Date: **May** **25, 2021**



From: **Michael Glidden CFM CZEO**

**Director of Planning and Community Development**

Re: **Industrial Zone - Modifications to Use Chart and Bulk Standards 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.

In addition to the uses staff prepared changes to the bulk standards chart. The I1 and I2 standards

**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** | **SP** | **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.** | **SP** | **SP** |
| **Warehouse, wholesale, or storage** | **NO** | **SP** |
| **Self-Storage** | **SP** | **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** |
| **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.** | **NO** | **SE** |
| **Wireless Telecommunication Sites located on buildings and shielded from view- standards** | **NO** | **SE** |
| **Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures** | **NO** | **SE** |
| **Medical Marijuana production facilities** | **SE** | **SE** |

|  |  |  |
| --- | --- | --- |
| **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** | **NO** | **NO** |
| **Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses** | **SE** | **SE** |
| **Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.** | **SE** | **SP** |
| **Public Utility substations and telecommunication facilities approved by the Connecticut Siting Council** | **OK** | **OK** |
| **Open Space and Passive Recreation** | **OK** | **OK** |
| **Medical Offices and Clinics** | **SP** | **SP** |
| **Retail < 20,000 square feet** | **SP** | **SP** |
| **Retail≥ 20,000 square feet** | **SE** | **SE** |
| **Educational facilities such as trade schools or similar for profit educational institutes** | **SE** | **SE** |
| **Childcare/daycare facilities, nursey school** | **SE** | **SE** |
| **Indoor movie Theaters or similar performing art facilities/theaters** | **SP** | **SP** |
| **Commercial Kennels, Veterinary office and hospitals** | **SE** | **SE** |
| **Conversion of buildings for residential uses provided the structure was built prior to January 1, 2021** | **SE** | **SE** |

**Bulk Chart Section 5.3**

The table below is a quick look at the dimensional requirements for Industrial Zoning Districts.

|  |  |
| --- | --- |
| District Name | District Symbol |
| Restricted Industrial Zone | **I-1** |
| General Industrial Zone | **I-2** |

**Existing**

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| INDUSTRIAL DISTRICTS | | | | | | | |
| District  Symbol | Minimum Required | | | | | Maximum | |
|  | Lot Size | Lot  Frontage | Front Yard Setback | Side Yard Setback | RearYard  Setback | Building Height | Impervious  Coverage \* |
| I-1 | 10 ACRES | N/A | 50 FT. | 40 FT. | 50 FT. | 40 ft. | 40% |
| I-2 | No Minimum | N/A | 25 ft. | 20 ft. | 25 ft. | 40 ft. | 45% |

Impervious surface shall include surface area created by buildings, parking areas of all surface types, and circulation drives

**Proposed**

The table below is a quick look at the dimensional requirements for Industrial Zoning Districts.

|  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- |
| INDUSTRIAL DISTRICTS | | | | | | | |
| District  Symbol | Minimum Required | | | | | Maximum | |
|  | Lot Size | Lot  Frontage | Front Yard Setback | Side Yard Setback | RearYard  Setback | Building Height | Impervious  Coverage \* |
| I-1 | No Minimum | N/A | 25 ft. | 20 ft. | 25 ft. | 40 ft. | 45% |
| I-2 | 10 ACRES | N/A | 50 FT. | 40 FT. | 50 FT. | 40 ft. | 40% |

Impervious surface shall include surface area created by buildings, parking areas of all surface types, and circulation drives