

| 27.2 Non-Residential: | | | | | | | | | | | | |
|-----------------------|---|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| | <u>Permitted Use</u> | <u>VZ</u> | <u>EMVD</u> | <u>IDZ</u> | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>M</u> | <u>I-1</u> | <u>I-2</u> | <u>IP</u> |
| 27.2.1 | Single-family detached dwelling; not more than one (1) dwelling per lot | ZP | SP | X | X | SE | X | X | X | X | X | X |
| 27.2.2 | Two-family dwelling with not more than one (1) dwelling per lot | SE | SE | X | X | SE | X | X | X | X | X | X |
| 27.2.3 | Two-family dwellings in more than one structure <small>(Added 8/15/2016)</small> | X | SE | X | X | X | X | X | X | X | X | X |
| 27.2.4 | Multiple Unit Dwellings <small>(Amended effective 7/1/2018)</small> | X | SE | X | X | SE | X | X | X | X | X | X |
| 27.2.5 | Multiple Dwelling Units in Commercial Structures <small>(Added 2/1/2015 & Amended 6/1/2015 & 4/1/2016)</small> | X | SE | SE | X | X | X | X | SE | X | X | X |
| 27.2.6 | Planned Neighborhood Developments <small>(Added 2/1/2015)</small> | X | X | SE | X | X | X | X | X | X | X | X |
| 27.2.7 | Common Interest Community Development <small>(Added 6/1/2015)</small> | X | SE | SE | X | X | X | X | SE | X | X | X |
| 27.2.8 | Accessory Apartments <small>(*Exterior Changes to DRB)</small> | SE | *ZP | X | X | SE | SE | SE | X | X | X | X |
| 27.2.9 | Accessory uses customary and incidental to the use of a lot, subject to Sections 28 and 33 | ZP | SP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| 27.2.10 | Outdoor wood-burning furnace | X | X | X | X | X | X | X | X | X | X | X |
| 27.2.11 | Home Businesses – See Section 28 | ZP | | X | X | ZP | ZP | ZP | X | ZP | ZP | X |
| | Tier 1 | SP | SP | ZP | X | ZP | ZP | ZP | ZP | X | X | X |
| | Tier 2 | SP | SP | SP | X | SP | SP | SP | SP | X | X | X |
| | Tier 3 | X | X | SE | X | SE | SE | SE | SE | X | X | X |
| 27.2.12 | (a) Mini-estate subdivision | X | X | X | X | X | X | X | X | X | X | X |
| | (b) Conservation subdivision | X | X | X | X | X | X | X | X | X | X | X |
| 27.2.13 | Rear lots | SE | SE | X | X | SE | X | SE | X | X | SE | SE |
| 27.2.14 | Planned Residential Development | X | X | X | X | X | X | X | X | X | X | X |
| 27.2.15 | Housing project for elderly persons, but not including mobile homes or trailers | SE | SE | X | SE | SE | SE | SE | X | X | X | X |
| 27.2.16 | Homes for the aged, congregate housing, | X | X | X | X | SE | X | SE | X | X | X | X |

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|---------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| | assisted living facilities and boarding homes for sheltered care, licensed by the State of Connecticut | | | | | | | | | | | |
| 27.2.17 | 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 | X | SE | X | SE | X | X | X | X |
| 27.2.18 | Day Care Facilities for: | | | | | | | | | | | |
| | (a) No more than nine (9) children | SP | ZP | SE | ZP | ZP | ZP | ZP | X | X | ZP | X |
| | (b) More than nine (9) children | SP | SP | SE | SE | SE | SE | SE | X | X | SE | X |
| | (c) No more than fifteen (15) adults | X | X | SE | SE | SE | SE | SE | X | X | SE | X |
| 27.2.19 | Bed and Breakfast establishments | SE | SE | X | SE | SE | SE | SE | X | X | SE | X |
| 27.2.20 | Motels | SE | SE | X | X | SE | SE | SE | X | SE | SE | X |
| 27.2.21 | Hotels | X | X | SE | X | X | X | X | X | X | X | X |
| 27.2.22 | Business and professional offices | | | | | | | | | | | |
| | (a) With a ground floor area of less than or equal to 5,000 sq. ft. | SP | SP | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | (b) With a ground floor area of more than 5,000 sq. ft. | SE | SE | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | (c) Occupying less than or equal to 15,000 sq. ft. | n/a | n/a | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| | (d) Occupying more than 15,000 sq. ft. | n/a | n/a | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.23 | (a) Financial institutions | SE | SE | SE | SE | SE | SE | SE | X | X | SE | X |
| | (b) With drive-up window | X | X | SE | SE | SE | SE | SE | X | X | SE | X |
| 27.2.24 | Retail establishments and personal service facilities, except Shopping Centers, | | | | | | | | | | | |

| Permitted Use | | VZ | EMVD | IDZ | B-1 | B-2 | B-3 | B-4 | M | I-1 | I-2 | IP |
|-------------------------------|--|-----|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Neighborhood Shopping Centers | | | | | | | | | | | | |
| (a) | With a ground floor area of less than or equal to 5,000 sq. ft. | SP | SP | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| (b) | With a ground floor area of more than 5,000 sq. ft. | SE | SE | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| (c) | Occupying less than 15,000 sq. ft. | n/a | n/a | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| (d) | Occupying more than 15,000 sq. ft. | n/a | n/a | SE | SE | SE | SE | SE | SE | X | SE | X |
| (e) | Drive-up window | X | X | SE | SE | SE | SE | SE | X | X | SE | X |
| 27.2.25 | (a) Shopping Center | X | X | SE | SE | X | X | SE | X | SE | SE | SE |
| | (b) Neighborhood Shopping Center | X | X | SE | SE | SE | SE | SE | X | SE | SE | X |
| 27.2.26 | Liquor Stores | X | X | SE | SE | SE | SE | SE | X | X | SE | X |
| 27.2.27 | Marijuana Producers and Dispensaries | X | X | X | X | X | X | X | X | X | X | X |
| 27.2.28 | Massage Establishments <small>(Added 1/1/2015)</small> | SE | SE | X | SE | SE | X | SE | SE | SE | SE | X |
| 27.2.29 | Tattoo parlors and/or body piercing salons (except ear piercing) | X | X | X | X | X | X | SE | X | X | X | X |
| 27.2.30 | Adult Entertainment Business | X | X | X | X | X | X | SE | X | X | X | X |
| 27.2.31 | (a) 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 counters, with no more than fifty (50) seats <small>(Amended 2/15/2015 & 6/1/2015)</small> | SE | SE | SP | SP | SP | SP | SP | SP | SP | SP | X |
| | (b) With drive-up window | X | X | SE | SE | SE | SE | SE | X | SE | SE | X |

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|---------|---|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| 27.2.32 | 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 | | | | | | | | | | | |
| | (a) With indoor seating for no more than sixty (60) people | SE | SE | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| | (b) With indoor seating for more than sixty (60) people | X | X | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| | (c) With outdoor seating for no more than twenty (20) people. An outdoor eating area may be located in conjunction with a restaurant with indoor seating | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.33 | (a) Restaurants and other food service establishments where customers are served primarily at food take-out counters | X | X | SE | X | X | X | SE | X | X | X | X |
| | (b) Drive-up Window | X | X | SE | X | X | X | SE | X | X | X | X |
| 27.2.34 | Vendors <small>(Added 7/1/2015)</small> | | | | | | | | | | | |
| | (a) Transient | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| | (b) Stationary | SP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| | (c) Event | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| | (d) Seasonal Outdoor Use (SOU) <small>Added 8/1/2020</small> | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |

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|---------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| 27.2.35 | Indoor theaters and assembly halls | | | | | | | | | | | |
| | (a) Occupying less than or equal to 15,000 sq. ft. of floor area | SE | SE | SP | SP | SP | SP | SP | X | X | X | X |
| | (b) Occupying more than 15,000 sq. ft. | SE | X | SE | SE | SE | SE | SE | X | X | X | X |
| 27.2.36 | Recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton | X | X | SE | SE | X | X | SE | SE | SE | SE | SE |
| 27.2.37 | Nature preserves and wildlife sanctuaries | ZP | ZP | X | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| 27.2.38 | Bowling alleys and billiard or pool halls | X | X | SE | SE | X | SE | SE | X | X | X | X |
| 27.2.39 | Commercial recreation facilities, not otherwise specified <small>(Amended 3/8/2019)</small> | | | | | | | | | | | |
| | (a) Indoor Type A, in which a change of use is proposed for an existing structure of any size or as part of a legally authorized reconstruction of a building that was damaged by an act of nature, fire, etc. | X | X | X | X | X | X | X | X | SE | SE | X |
| | (b) Indoor Type A, with a footprint not to exceed 70,000 sq. ft. | X | X | X | X | X | X | X | X | X | X | SE |
| | (c) Indoor Type B, with a footprint not to exceed 40,000 sq. ft. | X | X | SE | X | X | X | X | X | SE | SE | SE |
| | (d) Outdoor | X | X | SE | X | X | X | SE | X | X | X | X |
| 27.2.40 | (a) Riding academies and boarding stables | X | X | X | X | X | X | X | X | ZP | ZP | ZP |

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|---------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| | (b) Commercial kennels | X | X | X | X | X | X | X | X | X | X | X |
| 27.2.41 | Veterinary hospitals | | | | | | | | | | | |
| | (a) With a ground floor area of less than or equal to 5,000 sq. ft. | SE | SE | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a | n/a |
| | (b) Occupying less than or equal to 15,000 sq. ft. of floor area | n/a | n/a | X | X | SP | SP | SP | X | SP | SP | X |
| | (c) Occupying more than 15,000 sq. ft. of floor area | n/a | n/a | X | X | X | SE | SE | X | SE | SE | X |
| | (d) Occupying less than 15,000 sq. ft. to allow for grooming, boarding and day care as accessory services to the veterinary hospital | X | X | X | X | X | SE | X | X | X | X | X |
| 27.2.42 | The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other similar animal for personal or family purposes as a pet on any lot having a minimum lot area of forty thousand square feet (40,000 sq. ft.); one additional animal may be maintained on the lot for each additional forty thousand square feet (40,000 sq. ft.) | X | X | X | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| 27.2.43 | Not more than ten (10) hens, or other poultry, rabbits or similar small animals or any combination thereof, not to exceed a total of ten (10) on a lot. This does not apply to farms as farms are defined. Roosters may be permitted on lots of 3+ acres (Amended 10/5/2020) | X | X | X | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| 27.2.44 | Fruit, vegetables or farm stands; farms; and | X | SE | X | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |

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|---------|---|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| | commercial greenhouses. See Section 28.1.4(g) | | | | | | | | | | | |
| 27.2.45 | Farmer’s Market | SE | SE | SE | SE | X | X | X | X | X | X | X |
| 27.2.46 | Farm Tourism | X | X | X | SE | SE | SE | SE | X | SE | SE | SE |
| 27.2.47 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.48 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.49 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.50 | Uses by a duly incorporated non-profit body or governmental unit | | | | | | | | | | | |
| | (a) Philanthropic uses, included but not limited to museums, libraries, charitable institutions, fraternal societies and senior centers | SE | SE | SE | SE | SE | SE | SE | X | SE | SE | SE |
| | (b) Educational uses, including but not limited to private schools, colleges and universities | SE | SE | SE | SE | SE | SE | SE | X | SE | SE | SE |
| | (c) Religious uses, including but not limited to places of worship and parish halls | SE | SE | SE | SE | SE | SE | SE | X | SE | SE | SE |
| | (d) Cemeteries | SE | SE | X | SE | SE | SE | SE | X | SE | SE | SE |
| 27.2.51 | Buildings, uses and facilities of the Town of Clinton | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| 27.2.52 | Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |
| 27.2.53 | Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, freight yards, freight terminals or storage sidings | ZP | SP | X | ZP | ZP | ZP | ZP | ZP | ZP | ZP | ZP |
| 27.2.54 | Public utility substations and public utility water | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP | SP |

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|---------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| | supply reservoirs, wells, water towers and water treatment facilities | | | | | | | | | | | |
| 27.2.55 | Communication towers not regulated as to location by the State of Connecticut | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.56 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.57 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.58 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.59 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.60 | 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 | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.61 | The manufacturing, processing or assembling of goods | | | | | | | | | | | |
| | (a) Occupying less than or equal to 15,000 sq. ft. of floor area | X | X | X | X | X | X | X | X | SP | SP | SP |
| | (b) Occupying more than 15,000 sq. ft. of floor area | X | X | X | X | X | X | X | X | SE | SE | SE |
| 27.2.62 | Warehousing, and wholesale businesses | | | | | | | | | | | |
| | (a) Occupying less than or equal to 15,000 sq. ft. of floor area | X | X | X | X | X | X | X | X | SP | SP | SP |
| | (b) Occupying more than 15,000 sq. ft. of floor area | X | X | X | X | X | X | X | X | SE | SE | SE |
| 27.2.63 | Self-Storage Warehouses | X | X | X | X | X | X | X | X | SE | SE | SE |

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|---------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| 27.2.64 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.65 | Marinas, docks, wharves, slip basins and landings for boats including the storage, repair and servicing of boats | SE | SE | SE | X | X | SE | SE | SE | SE | X | X |
| 27.2.66 | Sale of boats and marine equipment, engines, supplies and provisions for boats | SE | SE | X | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.67 | Manufacturing and rebuilding of boats | X | X | X | X | X | X | SE | SE | SE | SE | SE |
| 27.2.68 | The processing, storage and sale of fish, shellfish and lobster from predominately local catches | | | | | | | | | | | |
| | (a) Occupying not more than 15,000 sq. ft. of floor area | X | X | X | X | SP | X | SP | SP | SP | SP | SP |
| | (b) Occupying more than 15,000 sq. ft. of floor area | X | X | X | X | SE | X | SE | SE | SE | SE | SE |
| 27.2.69 | Marine contractor's business, associated buildings and storage yards | X | X | X | X | X | X | X | SE | X | X | X |
| 27.2.70 | Contractor's businesses, associated buildings and storage yards | X | X | X | X | X | X | SE | X | SE | SE | X |
| 27.2.71 | Excavation or deposit of materials | SE | SE | X | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.72 | Funeral Homes | SE | SE | X | X | SE | SE | SE | X | SE | SE | X |
| 27.2.73 | Research laboratories, associated offices and buildings | X | SE | SE | X | X | X | X | X | SE | SE | SE |
| 27.2.74 | Self-service cleaning establishments (Laundromats) | X | X | X | SE | SE | SE | SE | SE | SE | SE | X |
| 27.2.75 | Printing establishments | | | | | | | | | | | |

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|----------------------|--|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| (a) | Occupying less than or equal to 5,000 sq. ft. of floor area | SP | SP | SE | X | X | SP | SP | X | SP | SP | SP |
| (b) | Occupying more than 5,000 sq. ft. of floor area but less than or equal to 15,000 sq. ft. of floor area | SE | X | X | X | X | X | X | X | SP | SP | SP |
| (c) | Occupying more than 15,000 sq. ft. of floor area | X | X | X | X | X | X | X | X | SE | SE | SE |
| 27.2.76 | Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use | X | X | X | SE | SE | SE | SE | SE | SE | SE | SE |
| 27.2.77 | Commercial oil, propane or gasoline storage tanks | X | X | X | X | X | X | SE | X | SE | SE | X |
| 27.2.78 | Gasoline filling stations | X | X | X | X | X | X | SE | X | X | SE | X |
| 27.2.79 | Motor vehicle and limited repairer service | X | X | X | X | X | X | SE | X | X | SE | X |
| 27.2.80 | Establishments for the sale of new or used vehicles | X | X | X | X | X | X | SE | X | X | SE | X |
| 27.2.81 | Motor vehicle detailing and car washing facilities | X | X | X | X | X | X | SE | X | X | SE | X |
| 27.2.82 | 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: | | | | | | | | | | | |
| | a) Less than 250' from existing residentially-zoned land | X | X | X | X | X | X | X | X | X | X | SE |
| | b) More than 250' from existing residentially-zoned land | X | X | X | X | X | X | X | X | X | X | SE |

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| | <u>Permitted Use</u> | <u>VZ</u> | <u>EMVD</u> | <u>IDZ</u> | <u>B-1</u> | <u>B-2</u> | <u>B-3</u> | <u>B-4</u> | <u>M</u> | <u>I-1</u> | <u>I-2</u> | <u>IP</u> |
|---------|---------------------------|-----------|-------------|------------|------------|------------|------------|------------|----------|------------|------------|-----------|
| 27.2.83 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.84 | (Reserved for Future Use) | | | | | | | | | | | |
| 27.2.85 | (Reserved for Future Use) | | | | | | | | | | | |