

TABLE OF CONTENTS

| <u>Section</u> | <u>References</u> | <u>Page</u> |
|----------------|---------------------------------------|-------------|
| 1 | <u>Title and Jurisdiction</u> | 101 |
| 1.1 | Title | 101 |
| 1.2 | Jurisdiction | 101 |
| 1.3 | Penalties | 101 |
| 1.4 | Purpose | 101 |
| 1.5 | Temporary & Limited Moratorium | 101 |
| 2 | <u>Amendments and Validity</u> | 201 |
| 2.1 | | 201 |
| 2.2 | | 201 |
| 2.3 | | 201 |
| 2.4 | | 201 |
| 3 | <u>Definitions</u> | 301 |
| 3.1 | General | 301 |
| 3.2 | "A" | 301 |
| 3.3 | "B" | 302 |
| 3.4 | "C" | 302 |
| 3.5 | "D" | 304 |
| 3.6 | "E" | 305 |
| 3.7 | "F" | 305 |
| 3.8 | "G" | 306 |
| 3.9 | "H" | 306 |
| 3.10 | "I" | 307 |
| 3.11 | "J" | 307 |
| 3.12 | "K" | 307 |
| 3.13 | "L" | 307 |
| 3.14 | "M" | 309 |
| 3.15 | "N" | 309 |
| 3.16 | "O" | 310 |
| 3.17 | "P" | 310 |
| 3.18 | "Q" | 311 |
| 3.19 | "R" | 311 |
| 3.20 | "S" | 312 |
| 3.21 | "T" | 313 |
| 3.22 | "U" | 314 |
| 3.23 | "V" | 314 |
| 3.24 | "W" | 314 |
| 3.25 | "X" | 315 |
| 3.26 | "Y" | 315 |
| 3.27 | "Z" | 315 |

| | | |
|----------|--|------------|
| 4 | <u>Application Requirements, Procedures and Decision Process</u> | 401 |
| 4.1 | Purpose | 401 |
| 4.2 | Pre-Application Conference | 401 |
| 4.3 | Preliminary Review | 402 |
| 4.4 | Information Required for a Complete Application | 402 |
| 4.5 | Statement of Use | 402 |
| 4.6 | Site Plan Specifications | 403 |
| 4.7 | Architectural Plans | 406 |
| 4.8 | Lighting Plan | 406 |
| 4.9 | Traffic Study | 406 |
| 4.10 | Landscaping Plan | 407 |
| 4.11 | Soil Erosion and Sediment Control Plan | 407 |
| 4.12 | Shopping Cart Management Plan | 409 |
| 4.13 | Site Access Plan | 409 |
| 4.14 | Viewshed Analysis | 410 |
| 4.15 | Plot Plan | 410 |
| 4.16 | Additional Information for Special Exceptions | 410 |
| 4.17 | Reports | 410 |
| 4.18 | Fees | 411 |
| 4.19 | Digital Data | 411 |
| 4.20 | Additional Information for Petitions to Amend the Regulations of Map | 411 |
| 4.21 | Contents of a Sign Permit Application | 412 |
| 4.22 | Contents of a Temporary Sign Permit Application | 413 |
| 4.23 | Contents of a Sign Design Plan | 413 |
| 4.24 | Flood Hazard Area | 413 |
| 4.25 | Coastal Site Plan Review | 413 |
| 4.26 | Design Review | 413 |
| 4.27 | Aquifer Protection Regulations | 413 |
| 4.28 | Materials Required for Formal Submission of all Applications to the Commission or Board | 413 |
| 4.29 | Referral to the Design Review Board | 414 |
| 4.30 | Referral to the Water Pollution Control Commission | 415 |
| 4.31 | Formal Submission of Applications to the Planning and Zoning Commission | 416 |
| 4.32 | Formal Submission of Applications to the Zoning Board of Appeals | 416 |
| 4.33 | Formal Submission of an Appeal of the Zoning Enforcement Officer's Decision to the Zoning Board of Appeals | 417 |
| 4.34 | Formal Submission of Applications to the Zoning Enforcement Officer | 417 |
| 4.35 | Establishing a Date of Receipt | 417 |
| 4.36 | Site Inspection as a Part of Application Review | 418 |

| | | |
|-----------|--|-------------|
| 4.37 | Applications Involving Parcels with Inland Wetlands or Watercourses | 418 |
| 4.38 | Referrals and Review by Others | 419 |
| 4.39 | Public Hearings | 422 |
| 4.40 | Planning and Zoning Commission or Zoning Board of Appeals Decisions | 425 |
| 4.41 | Post-Approval Procedures | 426 |
| 4.42 | Termination of Approval | 427 |
| 4.43 | Revisions | 427 |
| 4.44 | As-Built Plans | 427 |
| 5 | <u>Zoning Enforcement Officer</u> | 501 |
| 5.1 | Zoning Enforcement Officer | 501 |
| 5.2 | Violations | 501 |
| 5.3 | Lot Line Revisions | 502 |
| 6 | <u>Design Review Board</u> | 601 |
| 6.1 | Statement of Purpose | 601 |
| 7 | <u>Fees</u> | 701 |
| 7.1 | | 701 |
| 8 | <u>Bond Procedures and Bond Agreement</u> | 801 |
| 8.1 | | 801 |
| 8.2 | | 801 |
| 8.3 | Bond Requirements | 801 |
| 8.4 | Term | 802 |
| 8.5 | Bond Reduction | 802 |
| 9 | <u>Zoning Permits</u> | 901 |
| 9.1 | | 901 |
| 9.2 | | 901 |
| 9.3 | Application | 901 |
| 9.4 | Additional Requirements | 901 |
| 9.5 | Certificate of Zoning Compliance | 902 |
| 9.6 | Demolition | 903 |
| 10 | <u>Site Plan Review</u> | 1000 |
| 10.1 | General | 1001 |
| 10.2 | Construction and Development Standards | 1001 |
| 10.3 | Sanitation | 1002 |
| 10.4 | Wetlands | 1003 |
| 10.5 | Underground Utility Lines | 1003 |
| 10.6 | Special Standards | 1003 |
| 11 | <u>Special Exceptions</u> | 1100 |

| | | |
|-----------|---|--------------|
| 11.1 | General | 1101 |
| 11.2 | General Conditions | 1101 |
| 12 | <u>Standards for Special Exceptions</u> | 12001 |
| 12.1 | Standards | 12001 |
| 12.2 | Two-Family Dwellings | 12002 |
| 12.3 | Multiple Dwelling Units in Commercial Structures | 12003 |
| 12.4 | Reserved for Future Use | 12008 |
| 12.5 | Common Interest Community Development (CICD) | 12009 |
| 12.6 | Section Deleted April 1, 2021 (Accessory Apartments Residential) | |
| 12.7 | Accessory Apartments – Business and Village Zones | 12016 |
| 12.8 | Mini-Estate Subdivision | 12019 |
| 12.9 | Conservation Subdivision | 12021 |
| 12.10 | Rear Lots | 12030 |
| 12.11 | Planned Residential Development (PRD) | 12034 |
| 12.12 | Housing Projects for the Elderly | 12040 |
| 12.13 | Hospitals, Clinics, Extended Care Facilities, Long-term Facilities, Nursing/Rest Homes, Sanatoriums, Intermediate Care Facilities, Homes for the Aged, Congregate Housing, Assisted Living Facilities and Boarding Homes for Sheltered Care | 12046 |
| 12.14 | Child Day Care Facilities | 12047 |
| 12.15 | Adult Day Care Facilities | 12049 |
| 12.16 | Bed and Breakfasts | 12051 |
| 12.17 | Motels | 12053 |
| 12.18 | Hotels | 12055 |
| 12.19 | Business and Professional Offices | 12058 |
| 12.20 | Financial Institutions | 12059 |
| 12.21 | Retail Establishments and Personal Service Facilities | 12060 |
| 12.22 | Drive-up Windows | 12062 |
| 12.23 | Shopping Centers | 12064 |
| 12.24 | Liquor Stores | 12066 |
| 12.25 | Massage Establishments | 12068 |
| 12.26 | Tattoo Parlors | 12069 |
| 12.27 | Adult Entertainment Businesses | 12070 |
| 12.28 | Restaurants and other Food Service Establishments | 12073 |
| 12.29 | Outdoor Seating for Restaurants and Other Food Service Establishments | 12074 |
| 12.30 | Take-out Restaurant | 12075 |
| 12.31 | Indoor Theaters and Assembly Halls over 15,000 sq. ft. | 12076 |
| 12.32 | Limited Recreational Facility | 12077 |
| 12.33 | Bowling Alleys and Billiard or Pool Halls | 12080 |
| 12.34 | Commercial Recreational Facilities | 12081 |
| 12.35 | Riding Academies and Boarding Stables | 12084 |
| 12.36 | Commercial Kennels | 12086 |

| | | |
|-----------|--|-------------|
| 12.37 | Veterinary Hospitals | 12087 |
| 12.38 | Farms | 12088 |
| 12.39 | Farmer's Market | 12090 |
| 12.40 | Farm Tourism Uses | 12092 |
| 12.41 | Philanthropic, Educational or Religious Uses | 12100 |
| 12.42 | Buildings, Uses and Facilities of the town of Clinton, State of Connecticut, Federal Government and Other Governmental Agencies, over 15,000 sq. ft. | 12102 |
| 12.43 | Wireless Telecommunications Facilities | 12103 |
| 12.44 | Manufacturing, Processing or Assembling of Goods | 12117 |
| 12.45 | Warehousing and Wholesale Businesses | 12119 |
| 12.46 | Self-Storage Warehouses | 12121 |
| 12.47 | Marinas, Docks, Wharves, Slip Basins and Landings | 12123 |
| 12.48 | Sale of Pleasure Boats, Marine Equipment, Engines, Supplies and Provisions | 12125 |
| 12.49 | Manufacturing and Rebuilding of Boats | 12126 |
| 12.50 | Processing Storage and Sale of Fish, Shellfish and Lobsters | 12127 |
| 12.51 | Marine Contractor's Businesses, Associated Buildings and Storage Yards | 12129 |
| 12.52 | Contractor's Businesses and Storage Yards | 12131 |
| 12.53 | Excavation, Grading and Deposit of Materials | 12132 |
| 12.54 | Funeral Home | 12137 |
| 12.55 | Research Laboratories, Associated Offices and Buildings | 12139 |
| 12.56 | Self-Service Cleaning Establishments (Laundromats) | 12141 |
| 12.57 | Printing Establishments | 12142 |
| 12.58 | Storage of Hazardous Materials | 12143 |
| 12.59 | Commercial Oil, Propane or Gasoline Storage Tanks | 12145 |
| 12.60 | Gasoline Filling Stations | 12147 |
| 12.61 | Motor Vehicle and Limited Repairer Service | 12149 |
| 12.62 | Establishments for the Sale of New or Used Vehicles | 12151 |
| 12.63 | Motor Vehicle Detailing and Car Washing Facilities | 12152 |
| 13 | <u>Zoning Board of Appeals, Variances, Certificate of Location, Dealer's and Repairer's License</u> | 1301 |
| 13.1 | | 1301 |
| 13.2 | Variances | 1301 |
| 13.3 | Limitations | 1302 |
| 13.4 | | 1302 |
| 13.5 | Certificate of Approval of Location, Dealers' and Repairers' Licenses | 1302 |
| 14 | <u>Vendors</u> | 1401 |
| 14.1 | Purpose | 1401 |

| | | |
|-----------|--|-------------|
| 14.2 | Definitions | 1401 |
| 14.3 | Transient Vendors | 1401 |
| 14.4 | Stationary Vendors | 1403 |
| 14.5 | Event Vendors | 1405 |
| 14.6 | Seasonal Outdoor Use (SOU) <small>Added 9/1/2020</small> | 1407 |
| 15 | East Main Street Village District (EMS-VD) | 1501 |
| 15.1 | Statement of Purpose | 1501 |
| 15.2 | Permitted Uses | 1501 |
| 15.3 | Design Standards | 1501 |
| 16 | Historic Districts | 1601 |
| 16.1 | Historic District | 1601 |
| 16.2 | Properties Abutting a Historic District | 1601 |
| 17 | Flood Hazard Zone | 1701 |
| 17.1 | Statutory Authorization, Findings of Fact, Purpose and Objective | 1701 |
| 17.2 | Definitions | 1702 |
| 17.3 | General Provisions | 1708 |
| 17.4 | Administration | 1709 |
| 17.5 | Duties/Responsibilities of Flood Regulation Administrator | 1711 |
| 17.6 | Application Requirements | 1713 |
| 17.7 | Provision for Flood Hazard Reduction | 1713 |
| 17.8 | Standards Without Base Flood Elevations | 1715 |
| 17.9 | Specific Standards | 1716 |
| 17.10 | Subdivision Proposals | 1722 |
| 17.11 | Variance Procedure – Zoning Board of Appeals | 1723 |
| 17.12 | Enforcement | 1725 |
| 18 | <u>Coastal Area Management Zone, Coastal Site Plan Review</u> | 1801 |
| 18.1 | Policy | 1801 |
| 18.2 | Coastal Site Plan Review | 1801 |
| 18.3 | Coastal Site Plan Review Exemptions | 1801 |
| 18.4 | Application | 1802 |
| 18.5 | Application Fee | 1804 |
| 18.6 | | 1804 |
| 18.7 | Consideration of the Application | 1804 |
| 18.8 | | 1804 |
| 18.9 | | 1804 |
| 18.10 | | 1805 |
| 18.11 | Violations | 1805 |
| 19 | Reserved for Future Use | 1901 |
| 20 | Interchange Development Zone | 2001 |
| 20.1 | Purpose | 2001 |

| | | |
|-----------|---|-------------|
| 20.2 | Definitions | 2001 |
| 20.3 | General Concepts | 2002 |
| 20.4 | Permitted Uses | 2003 |
| 20.5 | Prohibited Uses | 2003 |
| 20.6 | Public Amenity Bonus and Incentives | 2004 |
| 20.7 | Design Standards | 2005 |
| 20.8 | Specific Site Appearance Requirements for Retail Establishments | 2007 |
| 20.9 | Site Access and Parking | 2010 |
| 20.10 | Pedestrian/Bicyclist Circulation | 2012 |
| 20.11 | Trash Storage and Collection | 2013 |
| 20.12 | Materials Required for Formal Submission for all Applications to the Commission or Board | 2013 |
| 21 | <u>Floating Zones</u> | 2101 |
| 21.1 | | 2101 |
| 21.2 | Procedures to Amend the Zoning Regulations and the Zoning Map to Permit Floating Zoning Districts | 2101 |
| 21.3 | List of Floating Zoning Districts | 2105 |
| 22 | <u>Village Zone (VZ)</u> | 2201 |
| 22.1 | Statement of Purpose | 2201 |
| 22.2 | Permitted Uses | 2201 |
| 22.3 | Design Standards | 2201 |
| 23 | <u>Transit Oriented Development Overlay (TODO)</u> | 2301 |
| 23.1 | Purpose | 2301 |
| 23.2 | General Intent | 2301 |
| 23.3 | | 2301 |
| 23.4 | Procedures to Apply for Development Within Overlay Zone | 2301 |
| 23.5 | Permitted Uses | 2303 |
| 23.6 | Prohibited Uses | 2304 |
| 23.7 | Design Standards | 2305 |
| 23.8 | Height, Area, Yard, and Density Requirements | 2305 |
| 23.9 | Parking Requirements |2306 |
| 23.10 | Housing | 2306 |
| 23.11 |Materials Required for Formal Submission of All Applications to the Commission | 2307 |
| 23.12 | Performance Standards | 2308 |
| 24 | Reserved for Future Use | 2401 |
| 25 | Reserved for Future Use | 2501 |
| 26 | <u>Districts – Lot Requirements – Standards</u> | 2601 |

| | | |
|-----------|---|-------------|
| 26.1 | Establishment of Districts | 2601 |
| 26.2 | Zoning Map | 2601 |
| 26.3 | Zoning Schedule | 2601 |
| 26.4 | Setbacks | 2601 |
| 26.5 | Lot Area, Shape, Access and Frontage Requirements | 2602 |
| 26.6 | Corner Lots | 2604 |
| 26.7 | Coverage and Bulk | 2604 |
| 26.8 | Special Buffer Requirements | 2604 |
| 26.9 | Excavation and Grading | 2606 |
| 26.10 | Signs | 2606 |
| 26.11 | Lot Requirement Standards by District: Residential | 2607 |
| 26.12 | Lot Requirement Standards by District: Non-Residential | 2609 |
| 27 | <u>Schedule of Uses by District</u> | 2701 |
| 27.1 | Residential | 2701 |
| 27.2 | Non-Residential | 2708 |
| 27.3 | Floating Zones | 2718 |
| 28 | <u>Accessory Uses, Home Occupations and Alternate Energy Systems</u> | 2801 |
| 28.1 | Accessory Uses | 2801 |
| 28.2 | Home Occupations | 2806 |
| 28.3 | Alternate Energy Systems | 2808 |
| 28.4 | Accessory Dwelling Units | 2808 |
| 29 | <u>Non-Conformities, Mobile Homes/Trailers</u> | 2901 |
| 29.1 | Non-Conforming Lot | 2901 |
| 29.2 | Non-Conforming Buildings or Structures | 2901 |
| 29.3 | Non-Conforming Uses | 2902 |
| 29.4 | Subdivision | 2902 |
| 29.5 | Junk Yard | 2902 |
| 29.6 | Mobile Homes/Trailers | 2902 |
| 30 | <u>Design Standards</u> | 3001 |
| 30.1 | Purpose | 3001 |
| 30.2 | Scope | 3001 |
| 30.3 | Design Review Standards | 3001 |
| 31 | <u>Performance Standards</u> | 3101 |
| 31.1 | Performance Standards | 3101 |
| 31.2 | Parking and Loading | 3102 |
| 32 | <u>Soil Erosion and Sediment Control</u> | 3201 |
| 32.1 | Statutory Authorization | 3201 |
| 32.2 | Exemptions | 3201 |
| 32.3 | Definitions | 3201 |

| | | |
|-----------|---|-------------|
| 32.4 | Activities Requiring a Certified Soil Erosion and Sediment Control Plan | 3202 |
| 32.5 | Soil Erosion and Sediment Control Plan | 3202 |
| 32.6 | Minimum Acceptable Standards | 3203 |
| 32.7 | Issuance or Denial of Certification | 3204 |
| 32.8 | Conditions relating to Soil Erosion and Sediment Control | 3205 |
| 32.9 | Inspections | 3205 |
| 32.10 | Amendments to Erosion Plan | 3205 |
| 33 | <u>Parking</u> | 3301 |
| 33.1 | General | 3301 |
| 33.2 | Definitions | 3301 |
| 33.3 | Classifications of Uses | 3301 |
| 33.4 | Parking in Excess of the Maximum | 3301 |
| 33.5 | Off-Site Parking Spaces | 3302 |
| 33.6 | Shared Parking | 3302 |
| 33.7 | Reduction in Parking Space Requirements for Shared Parking | 3303 |
| 33.8 | Excusals | 3303 |
| 33.9 | Parking Reduction Requests | 3303 |
| 33.10 | Design and Construction Standards | 3304 |
| 33.11 | Parking Space Standards | 3308 |
| 34 | <u>Signs</u> | 3401 |
| 34.1 | Purpose | 3401 |
| 34.2 | | 3401 |
| 34.3 | Definitions | 3401 |
| 34.4 | General Standards for Signs | 3403 |
| 34.5 | Specific Standards for Signs | 3403 |
| 34.6 | Special Use Categories | 3406 |
| 34.7 | As-of-Right Signs | 3413 |
| 34.8 | Temporary Signs | 3414 |
| 34.9 | Prohibited Signs | 3416 |
| 34.10 | | 3417 |
| 35 | <u>Storage Tanks</u> | 3501 |
| 35.1 | Scope | 3501 |
| 35.2 | Definitions | 3501 |
| 35.3 | Registration of Existing Tanks | 3502 |
| 35.4 | New Installations | 3502 |
| 35.5 | Permits | 3502 |
| 35.6 | Tank Types | 3502 |
| 35.7 | Installation | 3503 |
| 35.8 | Piping | 3503 |
| 35.9 | Inspection | 3503 |

| | | |
|-------|------------------------|------|
| 35.10 | Life Expectancy | 3503 |
| 35.11 | Leaks | 3503 |
| 35.12 | Abandonment or Removal | 3504 |
| 35.13 | Leak Detection | 3504 |
| 35.14 | Appeals | 3504 |
| 35.15 | Penalties | 3505 |

Appendix A **A-A1**

Appendix B **A-B1**

Text Amendments **T-1**

Map Amendments **M-1**
