

GROUP CHILD CARE HOME TEXT AMENDMENT

New Text in Red

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5.1-4.C *Group Child Care Home*

Group Child Care Homes licensed by the State Office of Early Childhood are permitted uses within residential dwellings in the RS, R, RU and RM zoning districts.

Conditions apply when not located in a residential dwelling in the RS, R, RU and RM zoning districts.

Conditions apply in the following zoning districts: ~~RS, R, RU, RM,~~ CN, CR, MDD, MTC, MVC, IM

Group Child Care Homes are permitted uses subject to the conditions listed below and other applicable regulations.

Setbacks: No ~~building may be located~~ Group Child Care use shall be located in a building within 50 feet of any property line, except in non-residential districts, where the required setbacks of the respective zone shall apply.

Outdoor Play Space: A graded and suitably fenced play area, including a minimum of 75 SF of play space for each child who would be using the play area at any one time, must be provided. The minimum required play area must be free of hazards and regulated wetland soils, provide a suitable play surface, and be a minimum of 1%, but not in excess of 3%, in grade. Where the existing topography and conditions present unique circumstances which will not compromise child safety, the PZC may modify the maximum play area grade requirement to 5%. Active play areas, defined as areas containing playground equipment, including but not limited to swings and other apparatus, must not exceed 1% in grade. In RS, R, and RU zones, outdoor play activities are restricted to the hours of 7:00 a.m. and 10:00 p.m.

Buffers: A buffer area must be provided in accordance with the intent of Section 8.1-6 of these regulations within all boundaries of a lot as follows:

Residential Districts: 25 feet

Commercial Districts: 25 feet

Industrial Districts: 50 feet

The buffer area will be designed to mitigate impacts from adjacent uses, particularly in cases where facilities are located in commercial and industrial districts. This buffer requirement is typically applied to the portion of the site dedicated to child care use, including such items as play area(s). The play area or areas shall not be located within the designated buffer area. The PZC may modify the width requirement of the buffer area per Section 8.1-6.

Access: The applicant will accommodate all pedestrian and vehicular traffic to and on site and must provide an acceptable area for dropping off children on site. To the extent possible, parking stalls dedicated to the public should be located to preclude pedestrian crossing of interior drives.

Licensing and Permitting: Nothing in this section diminishes the property owner's separate responsibility for addressing compliance with any other CT State or Local licensing and permit requirements for the proposed daycare use.