



Town of Simsbury

933 HOPMEADOW STREET
06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Date: **March 15, 2021**

To: **Simsbury Zoning Commission**

From: **Michael Glidden CFM CZEO
Director of Planning and Community Development**

Re: **Industrial Zone - Modifications to Use Chart**

Staff prepared modifications to your existing regulations. Red text depicts sections that are to be removed. Blue/Underlined text is uses/text that is to be added to the regulations.

Simsbury -

5.5 PERMITTED AND SPECIAL PERMIT USES

SP- Site Plan, SE- Special Exception, NO- Not allowed

Industrial Permitted Uses	I-1	I-2
Office Buildings, Research Laboratories	SP	SP
Place of Worship/Church	SP	SP

Warehouses and the manufacture, processing, or assembly of goods	SP	SP
Private or commercial recreation such as tennis, handball, paddle tennis, gymnasiums or similar facilities	<u>SP</u>	SP
Business uses such as banks, industrial salesrooms, restaurants or cafeterias, and similar uses which are clearly supportive of the permitted primary uses in an industrial park or district.	<u>SP</u>	SP
Warehouse, wholesale, or storage	NO	SP
Sale and underground storage of fuel, building materials	NO	SP
Grain sales and storage	NO	SP
Contractor's storage yards	NO	SP
Public utility garages, pole yards, and similar facilities	NO	SP
Truck Terminals and warehouses	NO	SP

<p>Uses where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking, house wrecking, and used lumber as long as such uses are conducted entirely within enclosed buildings.</p>	<p>NO</p>	<p>SE</p>
<p>Wireless Telecommunication Sites located on buildings and shielded from view- standards</p>	<p>NO</p>	<p>SE</p>
<p>Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures</p>	<p>NO</p>	<p>SE</p>
<p>Medical Marijuana production facilities</p>	<p>SE</p>	<p>SE</p>
<p>Sand, stone and gravel quarries including the manufacture of products composed of materials extracted from said quarries, along with principal and accessory buildings relating to such operation or manufacture</p>	<p>NO</p>	<p>NO</p>
<p>Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses</p>	<p>SE</p>	<p>SE</p>
<p>Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.</p>	<p>SE</p>	<p>SP</p>

<u>Public Utility substations, pursuant to Connecticut Siting Council</u>	<u>OK</u>	<u>OK</u>
<u>Open Space and Passive Recreation</u>	<u>OK</u>	<u>OK</u>
<u>Medical Offices and Clinics</u>	<u>SP</u>	<u>SP</u>
<u>Retail ≥ 3,000 square feet, but < 20,000 square feet</u>	<u>SP</u>	<u>SP</u>
<u>Retail ≥ 20,000 square feet</u>	<u>SE</u>	<u>SE</u>
<u>Commercial Kennels</u>	<u>SE</u>	<u>SE</u>