

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	12133
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 Requirements2306
23.10	Housing	2306
23.11Materials 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**