



# Town of Simsbury

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06070

P.O. BOX 495

SIMSBURY, CONNECTICUT

Office of Community Planning and Development

Date: January 13, 2021

To: Zoning Commission

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

**Re: Uses Permitted in the Industrial Zones**

After our last meeting, staff looked for communities that are similar in size, population, and average income.

The table below shows which the communities that are similar in these categories:

| Town            | Population | Size<br>(square Miles) | Median Household<br>Income |
|-----------------|------------|------------------------|----------------------------|
| <b>Simsbury</b> | 25,395     | 34.3                   | \$119,588                  |
| Bloomfield      | 21,211     | 26.25                  | \$76,952                   |
| Branford        | 27,900     | 28                     | \$80,167                   |
| Cheshire        | 28,937     | 33.36                  | \$112,945                  |
| Farmington      | 25,497     | 28.8                   | \$94,606                   |
| South Windsor   | 26,162     | 28.7                   | \$107,088                  |
| Windsor         | 28,733     | 30.97                  | \$88,986                   |
| Ridgefield      | 25,008     | 35                     | \$158,518                  |

The review of these communities' industrial zone regulations

## SIMSBURY

### 5.5 PERMITTED AND SPECIAL PERMIT USES

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

| <b>Industrial Permitted Uses</b>  | <b>I-1</b> | <b>I-2</b> |
|---|------------|------------|
| 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  | SE         | 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. | SE         | 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         |

|   |           |           |
|---|-----------|-----------|
| <b>Public utility garages, pole yards, and similar facilities</b>   | <b>NO</b> | <b>SP</b> |
| <b>Truck Terminals and warehouses</b>   | <b>NO</b> | <b>SP</b> |
| <b>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.</b> | <b>NO</b> | <b>SP</b> |
| <b>Wireless Telecommunication Sites located on buildings and shielded from view- standards</b>  | <b>NO</b> | <b>SE</b> |
| <b>Wireless Telecommunication Sites where antenna is mounted to existing towers, utility poles, water towers, light standards, bridges or other structures</b>  | <b>NO</b> | <b>SE</b> |
| <b>Medical Marijuana production facilities</b>  | <b>SE</b> | <b>SE</b> |
| <b>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</b>                                       | <b>NO</b> | <b>NO</b> |
| <b>Assisted living facility, Congregate Senior Housing Facility and/or Continuing Care Retirement Community with accessory uses</b>   | <b>SE</b> | <b>SE</b> |
| <b>Vehicle Repair facility, excluding sales, located completely within a building. No outdoor storage of unregistered vehicles/equipment is to be permitted.</b>  | <b>SE</b> | <b>SP</b> |

## BLOOMFIELD

SP- Site Plan, SE- Special Exception, NO- Not allowed; OK - No permit necessary allowed within Zoning District; ZP – Zoning permit (signoff)

I-1

|  |    |
|--|----|
| Open space and passive recreation                                  | OK |
| Public Utility substations, pursuant to Connecticut Siting Council | OK |

|  |    |
|--|----|
| Banks  | SP |
| Day care/nurseries                                 | SP |
| Municipal Facilities                               | SP |
| Offices  | SP |
| Parking Areas                                      | SP |
| Personal Service Shop                              | SP |
| Retail Stores                                      | SP |
| Schools; Colleges; Public and Private Institutions | SP |
| Warehouses less than 100,00 square feet            | SP |

|  |    |
|--|----|
| Adult oriented establishments in Accordance with Section 7.2   | SE |
| Affordable housing for volunteer firefighters in Accordance with Section 7.3   | SE |
| Sale of Alcoholic liquor sales in Accordance In Accordance with Section 7.4  | SE |
| Any non-residential use, not otherwise prohibited, which takes places in an enclosed building where no goods, equipment, or material is stored outside | SE |
| Cemetery in accordance with Section 7.8  | SE |

|  |           |
|--|-----------|
| <b>Commercial kennel in accordance with 7.9</b>  | <b>SE</b> |
| <b>Cultivation of land provided that no products are sold on the premises</b>  | <b>SE</b> |
| <b>Drive-in windows in accordance with Section 7.12</b>  | <b>SE</b> |
| <b>Firehouses</b>  | <b>SE</b> |
| <b>Golf courses</b>  | <b>SE</b> |
| <b>Leaf composting facility in accordance with Section 7.7</b>   | <b>SE</b> |
| <b>Medical clinics and offices</b>   | <b>SE</b> |
| <b>Medical clinics and offices</b>   | <b>SE</b> |
| <b>Municipal leaf collection transfer facility in accordance with Section 7.7</b>  | <b>SE</b> |
| <b>Museums</b>   | <b>SE</b> |
| <b>Outdoor storage of registered vehicles in accordance with Section 6.11</b>  | <b>SE</b> |
| <b>Restaurants and ice cream bars, except the following: dining cars, mobile types of eating and drinking places, places offering curb services and places selling prepared food for consumption on the premises in motor vehicles</b> | <b>SE</b> |
| <b>Storage trailers</b>  | <b>SE</b> |
| <b>Surgery centers</b>   | <b>SE</b> |
| <b>Temporary beer permits</b>  | <b>SE</b> |
| <b>Storage trailers as primary use for warehousing may be permitted as a permanent use or with a time limitation stipulated by the Commission</b>  | <b>SE</b> |
| <b>Warehouses greater than or equal to 100,000 square feet</b>   | <b>SE</b> |

**Accessory Uses and Structures**

|   |           |
|---|-----------|
| <b>Signs pertaining to permitted principal use on a lot</b> | <b>ZP</b> |
|---|-----------|

|  |           |
|--|-----------|
| <b>Building mechanical equipment located outside the structure</b> | <b>SP</b> |
|--|-----------|

|   |           |
|---|-----------|
| <b>provided that such equipment is properly screened</b>  |           |
| <b>Parking lots, loading areas, and similar uses customarily accessory to the conduct of permitted business</b> | <b>SP</b> |
| <b>Quarters for caretakers</b>  | <b>SP</b> |
| <b>Signs pertaining to a permitted principal use on a lot</b>   | <b>SP</b> |

|   |           |
|---|-----------|
| <b>Craft Cafes in accordance with Section 7.4.B.3</b> | <b>SE</b> |
|---|-----------|

**I-2**

|   |           |
|---|-----------|
| <b>Open Space and passive recreation</b>                                      | <b>OK</b> |
| <b>Public utility substations, pursuant to the Connecticut Siting Council</b> | <b>OK</b> |
| <b>Banks</b>  | <b>SP</b> |
| <b>Day care centers/nurseries</b>   | <b>SP</b> |
| <b>Offices</b>  | <b>SP</b> |
| <b>Outdoor storage of registered vehicles in accordance with Section 6.11</b> | <b>SP</b> |
| <b>Schools: colleges, public and private institutions</b>                     | <b>SP</b> |

|   |           |
|---|-----------|
| <b>Adult oriented establishments in Accordance with Section 7.2</b>   | <b>SE</b> |
| <b>Affordable housing for volunteer municipal firefighters in Accordance with Section 7.3</b>   | <b>SE</b> |
| <b>Sale of Alcoholic liquor sales in Accordance In Accordance with Section 7.4</b>  | <b>SE</b> |
| <b>Automotive repair services and gasoline service stations. Where special circumstances relating to the site exist; the Commission may approve a limited number or vehicles or ancillary items to be stored outside in suitably screened areas as part of the special permit process for automotive repair services.</b> | <b>SE</b> |
| <b>Bulky waste disposal area in accordance with Section 7.7</b>   | <b>SE</b> |
| <b>Bulky waste recycling facility in accordance with Section 7.7</b>  | <b>SE</b> |
| <b>Cemeteries in accordance with Section 7.8</b>  | <b>SE</b> |

|   |           |
|---|-----------|
| <b>Commercial kennel in accordance with 7.9</b>   | <b>SE</b> |
| <b>Cultivation of land provided that no products are sold on premises</b>   | <b>SE</b> |
| <b>Drive-in windows in accordance with Section 7.12</b>   | <b>SE</b> |
| <b>Fabricating</b>  | <b>SE</b> |
| <b>Firehouses</b>   | <b>SE</b> |
| <b>Indoor and outdoor tennis facilities</b>   | <b>SE</b> |
| <b>Leaf composting facility in accordance with Section 7.7</b>  | <b>SE</b> |
| <b>Manufacturing</b>  | <b>SE</b> |
| <b>Municipal facilities</b>   | <b>SE</b> |
| <b>Municipal leaf collection transfer facility in accordance with Section 7.7</b>   | <b>SE</b> |
| <b>Municipal transfer station in accordance with Section 7.7</b>  | <b>SE</b> |
| <b>Museums</b>  | <b>SE</b> |
| <b>Outdoor storage as an accessory use</b>  | <b>SE</b> |
| <b>Recycling storage in accordance with Section 7.7</b>   | <b>SE</b> |
| <b>Restaurants and ice cream bars</b>   | <b>SE</b> |
| <b>Retail sales that are accessory to the permitted use, personal service, convenience retail, bands and restaurants, where in the Commission's judgment the business is supplemental to the permitted uses, serves a function which is accessory to the entire I-2 zone, conforms to the current POCD in the proximity of Blue Hills Avenue and Old Windsor Road, or is not specifically prohibited by other sections of these regulations</b> | <b>SE</b> |
| <b>Temporary beer permits</b>   | <b>SE</b> |
| <b>Transfer Station in accordance with Section 7.7</b>  | <b>SE</b> |
| <b>Warehouses</b>   | <b>SE</b> |
| <b>Any other uses provided it is not prohibited in Section 1.3.A</b>  | <b>SE</b> |

### Accessory Uses and Structures

|  |           |
|--|-----------|
| <b>Building mechanical equipment located outside the structure provided that such equipment is properly screened</b>   | <b>ZP</b> |
| <b>Parking lots, loading areas, and similar uses customarily accessory to the conduct of permitted business</b>  | <b>ZP</b> |
| <b>Quarters for caretakers</b>   | <b>ZP</b> |
| <b>Signs pertaining to a permitted principal use on a lot</b>  | <b>ZP</b> |
| <b>Storage of tractor trailer boxes. Storage trailers as primary use for warehousing may be permitted as a permanent use of with a time limitation as stipulated by the Commission</b> | <b>SE</b> |
| <b>Outside storage</b>   | <b>SE</b> |
| <b>Craft Cafes in accordance with Section 7.4.B.3</b>  | <b>SE</b> |



## BRANFORD

SP- Site Plan, SE- Special Exception, NO- Not allowed; OK - No permit necessary allowed within Zoning District; ZP – Zoning permit (signoff)

### General Industry 1 (IG-1) District

#### Retail Uses

|  |    |
|--|----|
| Retail < 3,000 square feet   | SE |
| Retail ≥ 3,000 square feet, but < 20,000 square feet   | NO |
| Retail ≥ 20,000 square feet  | NO |
| Retail, Limited  | NO |
| Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area | SE |
| Outside storage or display of merchandise  | NO |

#### Service Related Uses Retail Uses

|  |    |
|--|----|
| Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage)   | NO |
| Printing, publishing, and engraving establishments (within the interior of a building including any incidental assembly) < 5,000 square feet       | SE |
| Printing and publishing establishments ≥ 5,000 square feet   | SE |
| Service establishment (repair, rental and/or service of any item, except automobiles, trucks and trailers that is allowed to be sold in the zone.) | NO |
| Self-service automatic laundry and on-site washing service   | NO |
| Dry cleaning establishment   | NO |
| Day care center (Section 7.6)  | SE |
| Family day care home   | NO |
| Group day care home (Section 7.6)  | SE |
| Funeral home   | NO |

**Office-Related Uses**

|  |    |
|--|----|
| General or business office                     | SE |
| Medical or dental office, clinic or laboratory | SE |
| Banks and financial institutions               | SP |

**Food/ Hospitality-Related Uses**

|  |    |
|--|----|
| Restaurant, Table Service (excludes fast-food restaurant and drive-through window) | SE |
| Restaurant, fast-food - with drive-through window (Section 7.15)                   | SE |
| Restaurant, fast-food - without drive-through window                               | SE |
| Drive-through window service of any kind (Section 7.15)                            | SE |

**Lodging-Related Uses**

|   |    |
|---|----|
| Bed and breakfast (Section 7.7)   | NO |
| Hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center | NO |

**Recreation/Amusement-Related Used**

|   |    |
|---|----|
| Indoor recreation uses including but not limited to facilities for tennis, swimming, ice skating, bowling and billiards   | SE |
| Outdoor recreational uses, including but not limited to baseball batting facility, miniature fold, putting course, tennis facilities, ice skating facilities and gold driving ranges. | SE |
| Playground or recreation areas operated by a governmental unit  | SP |
| Theaters and assembly halls   | NO |

**Residential Uses**

|   |    |
|---|----|
| Accessory apartments (Section 7.3.G.3)  | NO |
| Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility | NO |
| Caretaker quarters  | NO |

|   |           |
|---|-----------|
| <b>Multi-family dwelling units</b>                            | <b>NO</b> |
| <b>Single-family dwelling</b>                                 | <b>NO</b> |
| <b>Two-family dwelling</b>                                    | <b>NO</b> |
| <b>Letting of rooms</b>                                       | <b>NO</b> |
| <b>Home-based Business (Home Office and Home Occupations)</b> | <b>NO</b> |

#### **Automotive-Related Uses**

|   |           |
|---|-----------|
| <b>Gasoline filling station</b>   | <b>SE</b> |
| <b>Automobile washing, lubricating and/or detailing</b>                         | <b>SE</b> |
| <b>Motor vehicle sales</b>  | <b>SE</b> |
| <b>Motor vehicle rentals</b>  | <b>SE</b> |
| <b>Motor vehicle service (limited repair license or general repair license)</b> | <b>SE</b> |
| <b>Motor vehicle and other junkyard (in an enclosed building)</b>               | <b>SE</b> |
| <b>Off-street parking facilities</b>  | <b>SP</b> |

#### **Institutional Uses**

|   |           |
|---|-----------|
| <b>Town buildings, facilities and uses</b>  | <b>SP</b> |
| <b>State and Federal Government building, facilities and uses</b>   | <b>SE</b> |
| <b>Cemetery</b>   | <b>SE</b> |
| <b>Churches and places of worship</b>   | <b>SE</b> |
| <b>Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain)</b> | <b>SE</b> |
| <b>Private schools, colleges and universities</b>   | <b>NO</b> |
| <b>Hospitals and convalescent homes (Section 7.8)</b>   | <b>SE</b> |
| <b>Museum</b>   | <b>NO</b> |

### Storage-Related Uses

|   |    |
|---|----|
| Bulk storage of material  | SP |
| Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons | SP |
| Portable storage trailers, containers and boxes   | SE |
| Climate-controlled self storage   | NO |
| Self-storage facilities   | SE |

### Industrial Uses

|  |    |
|--|----|
| Freight and bus terminals  | SP |
| Assembling, manufacturing and processing   | SP |
| Contractor yard for vehicles, equipment, materials and/or supplies                                 | SE |
| Landing or takeoff for rotorcraft, not including maintenance, repair, fueling or hangar facilities | SE |
| Railroad rights of way and passenger stations  | SE |
| Research laboratory  | SP |
| Warehousing and wholesale business (not retail)  | SE |
| Warehousing distribution, e-commerce and fulfillment centers                                       | NO |

### Utility-Related Uses

|   |    |
|---|----|
| Co-located telecommunications facilities  | SP |
| Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities | SE |
| Utility substation  | SE |
| Wind-energy conversion systems  | SE |

### Agricultural Uses

|                                      |    |
|--------------------------------------|----|
| Commercial nurseries and greenhouses | SP |
| Farms                                | SP |

|  |           |
|--|-----------|
| <b>Farm Stands</b>                     | <b>SP</b> |
| <b>Farmers' Markets (Section 7.17)</b> | <b>SE</b> |

#### **Animal-Related Uses**

|   |           |
|---|-----------|
| <b>Animals hospital or veterinarian office</b>              | <b>SP</b> |
| <b>Commercial kennel and animal shelters (Section 7.13)</b> | <b>SE</b> |
| <b>Animal day-care, grooming and training facility</b>      | <b>SE</b> |
| <b>Riding stables and school (Section 7.14)</b>             | <b>SE</b> |

#### **Accessory Uses**

|   |           |
|---|-----------|
| <b>Signs</b>  | <b>SP</b> |
| <b>Parking lots</b>   | <b>SP</b> |
| <b>Non-Agricultural Farm Events</b>   | <b>NO</b> |
| <b>Food preparation for on-site consumption in conjunction with a manufacturing facility that produces a food or beverage that is also sold at retail for on-site consumption</b> | <b>SP</b> |

### **General Industry 2 (IG-2) District**

#### **Retail Uses**

|   |           |
|---|-----------|
| <b>Retail &lt; 3,000 square feet</b>  | <b>SE</b> |
| <b>Retail ≥ 3,000 square feet, but &lt; 20,000 square feet</b>  | <b>NO</b> |
| <b>Retail ≥ 20,000 square feet</b>  | <b>NO</b> |
| <b>Retail, Limited</b>  | <b>NO</b> |
| <b>Sale at retail of any commodity manufactured, processed, fabricated or warehoused on the premises provided the total floor area devoted to retail sales does not exceed 20 percent of the gross floor area</b> | <b>SE</b> |
| <b>Outside storage or display of merchandise</b>  | <b>NO</b> |

#### **Service Related Uses Retail Uses**

|   |           |
|---|-----------|
| <b>Personal service establishment (hair, nails, tailoring, tanning, tattoos, massage)</b> | <b>NO</b> |
|---|-----------|

|  |    |
|--|----|
| Printing, publishing, and engraving establishments (within the interior of a building including any incidental assembly) < 5,000 square feet       | SE |
| Printing and publishing establishments ≥ 5,000 square feet   | SE |
| Service establishment (repair, rental and/or service of any item, except automobiles, trucks and trailers that is allowed to be sold in the zone.) | NO |
| Self-service automatic laundry and on-site washing service   | NO |
| Dry cleaning establishment   | NO |
| Day care center (Section 7.6)  | SE |
| Family day care home   | NO |
| Group day care home (Section 7.6)  | SE |
| Funeral home   | NO |

#### Office-Related Uses

|  |    |
|--|----|
| General or business office                     | SE |
| Medical or dental office, clinic or laboratory | SE |
| Banks and financial institutions               | SP |

#### Food/ Hospitality-Related Uses

|  |    |
|--|----|
| Restaurant, Table Service (excludes fast-food restaurant and drive-through window) | SE |
| Restaurant, fast-food - with drive-through window (Section 7.15)                   | SE |
| Restaurant, fast-food - without drive-through window                               | SE |
| Drive-through window service of any kind (Section 7.15)                            | SE |

#### Lodging-Related Uses

|   |    |
|---|----|
| Bed and breakfast (Section 7.7)   | NO |
| Hotel, which may include a table service restaurant (but not a fast-food restaurant or any drive-through facilities), banquet hall and/or conference center | NO |

**Recreation/Amusement-Related Used**

|  |           |
|--|-----------|
| <b>Indoor recreation uses including but not limited to facilities for tennis, swimming, ice skating, bowling and billiards</b>   | <b>SE</b> |
| <b>Outdoor recreational uses, including but not limited to baseball batting facility, miniature fold, putting course, tennis facilities, ice skating facilities and gold driving ranges.</b> | <b>SE</b> |
| <b>Playground or recreation areas operated by a governmental unit</b>  | <b>SP</b> |
| <b>Theaters and assembly halls</b>   | <b>NO</b> |

**Residential Uses**

|  |           |
|--|-----------|
| <b>Accessory apartments (Section 7.3.G.3)</b>  | <b>NO</b> |
| <b>Assisted living facility, congregate housing, continuing care retirement community, or a nursing facility</b> | <b>NO</b> |
| <b>Caretaker quarters</b>  | <b>NO</b> |
| <b>Multi-family dwelling units</b>   | <b>NO</b> |
| <b>Single-family dwelling</b>  | <b>NO</b> |
| <b>Two-family dwelling</b>   | <b>NO</b> |
| <b>Letting of rooms</b>  | <b>NO</b> |
| <b>Home-based Business (Home Office and Home Occupations)</b>  | <b>NO</b> |

**Automotive-Related Uses**

|   |           |
|---|-----------|
| <b>Gasoline filling station</b>   | <b>SE</b> |
| <b>Automobile washing, lubricating and/or detailing</b>                         | <b>SE</b> |
| <b>Motor vehicle sales</b>  | <b>SE</b> |
| <b>Motor vehicle rentals</b>  | <b>SE</b> |
| <b>Motor vehicle service (limited repair license or general repair license)</b> | <b>SE</b> |
| <b>Motor vehicle and other junkyard (in an enclosed building)</b>               | <b>SE</b> |
| <b>Off-street parking facilities</b>  | <b>SP</b> |

### **Institutional Uses**

|   |           |
|---|-----------|
| <b>Town buildings, facilities and uses</b>  | <b>SP</b> |
| <b>State and Federal Government building, facilities and uses</b>   | <b>SE</b> |
| <b>Cemetery</b>   | <b>SE</b> |
| <b>Churches and places of worship</b>   | <b>SE</b> |
| <b>Club, lodge or fraternal organization (private and operated for the benefit of the members and not for gain)</b> | <b>SE</b> |
| <b>Private schools, colleges and universities</b>   | <b>NO</b> |
| <b>Hospitals and convalescent homes (Section 7.8)</b>   | <b>SE</b> |
| <b>Museum</b>   | <b>NO</b> |

### **Storage-Related Uses**

|  |           |
|--|-----------|
| <b>Bulk storage of material</b>  | <b>SP</b> |
| <b>Commercial storage, sale and distribution of fuel and bottled gas, excluding tanks for petroleum products having a capacity in excess of 10,000 gallons</b> | <b>SP</b> |
| <b>Portable storage trailers, containers and boxes</b>   | <b>SE</b> |
| <b>Climate-controlled self storage</b>   | <b>NO</b> |
| <b>Self-storage facilities</b>   | <b>SE</b> |

### **Industrial Uses**

|   |           |
|---|-----------|
| <b>Freight and bus terminals</b>  | <b>SP</b> |
| <b>Assembling, manufacturing and processing</b>   | <b>SP</b> |
| <b>Contractor yard for vehicles, equipment, materials and/or supplies</b>                                 | <b>SE</b> |
| <b>Landing or takeoff for rotorcraft, not including maintenance, repair, fueling or hangar facilities</b> | <b>SE</b> |
| <b>Railroad rights of way and passenger stations</b>  | <b>SE</b> |
| <b>Research laboratory</b>  | <b>SP</b> |
| <b>Warehousing and wholesale business (not retail)</b>  | <b>SE</b> |



|   |           |
|---|-----------|
| <b>Warehousing distribution, e-commerce and fulfillment centers</b> | <b>NO</b> |
|---|-----------|

#### **Utility-Related Uses**

|  |           |
|--|-----------|
| <b>Co-located telecommunications facilities</b>  | <b>SP</b> |
| <b>Utilities, including gas regulation stations, telephone exchanges, pumping stations, aboveground water storage tank, water reservoirs and satellite and cable television facilities</b> | <b>SE</b> |
| <b>Utility substation</b>  | <b>SE</b> |
| <b>Wind-energy conversion systems</b>  | <b>SE</b> |

#### **Agricultural Uses**

|   |           |
|---|-----------|
| <b>Commercial nurseries and greenhouses</b> | <b>SP</b> |
| <b>Farms</b>                                | <b>SP</b> |
| <b>Farm Stands</b>                          | <b>SP</b> |
| <b>Farmers' Markets (Section 7.17)</b>      | <b>SE</b> |

#### **Animal-Related Uses**

|   |           |
|---|-----------|
| <b>Animals hospital or veterinarian office</b>              | <b>SP</b> |
| <b>Commercial kennel and animal shelters (Section 7.13)</b> | <b>SE</b> |
| <b>Animal day-care, grooming and training facility</b>      | <b>SE</b> |
| <b>Riding stables and school (Section 7.14)</b>             | <b>SE</b> |

#### **Accessory Uses**

|   |           |
|---|-----------|
| <b>Signs</b>  | <b>SP</b> |
| <b>Parking lots</b>   | <b>SP</b> |
| <b>Non-Agricultural Farm Events</b>   | <b>SE</b> |
| <b>Food preparation for on-site consumption in conjunction with a manufacturing facility that produces a food or beverage that is also sold at retail for on-site consumption</b> | <b>SP</b> |

## CHESHIRE

|   | I-1 | I-2 |
|---|-----|-----|
| Dwellings containing one dwelling unit and not more than two such dwellings per lot   | NO  | NO  |
| Dwellings containing one (1) dwelling unit and not more than two (2) such dwellings per rear lot (as regulated by Section 5.5   | NO  | NO  |
| Accessory second dwelling on lots containing one (1) dwelling unit and not more than two (2) dwellings per lot, provided each dwelling meets the requirements of Section 32   | NO  | NO  |
| Dwellings containing one dwelling unit, and not more than one such dwelling per lot, occupied by a person, together with said person's family, who is the owner, corporate officer, manager, caretaker, or janitor of a permitted commercial <sup>4</sup> use on the same lot                         | NO  | NO  |
| Dwellings containing one or two dwelling units and not more than two dwellings per lot may be permitted in commercial zones.  | NO  | NO  |
| A mix of dwelling units and office units, provided that the lot size shall exceed the minimum Section 32, Schedule B  | NO  | NO  |
| Dwellings containing two dwelling units (i.e. Duplexes), and not more than two such dwellings per lot provided all requirements of these Regulations shall be met for each dwelling as though it were on an individual lot and each dwelling unit meets the applicable minimum lot area requirements. | NO  | NO  |
| One additional dwelling to be used as an accessory apartment including kitchen facilities may be located in the dwelling even if the size of the lot is not large enough to fulfill the minimum lot area requirements for an additional dwelling unit   | SE  | SE  |
| Planned Residential Developments provided such development is served by a public sanitary sewerage system and a public water supply system or a state-approved community water supply system, and subject to the provisions of Section 43.  | NO  | NO  |
| Age Restricted Planned Residential Development provided such development is served by a public sanitary sewerage system and a public water supply system and, except as modified by Section 43.4.1, subject to the provisions of Section 43.3   | NO  | NO  |
| Planned Residential Developments designed exclusively for occupancy by elderly persons provided such development is served by a public sanitary sewerage system and a public water supply   | NO  | NO  |

|   |           |           |
|---|-----------|-----------|
| <b>Sheltered Care Facility Designed Exclusively for Occupancy by Elderly Persons - Section 43.6. (67A.)</b>   | <b>NO</b> | <b>NO</b> |
| <b>Planned Community Designed Exclusively for Occupancy by Elderly Persons Providing Interrelated Residential Units and Varying Levels of Nutritional and Health Care Units and Related Services</b>  | <b>NO</b> | <b>NO</b> |
| <b>Assisted living, convalescent homes, and the like licensed by the State of Connecticut</b>   | <b>NO</b> | <b>NO</b> |
| <b>Facilities for the mentally disabled and/or autistic, licensed by the State of Connecticut</b>   | <b>NO</b> | <b>NO</b> |
| <b>Trailers, motor homes, or mobile homes on the same lot with a dwelling containing one dwelling unit</b>  | <b>SE</b> | <b>SE</b> |
| <b>Camp trailer, motor homes, boats and pickup coaches, placement not more than 28 feet in length</b>   | <b>OK</b> | <b>OK</b> |
| <b>Accessory uses customarily associated with or incidental to any permitted use in any residential zone subject</b>  | <b>NO</b> | <b>NO</b> |
| <b>A temporary real estate office located on the site of a Planned Residential Development, Cluster Subdivision, Resubdivision or Rental Apartment development approved by the Planning and Zoning Commission</b>   | <b>OK</b> | <b>OK</b> |
| <b>A temporary construction office</b>  | <b>OK</b> | <b>OK</b> |
| <b>Tag sales permitted at a Dwelling Unit</b>   | <b>OK</b> | <b>OK</b> |
| <b>The Sale and Display of Antiques.<sup>3</sup> “Antique” for the purpose of these regulations is defined as any work of art, piece of furniture, decorative object, and the like, created and produced at least 25 years prior to the date of sale.</b>   | <b>NO</b> | <b>NO</b> |
| <b>The sale of registered motor vehicles on a residential lot</b>   | <b>OK</b> | <b>OK</b> |
| <b>Child day care center and/or nursery school which offer or provide a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis for a part of the twenty-four hours in one or more days in the week, provided the facility meets all statutes and regulations of the State of Connecticut for licensing of child day care centers.</b> | <b>SE</b> | <b>SE</b> |
| <b>Group day care homes which offer or provide a program of supplementary care to not less than 7 nor more than 12 related or unrelated children on a regular basis for a part of the 24 hours in</b>   | <b>SE</b> | <b>SE</b> |

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| one or more days of the week, when the facility meets all statutes and regulations of the State for licensing of group day care homes.   |    |    |
| A business or professional office when conducted on the premises entirely by mail and/or telephone and when there is no pedestrian, automobile or other vehicular traffic necessary for its conduct with the exception of normal residential traffic activity by the residents   | OK | OK |
| A professional or business office or customary home enterprise in a dwelling unit and not in an accessory building   | SP | SP |
| In-home business for instructional classes and lessons such as, but not limited to music, arts and crafts, tutoring, dance, training and the like, in a dwelling unit and not in an accessory building   | SP | SP |
| Bed and Breakfast - The letting of rooms and/or furnishing of board in a dwelling unit to a total of not more than ten persons   | SE | SE |
| Campgrounds operated and owned privately   | NO | SE |
| Housing subject to state and local provisions for migrant (temporary) labor, on the farm where they are primarily employed   | OK | OK |
| Farms, Truck Gardens, Nurseries  | OK | OK |
| Temporary stands for the display and sale of farm and truck garden and forestry produce grown exclusively on the premises provided there is only one such stand on the premises and that such stand does not exceed 100 square feet in area.   | OK | OK |
| Stands for the display and sale of farm and truck garden and Forestry produce, of which a major portion thereof was raised or Produced on that bona fide farm, or orchard, provided it is on an Active farm and there is only one such stand on that farm  | SP | SP |
| Outdoor events and activities that are part of a working farm operation's total offerings  | SE | SE |
| Horses, Ponies, and Other Equines: a. The lot shall contain a minimum of two (2) acres for the first animal and an additional ½ acre for each animal thereafter. b. A stall or other space in a weather tight permanent shelter shall be provided for each animal. c. Any building used for housing of animals, feed or water trough, or storage area for manure shall be located not less than 100 feet from any property line. | OK | OK |
| Livestock, Cattle, and Other Farm Animals, (excluding equine and   | OK | OK |

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| <p><b>poultry) : a. The lot shall contain a minimum of three (3) acres. b. Shelter must be provided to adequately house all animals c. Any building used for the housing of animals, feed or water trough or storage area for manure shall be located not less than 100 feet from each property line.</b></p>  |                  |                  |
| <p><b>Chickens: a. The lot shall contain a minimum of 80,000 sq. feet. b. No more than 12 chickens shall be kept on the lot. c. Roosters are prohibited on lots less than three (3) acres. d. More than 12 chickens requires three (3) acres. e. All chickens must be kept in a building or enclosure located in a rear yard and no less than 50 feet from any lot line.</b></p>   | <p><b>OK</b></p> | <p><b>OK</b></p> |
| <p><b>Horses or ponies for hire, riding academies or boarding stables for five or more animals located on a lot or not less than 15 acres provided that any building (other than a dwelling) and riding ring shall be located at least 300 feet from any lot line.</b></p>   | <p><b>SE</b></p> | <p><b>SP</b></p> |
| <p><b>Commercial and Boarding Kennels and Veterinary Hospitals subject to the following conditions: a. No dogs shall be housed or exercised in outside kennels or runs. b. All buildings in which dogs are housed or exercised shall be of solid construction of either masonry or framed with insulation and shall have finished interior walls. c. Exercise runs shall have finished masonry floor with covered drains, and shall be separated by solid partitions of at least 4 feet in height. d. All external doors shall be of solid core construction. e. Kennel rooms and exercise runs shall be provided with forced air ventilation and shall have no open windows. f. All ceilings shall be insulated and finished with sound absorbent materials.</b></p>              | <p><b>SE</b></p> | <p><b>SP</b></p> |
| <p><b>Pet Grooming- When in industrial zones shall not be constructed or located within 1,000' of an existing or proposed pet groomer. No dogs shall be housed outside. Parking requirements Section 33.1.7.</b></p>   | <p><b>SE</b></p> | <p><b>SE</b></p> |
| <p><b>Buildings and facilities used primarily for the following uses: Churches and places of worship; parish halls, schools, colleges, universities, museums; general hospitals (excluding correctional institutions and hospitals for the insane); cemeteries, educational, religious, philanthropic, scientific, literary, historical, and charitable institutions, agricultural and horticultural societies, if such uses are conducted by a non-profit organization and not as a business or for profit, provided that accessory use of such buildings and facilities for profit or not for profit shall be allowed if such use is in connection with a federally, State or municipally funded program for the elderly intended to promote the public health, welfare,</b></p> | <p><b>SE</b></p> | <p><b>SE</b></p> |

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| safety or education.   |    |    |
| Public Service Corporation buildings and facilities, all with no outside service yard or outside storage of supplies.  | OK | OK |
| Public Service Corporation buildings and facilities with outside service yard or outside storage of supplies   | SP | SE |
| Public Service Corporation buildings and facilities of which the above ground portion does not exceed 100 sq ft or 10ft in height  | SP | SE |
| Municipal Buildings and Uses of the Town of Cheshire and other governmental uses   | SE | SE |
| Parks and playgrounds, historic landmarks, and the like, operated by a private or governmental unit or a community association.  | SE | SE |
| Carnivals or fairs sponsored by a local nonprofit organization no more than 10 consecutive calendar days.  | SE | SE |
| Temporary fairs, bazaars and sales conducted by local non-profit organizations held on the premises  | OK | OK |
| Club for golf, tennis, swimming and similar facilities.  | SE | SE |
| Golf Driving Ranges. Golf Driving Ranges must be located on lots at least 7 ½ acres and shall have direct access on lands adjacent to State Highway RTE 10 or 70   | SE | SE |
| Clubhouses for non-profit, fraternal, community service and/or veteran's organizations with or without liquor permit.  | NO | NO |
| Commercial recreation facilities provided the use is located within an enclosed building. Any outdoor recreation facilities shall be secondary to the primary indoor use and not be permitted on any lot with frontage on RT 10 or direct access to RT 10.   | SE | SE |
| Indoor ice skating facilities provided the use is located entirely within an enclosed building or buildings when requirements of the facility and the provisions of these regulations require a lot of not less than 120,000 square feet in area   | SE | SP |
| Sports training facility with related commercial recreation facilities provided the use is located primarily within an enclosed building. Said facility may include related outdoor facilities that are secondary to the primary sports training use. Such facilities with related outdoor use, however, shall not be permitted on any lot with frontage on Route 10 or direct access to Route 10. | SE | SE |

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| <b>Health and Exercise Facilities</b>   | <b>SE</b> | <b>SP</b> |
| <b>Businesses where goods are sold or service is rendered primarily at retail and that have not more than 50,000 sq ft. of gross floor area per building.</b>   | <b>NO</b> | <b>NO</b> |
| <b>Restaurants and other food service establishments, with or without a liquor permit, provided at least three quarters of the customer seats are located within an enclosed building</b>   | <b>SE</b> | <b>SE</b> |
| <b>Such uses may include a food take-out service incidental to the primary permitted use where customers are served in motor vehicles.</b>  | <b>SE</b> | <b>SE</b> |
| <b>Restaurants and other food service establishments, with or without a liquor permit, provided at least three quarters of the customer seats are located within an enclosed building.<br/><br/>Such uses may include a food take-out service incidental to the primary permitted use where customers are served in motor vehicles.<sup>3 4</sup></b> | <b>SE</b> | <b>SE</b> |
| <b>Ice cream parlors, where ice cream, soda and related products are the only items sold provided customers are served only when inside the building, provided there are a minimum of ten seats located inside the building for use by customers</b>  | <b>NO</b> | <b>NO</b> |
| <b>Gasoline stations and/or Motor Vehicle Repairers</b>   | <b>SE</b> | <b>NO</b> |
| <b>Gasoline Stations with Convenience Store</b>   | <b>NO</b> | <b>NO</b> |
| <b>Motor vehicle dealers (which can have repairer's licenses by State Statutes)</b>   | <b>SE</b> | <b>SE</b> |
| <b>Automatic Car Washing and Cleaning Establishments</b>  | <b>SE</b> | <b>NO</b> |
| <b>Boat dealers, to include sales and service of boats, motors, boat trailers and related accessories</b>   | <b>SE</b> | <b>SE</b> |
| <b>Hair and Beauty Salons</b>   | <b>SE</b> | <b>SE</b> |
| <b>Hotels, motels, tourist court and the like, designed primarily for transient guests</b>  | <b>NO</b> | <b>SE</b> |
| <b>Banks and Other Financial Institutions.</b>  | <b>SE</b> | <b>SP</b> |
| <b>Professional Offices.</b>  | <b>SE</b> | <b>SP</b> |

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| <b>Medical and/or dental clinics and laboratories.</b>   | <b>SE</b> | <b>SP</b> |
| <b>Undertaker's establishments on a lot of at least 40,000 sq. ft.</b>   | <b>NO</b> | <b>NO</b> |
| <b>Research Laboratories.</b>  | <b>SE</b> | <b>SP</b> |
| <b>Wireless Telecommunications Facilities</b>  | <b>SE</b> | <b>SE</b> |
| <b>Radio and television-broadcasting studios excluding transmitting and receiving towers in excess of 35 feet above the ground.</b>  | <b>SE</b> | <b>SP</b> |
| <b>Printing and publishing establishments occupying not more than 2,500 square feet of floor area.</b>   | <b>SE</b> | <b>SP</b> |
| <b>Printing and publishing establishments.</b>   | <b>SE</b> | <b>SP</b> |
| <b>The manufacture, processing, assembling of goods and storage incidental to the primary use</b>  | <b>SE</b> | <b>SP</b> |
| <b>Breweries, wineries, and distilleries and other alcoholic manufacturing facilities as licensed by the State of Connecticut. Such facilities may have tasting rooms with food service, full service restaurants, food trucks, delivery services and/or retail sales, and may also be designed to hold events or provide entertainment to their guests.</b> | <b>SE</b> | <b>SP</b> |
| <b>Warehousing, wholesale business and wholesale business warehousing</b>  | <b>SE</b> | <b>SP</b> |
| <b>Contractor's warehousing and storage yards</b>  | <b>SE</b> | <b>SP</b> |
| <b>Excavation and paving contractors and associated equipment storage yards</b>  | <b>SE</b> | <b>SP</b> |
| <b>Lumber and building materials business and storage yards.</b>   | <b>SE</b> | <b>SP</b> |
| <b>Freight and materials trucking businesses, and freight transshipment facilities</b>   | <b>SE</b> | <b>SP</b> |
| <b>Machine shops, painting, woodworking, sheet metal, blacksmiths, welding, and tire recapping.</b>  | <b>SE</b> | <b>SP</b> |
| <b>Commercial storage and sale of fuel and bottled gas. Total above ground tank capacity shall not be more than 50,000 gallons and no above ground tank shall be closer than 40 feet to any building.</b>  | <b>SE</b> | <b>SP</b> |
| <b>Commercial storage and sale of bulk liquid oxygen for home health</b>   | <b>OK</b> | <b>OK</b> |



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| care and similar uses  |    |    |
| Bulk storage of cement and concrete mixing plants.   | NO | SP |
| Bulk storage of petroleum and petroleum products and bituminous paving mixing plants.  | NO | SE |
| Laundry, cleaning and dyeing plants  | SE | SE |
| Plants, other than bona fide farms, for the processing and distribution of milk and edible dairy products and/or the packaging and distribution of beverages   | SE | SP |
| Heliports and storage facilities for helicopters   | SE | SE |
| Earth removal and filling in accordance with Section 25.2  | SE | SE |
| Screening, sifting, washing, crushing bulk storage of, and other forms of processing of sand, stone, gravel, and the like  | SE | SE |
| Refuse Transfer and Recycling Centers  | NO | SE |
| <b>ADULT ENTERTAINMENT</b>   | SE | SE |
| Accessory Use Tent on properties having a validly existing use permitted pursuant to Section 30  | SE | SE |
| Display, storage and sale of landscape materials   | SE | SE |
| Amusement parks, motor vehicle race tracks, drive-in theaters, junk yards, motor vehicle junk yards, motor vehicle junk businesses and mobile home parks   | NO | NO |
| Ammonia, chlorine or bleaching powder manufacture; industrial processes utilizing the combustion of soft coal; blast furnaces; board, steam and drop hammers; creosote treatment and manufacture; petrochemical manufacture; distillation of coal, petroleum, refuse, grain, wood or bones; explosive manufacture or storage; glue, size or gelatin manufacture; grain drying; commercial incineration; reduction, storage or dumping* of slaughter house refuse, garbage, dead animals or offal, radioactive materials or wastes; raw hides or skin storage, cleaning, curing or tanning; soap manufacture from animal fats; sulphurous, sulphuric, nitric, picric, carbolic or hydrochloric acid manufacture or any similar use. 31.3 Outdoor wood burning furnaces. These are defined as a free-standing outdoor structure that houses a wood-burning furnace that contains a smoke stack and is used to provide heat or hot water to a building, structure, swimming pool or hot tub through | NO | NO |

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| <b>liquid or other means. Outdoor wood-burning furnace does not include a fire pit, wood-fired barbecue, or similar outdoor recreational uses.</b> |  |  |
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## **FARMINGTON**

Allowed in CR and C1 Zones

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| <b>Signs</b>  | <b>ZP</b> |
| <b>Accessory Uses in conjunction with an approved special permitted use</b>   | <b>ZP</b> |
| <b>All uses allowed by special permit in the R80, R40, R30, R20, R12 and R9 Zones, except Guest House and Two, Three and Four Family Dwelling</b>   | <b>SE</b> |
| <b>Retail Store, Personal Service Shop.</b>   | <b>SE</b> |
| <b>Business Offices.</b>  | <b>SE</b> |
| <b>Medical Offices.</b>   | <b>SE</b> |
| <b>Bank</b>   | <b>SE</b> |
| <b>Convenience Store</b>  | <b>SE</b> |
| <b>Fast Food Restaurant, Dairy Bar, Grill, Coffe Shop, except mobile type of eating and drinking place, place offering curb service and drive through windows. Where alcoholic beverages are sold, the limitations of Article IV. Section 5. Shall apply.</b> | <b>SE</b> |
| <b>Restaurant (low turnover) where alcoholic beverages are sold</b>   | <b>SE</b> |
| <b>Shop for making articles to be sold primarily at retail on the premises</b>  | <b>SE</b> |
| <b>Studio and Sample Room</b>   | <b>SE</b> |
| <b>Hotel, Motel, Inn</b>  | <b>SE</b> |
| <b>Theater (except open air drive –in)</b>  | <b>SE</b> |
| <b>Laundry employing not more than 4 person</b>   | <b>SE</b> |
| <b>Newspaper and Job Printing</b>   | <b>SE</b> |
| <b>Radio and Television Broadcasting Studio</b>   | <b>SE</b> |
| <b>Funeral Home</b>   | <b>SE</b> |
| <b>Health Club &amp; Sports Facility</b>  | <b>SE</b> |
| <b>Club and Fraternal Organization.</b>   | <b>SE</b> |

|   |           |
|---|-----------|
| <b>Banquet Hall or Catering Facility.</b>   | <b>SE</b> |
| <b>Day Care Center</b>  | <b>SE</b> |
| <b>Private or Public Parking Facility</b>   | <b>SE</b> |
| <b>Any establishment, the principal use of which is manufacturing, fabricating, processing, producing, assembling, cleaning, servicing, testing or repairing of materials</b> | <b>SE</b> |
| <b>Laundry</b>  | <b>SE</b> |
| <b>Warehousing Facility and Distribution Center.</b>  | <b>SE</b> |
| <b>Animal Hospital</b>  | <b>SE</b> |
| <b>Bakery</b>   | <b>SE</b> |
| <b>Place of Assembly, Health Club and Sports Facility</b>   | <b>SE</b> |
| <b>Trucking Company</b>   | <b>SE</b> |
| <b>Concrete Batching Operations including mixing and packaging of cement and aggregate and dehydrating components for such packaging.</b>                                     | <b>SE</b> |
| <b>Research &amp; Testing Laboratory</b>  | <b>SE</b> |
| <b>Yard for coal, coke, lumber and builders' materials</b>  | <b>SE</b> |
| <b>Wholesaling Establishments</b>   | <b>SE</b> |
| <b>Mixed Use Developments</b>   | <b>SE</b> |
| <b>Animal Day Care Center</b>   | <b>SE</b> |
| <b>Recreational and/or Medical Marijuana Dispensary and Medical Marijuana Production Facility</b>   | <b>SE</b> |

## SOUTH WINDSOR

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|---|--------------|
| <b>Residential</b>  | <b>SE/SP</b> |
| <b>Assisted Living</b>  | <b>NO</b>    |
| <b>Horses and ponies for personal use</b>   | <b>NO</b>    |
| <b>Multi-family residential</b>   | <b>NO</b>    |
| <b>Hospitals, Sanitariums, Convalescent Homes</b>   | <b>NO</b>    |
| <b>Fraternal organizations and membership clubs operated as nonprofit activity</b>  | <b>SE</b>    |
| <b>Municipal Facilities and Uses</b>  | <b>SE</b>    |
| <b>Agriculture (e.g. forestry operation, cultivated lands, animals)</b>   | <b>OK</b>    |
| <b>Adult-Oriented Business</b>  | <b>NO</b>    |
| <b>Alcoholic Liquor Stores</b>  | <b>NO</b>    |
| <b>Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes</b>                               | <b>SE</b>    |
| <b>Alcoholic liquor sales as a part of a drug store or grocery store</b>  | <b>NO</b>    |
| <b>Amusement – theaters, moving pictures houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises</b> | <b>SE</b>    |
| <b>Automobile retail sales, new and used</b>  | <b>SE</b>    |
| <b>Automobile service and repair</b>  | <b>SP</b>    |
| <b>Automobile wholesale</b>   | <b>NO</b>    |
| <b>Automobile service stations, fuel and repair</b>   | <b>NO</b>    |
| <b>Automotive fuel</b>  | <b>NO</b>    |
| <b>Brewery/Distillery</b>   | <b>SP</b>    |
| <b>Beverage Stores, quick service; e.g. coffee shop</b>   | <b>NO</b>    |
| <b>Building and landscape materials sales and storage including lumber yards and construction equipment</b>                                     | <b>SE</b>    |
| <b>Convenience Stores</b>   | <b>NO</b>    |

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| <b>Convention Facilities</b>   | <b>NO</b> |
| <b>Day Care Facilities</b>   | <b>SE</b> |
| <b>Dog Grooming Facilities</b>   | <b>SE</b> |
| <b>Dry cleaning, laundry, and dyeing establishments</b>                          | <b>NO</b> |
| <b>Entertainment (live) at hotels and restaurants, taverns, grills and cafes</b> | <b>SE</b> |
| <b>Equipment sales, service, and rentals, including farm equipment</b>           | <b>SE</b> |
| <b>Financial Services, institutions and agencies</b>                             | <b>SP</b> |
| <b>Fitness Facilities</b>  | <b>SE</b> |
| <b>Freezer lockers and incidental processing of food for human consumption</b>   | <b>SE</b> |
| <b>Garages - public</b>  | <b>NO</b> |
| <b>Hotels (and motels)</b>   | <b>NO</b> |
| <b>Hotels, exclusive of entertainment</b>  | <b>NO</b> |
| <b>Manufacture of bricks, cement products , tile and terra cotta</b>             | <b>SE</b> |
| <b>Manufacture, processing, packing and assembly of components of goods</b>      | <b>SP</b> |
| <b>Microbrewery, Brewpub</b>   | <b>NO</b> |
| <b>Mobile Food Vendor</b>  | <b>ZP</b> |
| <b>Mortuaries, funeral and internment services</b>                               | <b>NO</b> |
| <b>Multi-family residential</b>  | <b>NO</b> |
| <b>Motor vehicle refueling/re-energizing stations</b>                            | <b>NO</b> |
| <b>Offices – professional, commercial, corporate and business</b>                | <b>SP</b> |
| <b>Personal Services Shop</b>  | <b>NO</b> |
| <b>Pharmacy</b>  | <b>NO</b> |
| <b>Petroleum Product Bulk Storage</b>  | <b>SE</b> |
| <b>Plumbing, heating, electrical, mechanical industrial and general</b>          | <b>SP</b> |

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| <b>contracting establishments</b>  |           |
| <b>Printing and publishing graphic arts processes, sign shop painting</b>                        | <b>SP</b> |
| <b>Radio and television studios and transmitters, communication towers, multi-media stations</b> | <b>NO</b> |
| <b>Recreational Activities- indoor</b>   | <b>SE</b> |
| <b>Recreational Facilities – outdoor</b>   | <b>SE</b> |
| <b>Research Laboratories</b>   | <b>SP</b> |
| <b>Restaurants, including fast food</b>  | <b>NO</b> |
| <b>Restaurants, exclusive of entertainment</b>   | <b>NO</b> |
| <b>Retail Establishments with high turnover</b>  | <b>NO</b> |
| <b>Retail sales and inventory directly related thereto</b>                                       | <b>NO</b> |
| <b>Riding Academies, Barn and Stables</b>  | <b>NO</b> |
| <b>Solar Energy, Roof Mounted</b>  | <b>OK</b> |
| <b>Solar Energy System, Large</b>  | <b>SE</b> |
| <b>Solar Energy System, Small</b>  | <b>SP</b> |
| <b>Solid waste, recycling transfer station facilities</b>  | <b>SE</b> |
| <b>Training Facilities</b>   | <b>SE</b> |
| <b>Truck and Freight Terminals</b>   | <b>SE</b> |
| <b>Veterinary Hospital and Boarding Kennels</b>  | <b>SE</b> |
| <b>Warehouse and Distribution Centers</b>  | <b>SP</b> |
| <b>Wholesale sales and inventory directly related thereto</b>                                    | <b>SE</b> |
| <b>Wholesale sales and inventory directly related thereto for the public</b>                     | <b>NO</b> |

## WINDSOR

### Permitted Uses

|  |           |
|--|-----------|
| <b>Offices and research-laboratories</b>   | <b>ZP</b> |
| <b>Manufacturing, fabricating, compounding, assembling, packing, storage or treatment of articles, or their wholesaling and distribution</b> | <b>ZP</b> |
| <b>Brewery</b>   | <b>ZP</b> |

### Accessory Uses

|   |           |
|---|-----------|
| <b>Outdoor parking of commercial vehicles that are accessory to the principal use</b> | <b>ZP</b> |
| <b>No more than two mechanical amusement devices available to the general public</b>  | <b>ZP</b> |

### Special Uses

|  |           |
|--|-----------|
| <b>Uses requiring limited outdoor storage</b>  | <b>SE</b> |
| <b>Sales agency of new automobiles, commercial and recreational vehicles</b>                 | <b>SE</b> |
| <b>Oil distribution</b>  | <b>SE</b> |
| <b>Commercial recreational and cultural buildings (e.g. indoor theaters, bowling alleys)</b> | <b>SE</b> |
| <b>Limited repair and service of motor vehicles</b>  | <b>SE</b> |
| <b>Commercial kennels and animal hospitals</b>   | <b>SE</b> |
| <b>Private-use helistop</b>  | <b>SE</b> |
| <b>Funeral home</b>  | <b>SE</b> |
| <b>Sales of nursery stock and related products</b>   | <b>SE</b> |
| <b>Garaged or open storage of currently registered school buses</b>                          | <b>SE</b> |
| <b>Limited retail sales</b>  | <b>SE</b> |
| <b>Full service hotels and conference centers</b>  | <b>SE</b> |
| <b>Self-storage and Outside storage facilities</b>   | <b>SE</b> |



|  |           |
|--|-----------|
| <b>Outside storage of boats, campers, trailers, recreational vehicles, seasonal vehicles</b> | <b>SE</b> |
| <b>Extended Stay Hotels</b>  | <b>SE</b> |
| <b>Hospitals and Nursing Homes</b>   | <b>SE</b> |
| <b>Film studios</b>  | <b>SE</b> |
| <b>Livery service</b>  | <b>SE</b> |
| <b>Dispensary facility</b>   | <b>SE</b> |
| <b>Brewery with taproom selling beer for on premises consumption</b>                         | <b>SE</b> |
| <b>Indoor sales of Antique, Classic and Exotic Automobiles</b>                               | <b>SE</b> |

Warehouse Zone

Permitted Use

|                                   |           |
|-----------------------------------|-----------|
| <b>Wholesale and storage uses</b> | <b>ZP</b> |
|-----------------------------------|-----------|

Special Uses

|  |           |
|--|-----------|
| <b>Truck terminals and accessory operations such as the emergency repair and refueling of trucks</b> | <b>SE</b> |
|--|-----------|

## **RIDGEFIELD**

### *Corp. Development District (CDD)*

#### **PURPOSE**

The Corporate Development District (CDD) is established to enable the establishment and/or development of corporate uses and structures in appropriate locations of the town so as to aid in the achievement of the goals and objectives in the Plan of Conservation and Development.

|  |           |
|--|-----------|
| <b>Offices for executive, administrative, business, professional, and data processing activities</b>   | <b>SE</b> |
| <b>Research and development laboratories, including research and development of manufactured, processed or compounded products</b>   | <b>SE</b> |
| <b>The manufacture, production, fabrication, processing , assembling, packing, storing and distribution: precision-electrical or precision-mechanical equipment; optical goods, business machines, precision instruments, surgical and dental instruments; pharmaceutical, toiletry, and cosmetic; and any other use of the same general character as any of the uses listed above</b> | <b>SE</b> |
| <b>Medical and medical paraprofessional offices and facilities, and fitness and wellness centers</b>   | <b>SE</b> |
| <b>Accredited post-secondary educational institutions</b>  | <b>SE</b> |
| <b>Municipal or other governmental uses, including public parking and recreational facilities.</b>   | <b>SE</b> |
| <b>Licensed child day care centers</b>   | <b>SE</b> |
| <b>Public Utility Substations</b>  | <b>SE</b> |