be 4(b) with the following word change: Not more than ten (10) chickens, or other poultry, rabbits or similar small animals or any combination thereof not to exceed a total of ten (1) may be kept on a lot; such animals shall be kept in a building or enclosure not less than the legal setback for the appropriate zone for any abutting residential property. This does not apply to farms as farms are defined.

April 1, 1993

Addition:

- Section 3.4: “Nothing herein shall prevent the immediate demolition of any structure upon the order of the Town Building Official whenever, in his judgment there exists a risk to public safety.”
- Subsection 19.21.4(b): Application procedures: to read as follows: “(b) a floor plan of one quarter inch to the foot

(1/4"=1') if necessary, to show with clarity, the proposed changes to the building and sizes of the rooms.

February 15, 1994

Amend:

- Section 15 to comply with FEMA guidelines as of 1986.

February 1, 1995

Moved:

- Section 2 – Subsection

Addition:

- Subsection 2.17.2 “Principal activity: A use accounting for more than 20% of a business’ stock in trade, display space or floor space, or movie display time per month”.
- Section 6 - 10a “Tattoo parlors and/or body piercing salons (except ear piercing) either as primary business or any portion of a business” allowed only in B-4 Zone as SE.
- Section 6 – 10b “Adult entertainment businesses subject to Section 19.22 and 19.23” allowed only in B-4 District “(except in structures used for adult entertainment businesses as defined in Section 19.23)”
- New section – Section 19.23 – entitled “Adult Entertainment Businesses”.

March 15, 1995

Amend:

- Section 6, Schedule of Business, Marine, Industrial Uses by District – amend line item 1. A single detached dwelling for one (1) family and not more than one (1) such dwelling per lot. Under the heading B-2 is should read “SE”.
- Section 7 Historic Districts – 7.1 replace an Historic District with a local Historic District; Subsection 7.1.1 add the word local before Historic District; add new Subsection 7.1.5.
- Section 19, Special Exceptions by Planning and Zoning Commission, to amend this section to specify 18 copies shall be submitted.
- Section 21, Amendments, Validity, Zoning Board of Appeals, to amend this Section to specify 18 copies of map.

January 1, 1996

Amend:

- Section 6, Schedule of Business, Marine, Industrial Uses by District – Section 6.10, 6.11, 6.12, 6.14, 6.15, 6.16, 6.18, 6.19, 6.20, 6.21, 6.22, 6.23a, 6.24, 6.26, 6.27, 6.28, 6.29, 6.30, 6.31, 6.32, 6.33, 6.34, 6.35, 6.36, 6.36a, 6.37 – add “Occupying not more than 15,000 sq. ft. of floor area”.
- Section 10, Site Plans – Section 10.1 add new paragraph 4: “Applications for Zoning Permits for structures of greater than 15,000 square feet in floor are shall require a Special Exception

application for a new or expanded use. (See Section 6) Continuation of an existing use in an existing structure of greater than 15,000 square feet shall not require a Special Exception.”

Revise:

- Section 12, Signs.
- All Sections of Regulations for minor grammatical errors and typographical errors.
- Page numbering corrected, Index added, Table of Contents revised as needed.

June 1, 1996

Amend:

- Section 11, Off-Street Parking and Loading – Complete revision.

Revise:

- Page numbering and Table of Contents revised as needed

July 1, 1996

Amend:

- Section 5.9 & 6.8: Add “Library”, permitted by Special Exception in all zones except M-1, M-2.
- Section 5.8 & 6.7: Add “Assisted Living Facility”, permitted by Special Exception in all residential zones and zones B-2 and B-4.
- Section 8B: Changes to Lot Requirements for B-3 Zone.
- Section 8.6 and 20.3.2(e): Change “tidal wetlands” to “wetlands”.
- Section 10: Deletion of certain site plan requirements for change of use if no change to building footprint or ground coverage.
- Sections 5 & 6: Change Special Permit notation to SxP (Site Plan notation to remain SP).
- Section 2.21.4: Add definition of town’s engineer & throughout entire set of Zoning Regulations: Changes necessary to conform to changes in engineering services.

September 1, 1996

Amend:

- Section 11.3.4(a): Change “One (1) parking space for every three (3) legal occupants under the Fire Safety Code” to read “Eight (8) spaces plus one (1) parking space for every six hundred square feet (600 sq. ft.) of floor area.”
- Section 11.4: Second paragraph, insert “buildings or other structures or” after “Where separate ...”
- Section 11.7.6: Change twenty thousand square feet (20,000 sq. ft.) to ten thousand square feet (10,000 sq. ft.)

October 3, 1996

Amend:

- Section 22 (Fees):
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- Maps from \$7.00 to \$7.50
- Zoning Regulations from \$10.60 to \$11.65
- Subdivision Regulations from \$5.00 to \$3.40
- Zoning Board of Appeals – Special Exception from \$25.00 to \$100.00
- Zoning Board of Appeals – Appeal of the Decision of Zoning Enforcement Officer \$100.00

January 1, 1997

Amend:

- Sections 5.5 (Residential Uses) & 6.4 (Business/Marine/Industrial Uses): Change from “P” to “SP” – Occupying not more than 15,000 sq. ft. of floor area and “SE” – Occupying more than 15,000 sq. ft. of floor area.
- Section 12.8 (Signs) add to existing text: Temporary signs are permitted with the limitations indicated below even if such temporary signs result in a total aggregate sign area on the lot in excess of that permitted in 12.6.1(c) and 12.6.2(c).
- Subsection 12.8.6 (Signs) add to existing text: For residential uses, one (1) temporary sign advertising special sales, such as Christmas trees, tag sales, holiday flowers, etc., of no more than six square feet (6 sq. ft.) may be displayed during hours that the sale is open plus an additional period of up to one half (½) hour each, before and after business hours. Such temporary signs shall not be located so as to pose a safety hazard to pedestrian or vehicular traffic.

Addition:

- Section 22 (Fees) – The following items may be purchased at cost from the Planning and Zoning Commission; current prices may be obtained by contact the Land Use Office at Andrews Memorial Town Hall: Zoning Map, Zoning Regulations, Subdivision Regulations, Public Hearing signs, Town Plan of Development with Coastal Plan, each accompanying map to Town Plan and Recent Amendments.
 - Section 5.16 (Residential Uses): “X” – Communication Towers not regulated as to location by the State of Connecticut.
 - Section 7A (Village Zone)
 - Subsection 9A.1.5 (Home Occupations): Articles sold on the premises as part of a customary home occupation must be only those created thereon. There shall be no display of merchandise, either exterior or interior, visible from any public way or adjacent property, on the premises in connection with the occupation.
 - Subsection 9A.1.6 (Home Occupations): The home occupation and the conduct thereof shall not impair the residential character of the premises nor impair the reasonable use, enjoyment and value of other residential property in the
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neighborhood. Such occupation shall not create any objectionable noise, smoke, odor, toxic fumes, vibration, radio interference, or other unsuitable conditions that would set the dwelling apart from its surroundings or degrade residential property in the neighborhood.

- Subsection 9A.1.7 (Home Occupations): The home occupation shall be operated in its entirety within an enclosed structure or area. Storage of any materials or product which are related to the home occupation shall not be permitted outside of the dwelling unit along the street side(s) of the dwelling. There is to be no outside storage of materials or product at all, except as allowed by the Commission, provided that such storage is adequately screened from adjacent properties, as determined by the Commission.
- Subsection 11.3.3 (Off-Street Parking and Loading): Home Occupation: Those spaces required for the dwelling plus:
 - a) Office of doctor, dentist, etc.: Three (3) spaces per office, located on the same lot as the dwelling.
 - b) Office of non-medical professional with clients visiting: Two (2) spaces.
 - c) Home occupation involving direct sales and/or service: Two (2) spaces.
 - d) Home occupation without direct sales and/or service: One (1) space per employee. If no employees, no additional space required.

Replace:

- Section 2.9.1 (Definitions) with: An occupation, professional, activity or use that is clearly customary, incidental and secondary use of a residential dwelling unit, and which does not alter the exterior of the property or affect the residential character of the neighborhood. (A customary home occupation may include the following: the office of a physician or dentist provided that patient is hospitalized or housed overnight; the office of an architect, lawyer, engineer, accountant or other recognized professional person residing on the premises; the sale of lobsters or fish is caught by a resident of the premises; dressmaking millinery and similarly domestic activities that are a customary adjunct to housekeeping; the making or making and sale of handicraft, art work, needlework and similar arts and crafts type occupations carried on by a resident of the premises. Customary home occupations may also include: consultants, sales representatives, etc. who do not have clients/customers visit.)

- Combine:
 - Section 4 (Districts-Schedule Directory)
 - Section 5 (Residential Uses by Districts)
 - Section 6 (Business, Marine, Industrial Uses by District)INTO NEW SECTION 4
 - Create:
 - New Section 5 “For Future Use”
 - Move:
 - Section 7A (Village Zone)TO NEW SECTION 6
 - Combine:
 - Section 8 (Lot Requirement- Standards)
 - Section 8A (Lot Requirement Standards by District – Residential)
 - Section 8B (Lot Requirement Standards by District – Business/Marine/Industrial)INTO NEW SECTION 8 (Lot Requirement-Standards)
 - Combine:
 - Section 9 (Accessory Uses)
 - Section 9A (Home Occupations) &
 - Section 9B (Alternate Energy Systems/Systems/ Collectors - Generators)INTO NEW SECTION 9 (Accessory Uses)
 - Subsection 2.14.1: Maximum Ground Coverage
 - Add the words: “For business, marine and industrial zones, to be calculated as a percentage of lot area net of inland wetlands, tidal wetlands, and watercourses.”
 - Section 10.5:
 - Change: Total Ground Coverage: to Maximum Ground Coverage
 - Add the words: “maximum”, and “as defined by 2.14.1”
 - Change “Sections 8A and 8B” to “Section 8”
 - Section 4.1: Table
 - Combine: Tables for Residential, Business, Marine
 - Add to Zone Districts: “Village VZ District”
 - Add to Map Code: “VZ” (for Village VZ District)
 - Add to Minimum Lot Without Public Water: “10,000 sq. ft.” (for Village VZ District)
 - Subsection 4.1.1
 - Add: “or 2.14.1”
 - Subsection: 4.3.1(f)
 - Add new: “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 20.
 - Subsection 4.3.3:
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- Replace: “Sections 5 and 6” with “this section”
- Section 4.7:
 - Amended & Relocated from Section 5.4b, 5.4c, 5.4c.A and 5.4c.B, 6.3b & 6.3c, 6.3c.a, and 6.3c.b: Livestock: Where and when permitted, chickens, or other poultry, rabbits or similar small animals, or any combination thereof not to exceed total number of animals permitted shall be kept in a building or enclosure, not less than the legal setback for the appropriate zone for any abutting residential zone or Village Zone property. This does not apply to farms as farms are defined.

Additionally, the keeping and raising of one or more horses, ponies, sheep, cows, goats, pigs, burros, mules, donkey or llama as permitted (See 4.10.4), shall be subject to the following conditions:

- (a) Any such animal so maintained shall be kept in a building or stable which is detached from the main building on such lot and which shall be located not less than the legal setback for the appropriate zone for any abutting residential or Village Zone property and 100 ft. distance from any well which water is taken for human consumption.
- (b) Stable manure shall be kept in a covered watertight pit or chamber and shall be removed at least once a week during the period from May1 to October 1 and during such other months.
- Add New Sections:
 - 4.8: A reasonable amount of merchandise may be displayed outside an approved retail establishment so long as the display does not protrude into State or Town rights-of-way or property line setbacks.
 - 4.9: (For Future Use)
- Subsection 4.10.12: Public Utilities, etc.
 - Add: “SE” for VZ Zone.
- Subsection 4.10.13: Communication Towers, etc.
 - Add “SP” for I-1, I-2, IP Zones
 - Add “X” for VZ, B-1A, B-1B, B-2, B-3, B-4, M-1, M-2 Zones
- Subsections 4.10.14 and 4.10.15:
 - Separate: hospitals and assisted living facilities from nursing homes, etc.
- Subsections 4.10.16, 4.10.17, 4.10.18 and 4.10.19:
 - Separate: “Philanthropic, Governmental, Educational or Religious Uses” FROM “Child Care Facilities” FROM “Nature Preserves & Sanctuaries” FROM “Recreational Facilities (non-profit)”.

- Subsection 4.10.19: Recreational Facilities, etc. –
 - Add: “X” for VZ, B-2, B-3 Zones
 - Add: “SE” for B-1A, B-1B, B-4, M-1, M-2, I-1, I-2, IP Zones
 - Subsection 4.10.20: Riding Academies, etc. –
 - Add: “X” for B-1A, B-1B, B-2, B-3, B-4, M-1, M-2 Zones
 - Add: “P” for I-1, I-2, IP Zones
 - Subsection 4.10.21: Railroad rights-of-way, etc. –
 - Add: “SE” for VZ Zone
 - Subsection 4.10.26(a): Indoor theaters, etc. –
 - Add: “SE” for VZ Zone
 - Subsection 4.10.26(b):
 - Add: “X” for VZ Zone
 - Subsection 4.10.28:
 - Add: Bed and Breakfast establishments, having not more than four (4) guest rooms, for not more than eight (8) guests.
 - Add: “SE” for R-80, R-40, R-30, R-20, R-15, R-10, VZ, B1-A, B-1B, B-2, B-3, B-4, M-1, M-2, I-1, I-2, IP Zones
 - Subsection 4.10.32(a): Printing & Publishing establishments
 - Add: “SP” for VZ
 - Subsection 4.10.35:
 - Add: Commercial outdoor recreation facilities, not otherwise specified.
 - Add: “SP” for B-4 Zones. Prohibited in all other zones.
 - Subsection 4.10.37: Restaurants, coffee houses, etc.
 - Delete: “(a) Occupying not more than 15,000 sq. ft. of floor area” and REPLACE WITH: “(a) With indoor seating for no more than sixty (60) people”
 - Delete: “(b) Occupying not more than 15,000 sq. ft. of floor area” and REPLACE WITH: “(b) With indoor seating for more than sixty (60) people”
 - Add new: “(c) With outdoor seating for no more than twenty (20) people, in accordance with the standards of 6.5.5(f); an outdoor seating area may be located in conjunction with restaurant with indoor seating, provided the total number of seats, indoor and outdoor, shall not exceed eighty (80).”
 - Subsection 4.10.37(c): Restaurants, coffee houses, etc.
 - Add: “SE” for M-1 and M-2 Zones.
 - Subsection 4.10.40(a): Storage of reasonable quantity of retail merchandise, etc.
 - Add: “SP” for VZ
 - Subsection 4.10.41: Manufacture, processing, or assembly of goods, etc.
 - Add: “SE” for VZ
 - Subsections 4.10.42(a) & (b): Marina, docks, etc.
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- Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.43(a) & (b): Sale of pleasure boats, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.44(a) & (b): Marinas, docks, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.45(a) & (b): Manufacture and rebuilding of pleasure boats, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of floor area”
 - Subsection 4.10.49: Research laboratories, etc.
 - Add: “Except those uses specified in 4.10.25”
 - Subsection 4.10.51(a) & (b): Common carrier, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.52(a) & (b): Building contractor’s businesses, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.54(a) & (b): Oil or gasoline storage tanks, etc.
 - Change: “15,000 sq. ft. of floor area” TO “5,000 sq. ft. of interior space”
 - Subsection 4.10.56: Rear lots, Section 19.13
 - Add: “access through each rear lot must be through the same district or a district in which the use planned for the rear lot is also permitted”.
 - Add: “SE” for B-1A, B-1B, B-2, B-3, B-4, M-1, M-2, I-1, I-2, IP Zones
 - Section 8.7.16: Minimum Floor area on ground floor, etc.
 - Add: “1,000” for VZ zone
 - Subsection 8.1.3:
 - Add the words: “and the Village Zone,”
 - Section 8.2.1:
 - Remove the words: “Sections 8A and 8B”
 - Miscellaneous changes to reflect addition of the Village Zone:
 - Section 10.6:
 - Add the words: “Village Zone (VZ)”
 - Add to the table: “VZ”
 - Subsection 10.8.1:
 - Add the words: “and Village Zone”
 - Add the words “and the Village Zone (VZ)”
 - Subsection 11.3.8:
 - Add the words: “the Village Zone and”
 - Subsection 11.7.2(a):
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- Add the words: “the Village Zone and”
 - Add the words: “or the Village Zone”
- Subsection 11.7.6:
 - Add the words: “and the Village Zone”
- Subsection 11.7.7:
 - Add the words: “or the Village Zone”
 - Add the words: “the Village Zone”
- Subsection 11.7.8:
 - Add to the table: “VZ”
- Subsection 11.7.9:
 - Add the words: “or the Village Zone”
- Subsection 12.4.3(c):
 - Add the word: “Village”
 - Add the word: “Village”
- Subsections 12.6.1(b), 12.6.1(c) & 12.6.1(d):
 - Add the word: “Village”
- Subsection 12.6.1(d)(iii):
 - Add the words: “Internally illuminated signs are not permitted in the Village Zone. In Business, Marine and Industrial Districts,”
- Subsection 12.6.4(b):
 - Add the words: “the Village Zone or”
- Subsection 12.8.1:
 - Add the words: “, thirty-six square feet (36 sq. ft.) in the Village Zone,”
- Subsection 12.8.2:
 - Correct typo: CHANGE “six feet (6’)” TO “six square feet (6 sq. ft.)”
 - Add the words: “thirty-six square feet (36 sq. ft.) in the Village Zone”
- Subsection 19.13.1:
 - Change: Section 5 TO Section 4
 - Add the words: “the Village Zone and”
- Subsection 19.13.2(5):
 - Add to Table:

<u>RESIDENCE DISTRICT</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
VZ	100 feet	300 feet
- Subsection 19.22:
 - Add the words: “and the Village Zones”
- Subsection 19.22.1:
 - Add the words: “and the Village Zone”
- Subsection 19.22.3:
 - Add the words: “the Village Zone and”
- Subsection 19.22.3(2):

- Add the words: “, except in the Village Zone, where no more than two (2) accessory apartments may be located on a single lot.”
- Subsection 19.23.3(a):
 - Replace: “VRD” WITH “Village”

Approved at May 12, 1997 Regular Monthly Meeting:

- Subsection 2.20.3(b): Shopping Center Neighborhood
 - Replace: “department store” WITH “retail store”
 - Add: “but not greater than forty thousand square feet (40,000 sq. ft.)”
- Section 8.4: Coverage and Bulk
 - Add: “In Business, Industrial and Marine Districts, the total footprint of any single building shall not exceed forty thousand square feet (40,000 sq. ft.) in area, except that shopping centers and neighborhood shopping centers and municipal facilities, such as schools, fire and rescue facilities, libraries, community centers, town offices, public works facilities, etc., shall not be subject to this requirement.”
- Subsection 2.7.5
 - Add New: “Footprint (also known as Building Footprint): 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 and covered steps, porches and terraces (See 2.3.2 Building Coverage).”
- Subsection 8.7.21 (Note: Numerical correction from 8.7.20 to 8.7.21):
 - Add New: “Maximum footprint of any single building, excluding shopping centers and neighborhood shopping centers and municipal facilities (in sq. ft.)”
 - Add: “40,000” TO B-1A, B-1B, B-2, B-3, B-4, M-1, M-2, i-1, I-2, IP Zones.

January 1, 1998

Approved at September 8, 1997 Regular Monthly Meeting

- Subsection 3.1.2:
 - Add the words: “or SxP (Special Permit)”
- Subsection 3.4 (Note: Numerical correction from 3.4.1 to 3.4)
 - Delete: “application for a demolition permit” and REPLACE WITH “the legal notice of the demolition”.
 - Add the words: “by the applicant’s posting of a sign, readable from the street on which the site fronts, stating “This structure shall be demolished in 90 days after (date of posting of sign).”
 - Change: “occur” TO “be issued”

- Add the words: “upon written application”
 - Add the word: “posting”
- Subsection 10.1.2(g):
 - Correct: “11.7.9” TO “11.7.10”
- Subsection 10.1.2(q):
 - Add new: “Location and description of any known historical or cultural resources on the site.”
- Section 10.10:
 - Add the words: “Upon written application and for good cause, the Planning and Zoning Commission may permit one (1) extension of the deadline for completion of the proposed improvements, such extension not to exceed one (1) year.”
- Subsection 12.6.2(c)(i):
 - Add the words: “advertising that use which entitled the lot to the sixteen square feet (16 sq. ft.) sign.”
- Subsection 12.6.2(c)(ii):
 - Add the words: “or a use not listed”
- Subsection 19.13.2(1):
 - Change “private” TO “solely owned”
- Subsection 19.13.2(5):
 - Add new: “The length of an access strip shall be defined as the length from its intersection with the street to the point at which the lot width equals or exceeds that of the minimum lot frontage requirement for the zone in which the rear lot is located.”
- Subsection 19.13.2(7):
 - Add new: “Access to each rear lot must be through the same district or a district in which the use planned for the rear lot is also permitted.”

Approved at the November 10, 1997 Regular Monthly Meeting.

- Section 23.4
 - Delete entire Section 23.4: “Bonds” AND REPLACE WITH NEW
 - Section 23.4: “Bonds: Such bonds shall be cash bonds in the form of a bank or certified check made payable to the Town of Clinton. A list of all such bonds shall be kept by the Commission and by the Director of Finance, setting forth the name and address of each obligor, the name of the project and the disposition of the bond. Interest accruing to each bond shall belong to the obligor and shall be remitted to such obligor when the Commission approves the final release of the bond. Such accrued interest shall be reported on an annual 1099-INT form, issued by the Office of the Director of Finance of the Town of Clinton.”

- November 1, 1998 Approved at September 14, 1998 Regular Monthly Meeting (Petitioners: Lariviere/Gladwin/LePerea/Remetta/Denar/Jensen)
- Subsection 4.10.33: Bowling alleys and billiard or pool halls – Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area – *Change from SP to SE*
 - Subsection 4.10.34: Miniature golf courses and self-contained golf driving ranges – Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area – *Change from SP to SE*
 - Subsection 4.10.35: Commercial outdoor recreation facilities, not otherwise specified – *Change from SP to SE*
 - Subsection 4.10.36: Restaurants and other food service establishments where customers are served within an enclosed building or primarily at food take-out counters – Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area – *Change from SP to SE*
 - Subsection 4.10.39: Auto painting, truck painting, upholstering of motor vehicles, car washing, tire repair – Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area – *Change from SP to SE*
 - Subsection 4.10.54: Oil or gasoline storage tanks with capacities exceeding three thousand (3,000) gallons – Occupying not more than five thousand square feet (5,000 sq. ft.) of interior space – *Change from SP to SE in B-4, I-1 & I-2.*
- January 3, 2000 Approved at December 13, 1999 Regular Monthly Meeting (Petitioners: Linda & Mark Stevens)
- Section 4.10.35: Commercial Recreation Facilities, not otherwise specified: (a) Outdoor (permitted by Special Exception in B-4 Zone); (b) Indoor (permitted by Special Exception in the I-1, I-2 and IP Zones).
- June 1, 2000 Approved at the April 10, 2000 Regular Monthly Meeting (Petitioner: Sterling Village)
- Section 2.6.1: (a) Elderly (Non-Subsidized): A person sixty-two (62) years of age or older. (b) Elderly (Subsidized): A person fifty-five (55) years of age or older.
- July 1, 2000 Approved at the June 12, 2000 Regular Monthly Meeting
- Replace Section 4.10.2 “Dwelling(s) located within the commercial structure” with “(For Future Use)”
 - Amend Section 19.3.1: Add “*close of the*” before “... public hearing, the applicant shall...”
 - Add Section: Design Advisory Board
 - Amend Section 4.10.52: Delete “Building”.
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- Amend Section 8.6: Replace “A twenty-five foot (25’) setback is required from the wetlands for new structures” with “A fifty foot (50’) setback, or as otherwise amended in the Inland Wetlands Regulations, is required from wetlands for new structures.”
- Amend Section 2.14.1: Add “decks measuring under six feet (6’) in height from the ground to the top of the deck” after “... outside storage areas...”
- Amend Section 2.17.1: Remove “crushed stone, traprock” and add “pavers, brick and similar materials”.

March 1, 2001

Approved at the January 8, 2011 Regular Monthly Meeting:

- Create new subsection 3.5: Lot Line Revisions and appropriate renumbering.
- Add Subsection 2.13.6: Lot Line Revision
- Add Subsection 2.21.1: Temporary Structure
- Delete Subsection 2.21.1: Towers, Communication; Wind Generators
- Add Subsection 2.21.3: Towers, Communications and 2.21.4: Towers, Wind Generators

June 1, 2001

Approved at the April 9, 2001 Regular Monthly Meeting:

- Add Section 2.3.1: Bed and Breakfast definition
- Add Section 2.3.2: Buffer definition
- Amend Section 2.3.3: Building definition
- Add Section 2.17.3: Professional Office definition
- Amend Section 4.10.9: The keeping and raising of one (1) horse, pony...
- Amend Section 4.10.13: Communication towers not regulated as to location by the State of Connecticut
- Amend Section 8.7.13: Maximum height for a building structure (industrial zones)
- Add Section 19.17: Wireless telecommunications facilities
- Amend Sections 21.1.1, 21.1.2 and 21.1.3: Submission requirements

June 15, 2001

Approved at the May 14, 2001 Regular Monthly Meeting

- Amend Section 4.1: Establishment of Districts, Delete M-1 and M-2 and replace with M, Delete B-1A and B-1B and replace with B-1
 - Amend Section 4.10: Schedule of Uses, Replace B-1A and B-1B with B-1 and Replace M-1 and M-2 with M
 - Amend Section 8.7: Lot and Building Standards, Replace B-1A and B-1B with B-1
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- Amend Section 10.6: Outside Storage, Replace B-1A and B-1B with B-1 and M-1 and M-2 with M
 - Amend Section 11.7.8: Location – Parking, replace B-1A and B-1B with B-1 and M-1 and M-2 with M
 - Amend Section 12.4.3: Referral to Commission – (c) replace with B-1A and B-1B with B-1; (b) replace M-1 and M-2 with Marine Zone
 - Amend Section 16.3.1(c) and (d): Replace M-1 and M-2 with Marine Zone
 - Amend Section 18.8.5 and 18.8.6: Replace B-1A and B-1B with B-1
 - Correct Section 19.23.3(c) to add “one thousand” before feet (1,000)
 - Add Section 19.24: Tattoo Parlors
- September 1, 2001
- Add Section 6.2.3(i): “Motels subject to Section 19.11”
 - Add Section 19.16: “Bed and Breakfasts”
- October 1, 2001
- Amend Section 4.3.2(g) to add: “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 owner 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 drained area.”
 - Amend Section 4.10.18: Nature Preserves and Wildlife Sanctuaries to be permitted in every zone.
 - Amend Section 4.10.25: Businesses and professional offices, except as otherwise prohibited. Delete the list of professions.
 - Amend Section 4.10.36: Restaurants and other food service establishments where customers are served primarily at food take-out counter. Deleted “within an enclosed building or”
 - Amend Section 4.10.37: Restaurants, coffee houses, ice cream parlors, and other food service establishments... Added “including drive-up windows”
 - Amend Section 4.10.51: Common carrier, contract carrier or other freight and materials trucking businesses and terminals. Change to prohibited in all zones.
 - Amend Section 4.10.57: Mini-estates subdivision and Conservation Subdivision. Delete Subdivision and add Conservation Subdivision with appropriate zones.
 - Amend Section 8.7.12: Maximum number of stories for a building to “3” in the I-1, I-2 and IP Zones.
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- Amend Section 11.3 to add “The Commission shall be guided by the State Building Code and any occupancy allowances designated by the State or Local Fire Marshal.”
- Amend Section 11.3.5 to delete “under the State Fire Safety Code”.
- Amend Section 11.3.10 to delete “under the State Fire Safety Code”
- Amend Section 11.3.12 to delete “where allowable occupancy is determined in accordance with the Building Code of the State of Connecticut”.
- Amend Section 11.3.13 to delete “Where any drive-up window is established, provision shall be made to park at least fifteen (15) waiting automobiles between the street line and the drive-up window being approached, with provision also made to park at least one (1) existing automobile between said window and the street. Such facilities shall be provided in such a way as to cause no interruption to the smooth flow of traffic within the subject site.”
- Amend Section 11.3.14 to delete “Trucking Terminals”
- Amend Section 11.3.15(b) to delete “under the State Fire Safety Code”.
- Amend Section 11.3.21(a), (b), (c) and (d) to delete “under the State Fire Safety Code”.
- Amend Section 19.13.7 to delete the word “front”
- Amend Section 19.24.1 to add Section (a) “For purposes of this section, distances shall be measured in a straight line, without regard to intervening structures or objects from the nearest portion of the building containing or proposing to contain a tattoo parlor to the nearest boundary of the uses specified above”.
- Add Section 19.24.3: No accessory apartment or apartments or other dwelling units shall be permitted on the premises of a tattoo parlor.

January 1, 2002

- Establishment of R-120 and R-60 Zones.

February 15, 2002

- Amendment to Section 22: Fees.

April 1, 2002

Approved at the March 11, 2002 Regular Monthly Meeting

- Changes of minimum setbacks for the R-80 Zone to be equivalent to the R-120 and R-60 Zones
- Creation of permitted uses for the R-120 and R-60 Zones, equivalent to the existing permitted uses for the R-80 Zone

June 1, 2002

Approved at the April 8, 2002 Regular Monthly Meeting

- Changes to Sections 17.4, 17.58.2(A) and (B): Soil Erosion and Sediment Control to correct the number of plans submitted to the Commission
- Changes to Section 18.6.1, 18.6.2 and 18.6.3: Certificate of Approval of Location, Dealer's and Repairer's License, Special Exceptions – ZBA to correct the number of plans submitted to the Board
- Changes to Section 18.10: Certificate of Approval of Location, Dealer's and Repairer's License, Special Exceptions – ZBA to add the word substantial to the first sentence and add the determination of substantial
- Changes to Section 19.6.1: Special Exceptions by the Planning and Zoning Commission to add the word substantial to the first sentence and add the determination of substantial

Approved at the May 13, 2002 Regular Monthly Meeting

- Changes to Section 3.5.3: Zoning Permits – Zoning Enforcement Officer to add the requirement of the installation of monuments for lot line revisions
- Changes to Sections 19.13.1 and 19.13.2(5): Special Exceptions by the Planning and Zoning Commission (Rear Lots) to permit rear lots in the R-60 Zone and set forth the minimum and maximum length of the access strip
- Changes to Section 19.22.3(2): Special Exceptions by the Planning and Zoning Commission (Business Accessory Apartments) to change the number of apartments permitted to the number of bedrooms permitted
- Changes to Section 19.22.1: Special Exception by the Planning and Zoning Commission (Business Accessory Apartments) to prohibit accessory apartments in the same building as tattoo parlors
- Changes to Section 19.23.3(a): Special Exception by the Planning and Zoning Commission to change the residential zones from a list to "Residential", for the adjacent zones in which an adult entertainment business is prohibited
- Changes to Section 20.3.2: Excavation and Grading to change the number of plans to be submitted to the Commission.

September 1, 2002

Approved at the July 8, 2002 Regular Monthly Meeting

- Change to Section 19.13.2: Rear Lots, extend the length of R-60 access strip to rear lots from 320 to 400 feet

Approved at the August 12, 2002 Regular Monthly Meeting

- Changes to Section 2 to incorporate new definitions and amend existing definitions (AR 02-016)
 - Changes to Section 3: Zoning Permits – Zoning Enforcement Officer (AR 02-017)
 - Changes to section 4: Districts – Schedule Directory (AR 02-018)
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- Changes to Section 5.3: Design Advisory Board (AR 02-019)
 - Various changes to Section 6: Village Zone (AR 02-020)
 - Change to Section 7.1: Historic District (AR 02-021)
 - Various changes to Section 8: Lot Requirements – Standards (AR 02-022)
 - Various changes to Section 9: Accessory Uses, Home Occupations, and Alternative Energy Systems (AR 02-023)
 - Various changes to Section 10: Site Plan (AR 02-024)
 - Various changes to Section 11: Off-Street Parking and Loading (AR 02-025)
- December 1, 2002
- Approved at the October 15, 2002 Regular Monthly Meeting
- Changes to Section 2.20.6: Structure Definition
 - Changes to Section 8.2.1: Area and Shape
 - Change to section 19.13.2(a): Rear Lot Access
 - Addition of Section 8.7: Tidal Wetlands and renumbering of Section 8.7 and 8.8 to Section 8.8 and 8.9
 - Add Section 2.3.6: Building Height
- July 1, 2003
- Approved at the June 9, 2004 Regular Monthly Meeting
- Addition of Section 4.10.17(c), 4.11.17(c) and 19.18: Adult Day Care Facilities
- August 15, 2003
- Approved at the July 14, 2003 Regular Monthly Meeting
- Changes to Section 22: Fees
 - Addition of Section 3.8: The failure of an applicant to provide the statement ...
 - Changes to section 10.9 and 19.4
- October 1, 2003
- Approved at the August 11, 2003 Regular Monthly Meeting
- Changes to Section 4.11.4: Housing projects for the elderly (Petitioned by CBM, LLC)
 - Changes to Section 2.2.1: Access strip
 - Changes to section 19.13.6: Driveways
 - Changes to Section 6.4.1: Site Plan Development in the Village Zone
- March 1, 2004
- Approved at the January 4, 2004 Regular Monthly Meeting
- Addition of Section 2.20.6: Streetscape rendering
 - Changes to Sections 4.10.37 & 4.11.37
 - Addition of Sections 4.10.38 & 4.11.38
- Approved at the February 23, 2004 Special Meeting:
- Addition of Section 19.19: Planned Residential Development
 - Additions to Section 19.15: Conservation Subdivisions
 - Changes to Section 12 to permit neon signs
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July 1, 2004

Approved at May 10, 2004 Regular Monthly Meeting

- Addition of Section 12.3(11): Window Sign definition
- Amend Section 12.5.4: Change Special Permit to Special Exception
- Amend Section 12.8.6 to remove the exclusion of shopping centers
- Addition of Section 4.12: Outdoor Entertainment

Approved at June 14, 2004 Regular Monthly Meeting

- Addition of Section 4.9
- Addition of Sections 21.5.1, 21.5.2 and 21.5.3

October 1, 2004

Approved at the September 13, 2004 Regular Monthly meeting

- The amendments to Section 2 consist of various new and revised definitions
- The amendments to Section 4 incorporate the new and revised definitions into various sections related to those redefined uses
- The amendments to section 5 concern the Scope of recommendations by the Design Advisory Board as they relate to the Village Zone and the Liberty Green Historic District; and the content of the Report of the Design Advisory Board with respect to applications involving the Village Zone
- The amendment to Section 9 requires site plan approval for fruit, vegetable or farm stands as newly defined
- The amendment to Section 10 revises the provisions regarding termination of approval of Site Plans
- The amendments to Section 11 incorporates the new and revised definitions for hospitals, clinics and like facilities and amend Regulations regarding such facilities
- The amendment to Section 17 revises the scale of site plan maps
- The amendment to Section 19 revises the provisions regarding the termination of approval of Special Exceptions
- The amendment to Section 21 establishes provisions for the automatic expiration of a variance

January 1, 2005

Approved at the October 18, 2004 Regular Monthly Meeting

- Amend Section 2.6.1 to update the definition of Elderly and change the title to "Elderly Housing"

Approved at the November 8, 2004 Regular Monthly Meeting

- Amend Section 22: Fees to bring into compliance with the enabling Ordinance
 - Addition to Section 8.1.5: Buffers
 - Amend Section 8.8.6: Front Setbacks & Section 8.8.10: Rear Setbacks
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- Approved at the December 13, 2004 Regular Monthly Meeting
- Amend Section 8.9.11: Minimum setback from Residence or Village Zone boundary line
- March 1, 2005
- Approved at the February 14, 2005 Regular Monthly Meeting
- Amend Section 8: Lot Standards & Requirements
 - Amend Section 13: Non-Conformities
 - Amend Section 19.15.12: Conservation Subdivisions
 - Amend Section 21.5.5: Zoning Board of Appeals
- July 1, 2005
- Approved at the May 9, 2005 Regular Monthly Meeting
- Amend Sections 10.11.1, 19.3.1 & 21.2.3, re: Public Hearing Notification
- October 1, 2007
- Approved at the September 17, 2007 Special Meeting
- Amend Section 2.2.7: Assisted Living Facilities definition
- January 1, 2008
- Approved at the December 10, 2007 Regular Monthly Meeting
- Reorganizing and renumbering of entire Regulations
- May 1, 2008
- Approved at the March 10, 2008 Regular Monthly Meeting
- Amend Sections 24.1.30 & 24.2.30: Coffee houses, ice cream parlors, etc.
- Approved at the April 14, 2008 Regular Monthly Meeting
- Amend Section 3.14.4: Definition of Motel
 - Amend Section 9.11: Motels
 - Delete Sections 3.9.2, 24.1.17(a) & 24.2.17(a)
- August 28, 2008
- Approved at the August 11, 2008 Regular Monthly Meeting
- Amend Section 17: Flood Hazard Zone
 - Amend Section 11: Zoning Board of Appeals
- April 15, 2009
- Approved at the March 30, 2009 Special Meeting
- Amend Sections 24.1.45, 24.2.45 and 9.25: Farmer's Markets
- July 1, 2009
- Approved at the May 4, 2009 Special Meeting
- Amend Section 3.3.1: Definition of Basement, Section 3.21.3: Definition of Transient Lodging, Section 9.21: Accessory Apartments in Residential Zones; Section 9.22: Accessory Apartments in Business and Village Zones, Section 24.1.12: Schedule of Uses – Residential and Section 24.2.12: Schedule of Uses – Non-Residential
- Approved at the May 11, 2009 Regular Monthly Meeting
- Amendment to Section 11.2.5: Required Public Notice
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| October 1, 2009 | Approved at the July 13, 2009 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 3.2.1: Access strip definition• Amend Section 9.13; Rear Lots Approved at the September 14, 2009 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 9.25: Farmer’s Market |
| April 1, 2010 | Approved at the January 11, 2010 Regular Monthly Meeting <ul style="list-style-type: none">• Addition of Sections 3.7.4, 3.17.3, 9.20, 24.1.46, 24.2.46 and 28.8.7: Farm Tourism |
| July 1, 2010 | Approved at the May 17, 2010 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 9.20.4(b)(3)(i) and 29.3.24(e): Farm tourism |
| August 15, 2010 | Approved at the August 9, 2010 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 7.1.1: “Other Applications” to change the submission deadline |
| January 1, 2012 | Approved at the October 17, 2010 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 2, 3, 4, 7, 8, 9, 10, 11, 12, 13, 23, 24 and 26 |
| April 30, 2012 | Approved at the April 9, 2012 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 10.20: Tattoo Parlors |
| November 1, 2012 | Approved at the October 15, 2012 Regular Monthly Meeting <ul style="list-style-type: none">• Amend Section 1.5: Temporary & Limited Moratorium• Amend Section 4.37: Contents of a Sign Permit Application• Amend Section 25: Lot Requirements – Standards• Amend Section 26.2: Home Occupations• Section 28: Signs |
| February 6, 2013 | Approved at the January 14, 2013 Regular Monthly Meeting: <ul style="list-style-type: none">• Amend Section 17: Flood Hazard Zone |
| April 15, 2013 | Approved at the April 8, 2013 Regular Monthly Meeting: <ul style="list-style-type: none">• Amend Section 17.4.5: Use of Other Base Flood Data. |
| July 1, 2013 | Approved at the June 10, 2013 Regular Monthly Meeting: <ul style="list-style-type: none">• Amend Section 10.33.4(a)(5) (Farm Tourism)• Add Sections 10.33.4(a)(6) & 10.33.4(a)(6)(i) (Farm Tourism)• Amend Section 28.8 & 28.8.5 (Temporary Signs) |
| October 1, 2013 | Approved at the September 9, 2013 Regular Monthly Meeting: <ul style="list-style-type: none">• Amend Section 5: Fees and create Appendix A• Amend Section 6: Bond Procedures and Bond Agreement• Amend Section 16: Historic Districts |
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- Amend Section 18: Coastal Area Management Zone, Coastal Site Plan Review
 - Amend Section 29: Parking
 - Amend Section 30: Soil Erosion and Sediment Control.
- April 1, 2014
- Approved at the March 10, 2014 Regular Monthly Meeting:
- Amend Section 1.5: Temporary and Limited Moratorium (Medical Marijuana Uses).
- June 1, 2014
- Approved at the May 12, 2014 Regular Monthly Meeting:
- Amend Section 1.4: Purpose.
 - Amend Section 3: Definitions (Section 3.2.5: Agriculture; 3.2.7: Aquaculture; 3.7.5: Farming)
 - Amend Section 4: Application Requirements, Procedures and Decision Process (Sections 4.13.1(b)(9)(vi); 4.13.2; 4.14.3; 4.14.3(b); 4.24; 4.25; 4.26; 4.27; 4.28).
 - Add new Section 10.32: Farming Standards
 - Amend Section 24.1.44: Nurseries, fruit, vegetable or farm stands; farms; and commercial green houses.
- July 1, 2014
- Approved at the June 9, 2014 Regular Monthly Meeting:
- Addition of Section 31: Storage Tanks
- October 1, 2014
- Approved at the August 11, 2014 Regular Monthly Meeting:
- Addition of Section 3.7.6: Farming Operation definition
 - Amendment of Section 10.32: Farms
 - Amendment of Section 24.1.44: Residential Schedule of Uses
 - Amendment of Section 24.2.44: Non-Residential Schedule of Uses
- January 1, 2015
- Approved at the October 20, 2014 Regular Monthly Meeting:
- Amendment to Section 3: Definitions, to add Section 3.13.3: Liquor Store and Section 3.14.4: Medical Marijuana Producers and Dispensaries
 - Amendment of Section 7: Zoning Permits, to delete 7.5 and 7.6 and renumber remainder of Section 7
 - Amendment to Section 10: Standards for Special Exceptions, to add Section 10.20: Liquor Stores
 - Amendment to Section 13: Zoning Enforcement Officer, to amend Section 13.1.1(a)
 - Amendment to Section 24.1: Schedule of Uses by District – Residential, to add Section 24.1.24: Liquor Stores and Section 24.1.25: Medical Marijuana Producers and Dispensaries
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- Amendment to Section 24.2: Schedule of Uses by District – Non-Residential to add Section 24.2.24: Liquor Stores and Section 24.2.25: Medical Marijuana Producers
- Addition of Section 32: Design Standards

Approved at the November 10, 2014 Regular Monthly Meeting:

- Amendment to Section 10: Standards for Special Exceptions, to add Section 10.21: Massage Establishments
- Amendment to Section 24.1 to add Section 24.1.26: Massage Establishments
- Amendment to Section 24.2 to add Section 24.2.26: Massage Establishments

Approved at the December 8, 2014 Regular Monthly Meeting:

- Amendment to Section 3: Definitions for the addition of Section 3.4.7: Commercial Recreation Facility
- Amendment to Section 10: Standards for Special Exceptions, to amend Section 10.28: Commercial Recreational Facilities and Section 10.52: Commercial Oil, Propane or Gasoline Storage Tanks
- Amendment to Section 24.2: Schedule of Uses by District – Non-Residential, to amend Section 24.2.39: Commercial recreational facilities not otherwise specified
- Amendment to Section 25: Lot Requirements – Standards, to delete Section 25.4.3, amend Section 25.10.21: Maximum footprint of any single building and Section 25.11.21: Maximum footprint of any single building

February 1, 2015

Approved at the January 12, 2015 Regular Monthly Meeting:

- Amendment to Section 3: Definitions for the addition of Section 3.5.2(d): Dwelling, Planned Neighborhood and Section 3.9.3: Hotel; Amendments to Section 3.14.1: Maximum Ground Coverage and Section 3.14.7: Motel
 - Amendments to Section 6: Bond Procedures and Bond Agreements
 - Amendments to Section 14: Design Advisory (Review) Board
 - Amendments to Section 15: Village Zone (VZ)
 - Addition of Section 20: Interchange Development Zone (IDZ)
 - Amendment of Section 23: Districts to add Section 23.3.9: Shopping Cart Management and amend Section 23.4: Parking and Loading
 - Amendments to Section 24.2: Non-Residential Schedule of Uses to add uses for the Interchange Development Zone (IDZ) and add Section 24.2.3: Multiple Dwelling Units, Section 24.2.4: Planned Neighborhood Dwellings, Section 24.2.18: Hotels; amend Section 24.2.30(a) to increase the square footage from
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1,800 to 2,300; and amend Section 24.2.50 to separate the types of uses

- Amendments to Section 25.11: Lot Requirement Standards by District: Non-Residential to add standards for the Interchange Development Zone (IDZ)

April 15, 2015

Approved at the March 9, 2015 Regular Monthly Meeting:

- Addition to Section 10: Hotels (as Section 10.18)
- Addition to Section 10: Buildings, Uses and Facilities of the Town of Clinton, State of Connecticut, Federal Government and Other Governmental Agencies over 15,000 sq. ft. (as Section 10.36)

June 1, 2015

Approved at the May 11, 2015 Regular Monthly Meeting:

- Addition of the Definitions of “Common Green Space” and “Tract” (Section 3)
- Addition of Section 10.3: Multiple Dwelling Units in Commercial Structures
- Addition of Section 10.5: Common Interest Community Development (CICD)
- Amendment to Section 10.34: Commercial Recreational Facilities (Sections 10.34.3(a)(1) & 10.34.3(a)(3))
- Addition of Section 24.1.3 (Multiple Dwelling Units in Commercial Structures), 24.1.4 (Planned Neighborhood Developments), 24.1.5 (Common Interest Community Development), 24.1.18 (Hotels) and amendments to Section 24.1.30 (Coffee houses, ice cream parlors, other food service establishments, etc.)
- Amendment of Section 24.2.5 (Common Interest Community Development) and Section 24.2.30 (Coffee houses, ice cream parlors, other food service establishments, etc.)
- Amendment of Section 24.2.40 (Commercial recreation facilities, not otherwise specified)

July 1, 2015

Approved at the June 8, 2015 Regular Monthly Meeting:

- Amendment of Section 10.6: Accessory Apartments in Residential Zones
- Amendment of Section 10.7: Accessory Apartments – Business and Village Zones
- Addition of Section 24.1.34: Vendors
- Addition of Section 24.2.34: Vendors
- Addition of Section 33: Vendors

October 1, 2015

Approved at the August 10, 2015 Regular Monthly Meeting:

- Amendment of the definition of “Common Green Space”.

January 1, 2016

Approved at the October 19, 2015 Regular Monthly Meeting:

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- Amended Section 7: Zoning Permits
 - Amended Section 27: Non-Conformities
- April 1, 2016
- Approved at the March 14, 2016 Regular Monthly Meeting:
- Amended Section 10.3: Multiple Dwelling Units in Commercial Structures
 - Amended Section 24.2.3: Multiple Dwelling Units in Commercial Structures
 - Additional of Section 21: Floating Zones
- May 1, 2016
- Approved at the April 11, 2016 Regular Monthly Meeting:
- Amend Section 28: Signs
- August 15, 2016
- Approved at the July 11, 2016 Regular Monthly Meeting:
- Amend Section 10.5: Common Interest Community Development (CICD)
 - Addition of Section 21.3.2: Affordable Housing District-1 (AHD-1)
 - Addition of Sections: 24.1.3 and 24.2.3: Two-Family dwellings in more than one structure;
 - Addition of Sections 24.1.4 and 24.2.4: Multiple Unit Dwelling
 - Addition of Section 24.3: Permitted Uses for AHD-1 Zoning District
 - Amendment of Section 24.2.5: Common Interest Community Development (CICD)
- November 1, 2016
- Approved at the September 12, 2016 Regular Monthly Meeting:
- Amendment to Section 10.52: Contractor's Businesses and Storage Yards
 - Amendment to Section 26.1.4(m): Accessory Outside Storage
 - Addition of Section 28.3.9: Pylon Sign and Section 28.6.4(g): Pylon Sign
- January 1, 2017
- Approved at the November 14, 2016 Regular Monthly Meeting:
- Amendment to Section 23: Districts
 - Amendment to Section 25: Lot Standards – Requirements
 - Rearrangement of order of Zoning Regulations
- March 1, 2017
- Approved at the January 9, 2017 Regular Monthly Meeting:
- Amendment to Section 3 to add "Vehicles, Registered"
 - Addition of Appendix B
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| June 1, 2017 | Approved at the May 8, 2017 Regular Monthly Meeting: <ul style="list-style-type: none">• Amendment to Section 27.2.48: Farmer's Market from X to SE in the B-1 Zone |
| July 1, 2017 | Approved at the June 12, 2017 Regular Monthly Meeting: <ul style="list-style-type: none">• Amendment to Section 27.2.4: Multiple Dwelling Units from X to SE in the B-2 Zone |
| January 1, 2018 | Approved at October 16, 2017 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 32: Soil Erosion and Sediment Control.• Section 12.59(d)(2): Commercial Oil, Propane or Gasoline Storage Tanks.• Section 28.4.1(l): Temporary Health Care Structures.• Section 4: Application Requirements, Procedures, and Decisions Process.
Approved at February 11, 2019 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 27.2.39 (a): Commercial recreational facilities, not otherwise specified. Add: ...or as part of a legally authorized reconstruction of a building that was damaged by an act of nature, fire, etc.
(Appeared in Harbor News 2/21/2019) |
| April 1, 2018 | Approved at February 12, 2018 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 23 Transit Oriented Development Overlay (TODO) |
| May 15, 2019 | Approved at April 8, 2019 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 15 Village District (New)• Section 27.2: Table of Uses
Approved at May 13, 2019 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 20.3.1.1 (New) Interchange Development Zone (IDZ)• Section 26.11.13 Amend Height in Marine District from 30 ft to 35 ft
Approved at January 13, 2020 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 23: Apply Transit Oriented Development Overlay Zone (TODO) to 1 John Street; Map 44, Block 26, Lot 19.
Denied at February 10, 2020 Regular Monthly Meeting: <ul style="list-style-type: none">• Establish High Street/John Street Village District Applicant: Clinton Historic District Commission |
| September 1, 2020 | Approved at July 13, 2020 Regular Monthly Meeting: <ul style="list-style-type: none">• Section 14: Vendors |
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- October 5, 2020
- Approved at September 14, 2020 Regular Monthly Meeting:
- Section 3: Building Height – Remove reference to use of Topographic Map.
 - Section 4: Update the amount of paper copies to be submitted/Electronic copy required.
 - Section 26: Shed Setbacks – From 100 sf, 10 ft. from property lines to 200 sf, 5 ft. from property lines.
 - Section 26.10 & 26.11: Remove Minimum Floor Area
 - Section 27: Table of Uses – Change chickens to hens and only allow roosters on lots 3+ acres.
 - Section 31: Typo Correction – Change drainage to drained.
- November 2, 2020
- Approved at October 5, 2020 Regular Monthly Meeting
- Sections 4.41.2, 4.42.4, 4.42.5 & 4.42.6: Variance Time Limits – Remove time limits to file Certificate of Variance/Start construction.
- January 11, 2021
- Approved at December 14, 2020 Regular Monthly Meeting
- Section 3.20.10 Definition of Structure – Change Fence Height from 6' to 7'
 - Section 12.52 Contractor's Businesses and Storage Yards
 - Section 23.3.1 TODO – Add "...and at least 50% of the area of the property to be re-zoned shall..."
- April 1, 2021
- Approved at January 11, 2021 Regular Monthly Meeting
- Section 18.3.1 Coastal Site Plan Review – Remove 500 s.f. requirement, Add distance of "within 100 ft."
 - Section 12.6 Accessory Apartments – Delete in Entirety, Add New Section 28.4
 - Section 27.1 Schedule of Uses Residential
 - Section 27.2 Schedule of Uses Non-Residential
 - Table of Contents
- June 1, 2021
- Approved at May 10, 2021 Regular Monthly Meeting
- Section 17 Flood Hazard Zone – Updated to FEMA Model Regs
 - Section 27 – Schedule of Uses – Residential & Non-Residential
 - Section 28.2 – Home Businesses
 - Section 29.2.1 – Non-Conformities (Added Language to Clarify)
 - Section 34.5.2 – Residential Districts – Signs
 - Appendix A – Fees - Updated
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