ZONING REGULATIONS



TOWN OF GROTON, CT

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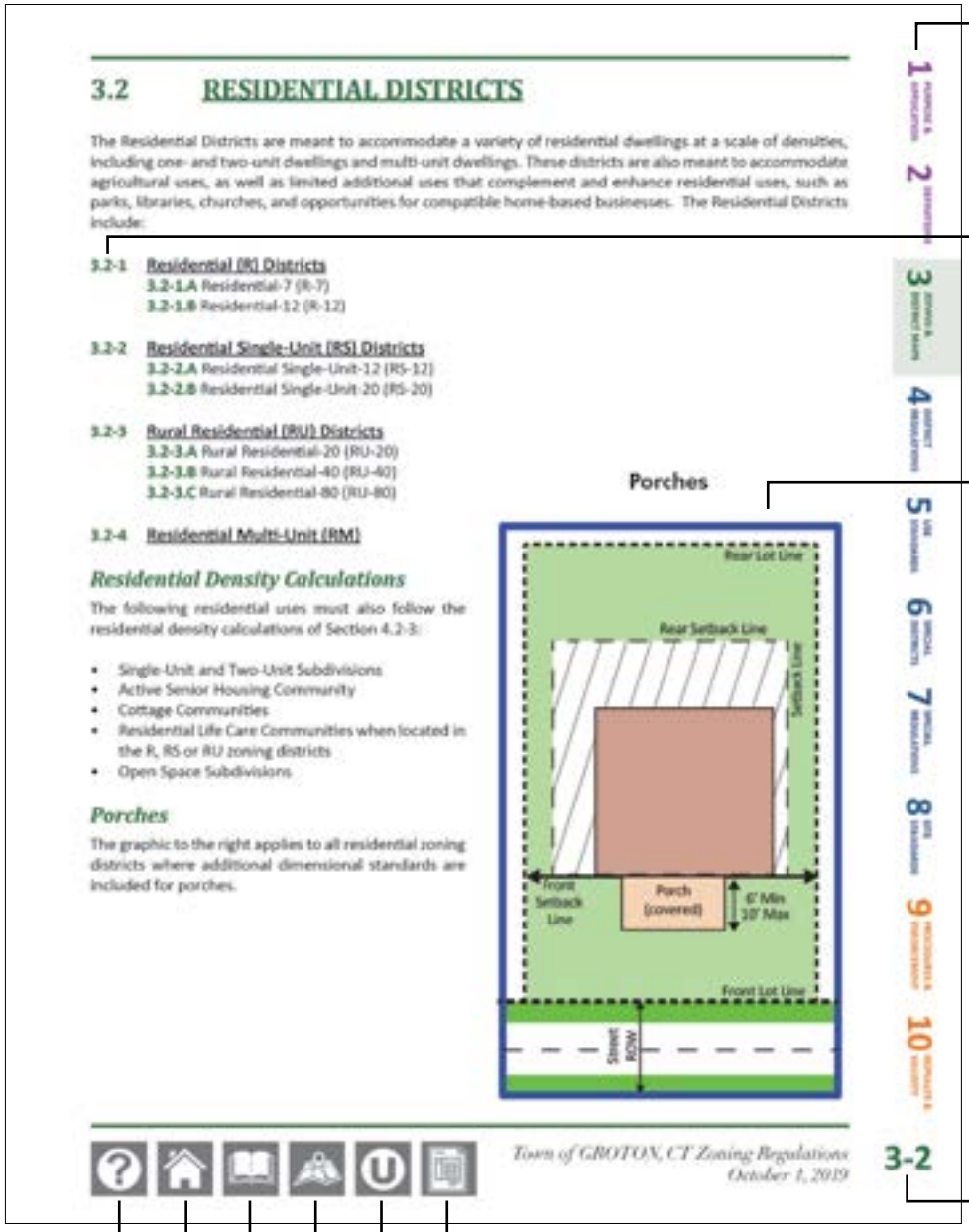
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HOW TO USE THESE REGULATIONS

a. Content Organization and Page Layout



3.2 RESIDENTIAL DISTRICTS

The Residential Districts are meant to accommodate a variety of residential dwellings at a scale of densities, including one- and two-unit dwellings and multi-unit dwellings. These districts are also meant to accommodate agricultural uses, as well as limited additional uses that complement and enhance residential uses, such as parks, libraries, churches, and opportunities for compatible home-based businesses. The Residential Districts include:

3.2-1 Residential (R) Districts
3.2-1.A Residential-7 (R-7)
3.2-1.B Residential-12 (R-12)

3.2-2 Residential Single-Unit (RS) Districts
3.2-2.A Residential Single-Unit-12 (RS-12)
3.2-2.B Residential Single-Unit-20 (RS-20)

3.2-3 Rural Residential (RU) Districts
3.2-3.A Rural Residential-20 (RU-20)
3.2-3.B Rural Residential-40 (RU-40)
3.2-3.C Rural Residential-80 (RU-80)

3.2-4 Residential Multi-Unit (RM)

Residential Density Calculations

The following residential uses must also follow the residential density calculations of Section 4.2-3:

- Single-Unit and Two-Unit Subdivisions
- Active Senior Housing Community
- Cottage Communities
- Residential Life Care Communities when located in the R, RS or RU zoning districts
- Open Space Subdivisions

Porches

The graphic to the right applies to all residential zoning districts where additional dimensional standards are included for porches.

Porches

Town of GROTON, CT Zoning Regulations
October 1, 2019

3-2

Article tabs link to the first page of each article. The colored tab behind the section name and number indicates the section in which the current page is located.

Any bold, colored, paragraph text indicates there is a link to the Section mentioned

Graphics, figures, and tables illustrate concepts or clarify regulations

Pages are numbered sequentially within each Section

Link to How to Use These Regulations

Link to Table of Contents

Link to Definitions

Link to Zoning Map

Link to Table of Uses

Link to Developmental Standards Table

HOW TO USE THESE REGULATIONS

b. Symbols and User Notes

The following symbols are used throughout the Zoning Regulations:

📖 indicates the term is defined in Article 2, Definitions. (Note: Not every defined term is designated with a 📖 symbol. Consult Definitions, for a list of all defined terms.)

c. Reading the Regulations

Rules have been established to assist with interpreting the regulations. Below are some rules to keep in mind when reading this document:

- Sometimes there may be general and specific regulations that pertain to one particular aspect of site design. In such instances, the specific regulations must be followed.
- Discrepancies between text and an illustration (including its caption) may occur. In the case of such discrepancies, the text is considered the accurate source of information.
- The use of the words will, shall, and must carry significant meaning. Will, shall, and must regulations must be followed. Requirements that use the words may and should are discretionary, meaning that the requirement is at the discretion of the Planning and Zoning Commission or Zoning Board of Appeals.
- If a term is not listed in Section 2, it will carry the meaning customarily assigned to it.
- Conjunctions are often used and must be read accurately:
  - **AND** indicates that all connected items, conditions, provisions or events shall apply.
  - **OR** indicates that the connected items, conditions, provisions or events may apply singly or in any combination.
  - **EITHER…OR** indicates that the connected items, conditions, provisions or events shall apply singly, but not in combination.

Digital User Note:

What is a link?

A link allows for quick reference to a relevant section. By 'clicking' a link, the user is taken directly to a page in the regulations or another reference document. The user may return to the original page by clicking the 'previous view' button in Adobe Acrobat Reader.

If you have Adobe Acrobat Reader and you do not see the 'previous view' button on your screen, you can add it by turning on your 'page navigation toolbar'. For assistance, refer to the 'Help' menu in your version of Acrobat Reader.

What information is linked?

Any color text is linked to either another page within the Zoning Regulations, a separate Town ordinance or document, or an external website.

In addition, several other features of the document are linked to allow users to navigate through the ordinance. Click on any of the following features to quickly locate another section:



Section tabs located on the side of each page are linked to the first page of each Section.



Icons located at the bottom of each page are linked to the 'How to Use These Regulations' section, the main Table of Contents, the Zoning Map, etc.



HOW TO USE THESE REGULATIONS

d. Typical Steps for Development

1. Locate the parcel on the **ZONING MAP** to determine to which district the property is designated.	**Zoning Map**
• If the Development is within a **SPECIAL DISTRICT** or **OVERLAY** go to the relevant portion of Section 6 Special Districts and Development Options to understand the specific development provisions within the overlay and how the zoning district applies (e.g., Coastal Area Management (CAM), Water Resource Protection District).	**Section 6**
2. Review **DISTRICTS** to understand the character and intent of the district.	**Section 3**
3. Review **USES** to determine the permitted uses by district, understand use Categories, and find applicable conditions or requirements for the uses in specific districts.	**Section 4.1** **Section 5**
4. Review **DIMENSIONAL**, **BUILDING**, and **LOT STANDARDS** to determine the requirements for placement of a building on a lot.	**Section 3** **Section 4.2**
5. Review **SPECIAL REGULATIONS** for location in a Flood Zone and for development requirements for Erosion and Sediment Control and Stormwater Management.	**Section 7**
6. Review **SITE STANDARDS** for requirements for development of the site.	**Section 8**
• Landscaping, Screening and Buffering	**8.1**
• Parking, Loading and Bicycle	**8.2**
• Sidewalks	**8.3**
• Signs	**8.4**
• Lighting	**8.5**
• Hazardous Materials	**8.6**
7. Determine the applicable **DEVELOPMENT APPROVAL PROCESS** to prepare all required application materials.	**Section 9**

HOW TO USE THESE REGULATIONS

e. Application Types

The following application types have been established for these regulations:

APPLICATION TYPE	REVIEW AGENCY		
	Staff	Planning and Zoning Commission	Zoning Board of Appeals
Zoning Permit	X		
Certificate of Zoning Compliance	X		
Administrative Site Plan Application	X		
Site Plan Application		X	
Coastal Site Plan Application		X (1)	X (1)
Special Permit Application		X	
Regulation Amendment		X	
Zoning Map Amendment		X	
Appeal			X
Variance/Floodplain Variance			X
Location Approval			X

(1) Review agency based on associated application.

SECTION 1: PURPOSE, AUTHORITY & APPLICATION

1.1 PURPOSE

In accordance with the provisions of Chapter 124 of the General Statutes of the State of Connecticut (CGS), as amended, the Zoning Commission of the Town of Groton hereby adopts the following Zoning Regulations for the Town of Groton, Connecticut, for the following purposes:

Promoting the health, safety, and general welfare of the community; lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land and avoiding undue concentration of population; facilitating adequate provision for transportation, water, sewerage, schools, parks, and other public requirements; conserving the value of buildings, and encouraging the most appropriate use of land throughout the Town; providing for the public health, comfort, and general welfare in living and working conditions; regulating and restricting the location of trades and industries and the location of buildings designed for specific uses; regulating and limiting the height and bulk of buildings hereafter erected; regulating and determining the area of yards, courts and other open spaces for buildings hereafter erected; and exercising reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound.

1.2 AUTHORITY

The Town of Groton Zoning Official has the authority to interpret these regulations.

No land, building, or part thereof shall be constructed, reconstructed, extended, enlarged, moved, arranged, designed, intended to be used, or altered except in conformity with these regulations, and no lot shall be less in area or width nor have yards that do not meet the dimensional requirements of these regulations, nor shall any building or buildings or part thereof occupy in the aggregate a greater percentage of the lot, nor shall any building be greater in height than as prescribed in the applicable section hereof, except as otherwise specifically provided in these regulations. No lot shall be diminished in area nor shall any yard or open space be reduced, except in conformity with these regulations.

1.3 PROVISIONS AND REQUIREMENTS

In the event that there are found to be conflicting requirements within these regulations, the most restrictive provisions shall be applied.

The provisions of these regulations may be superseded by, or be in addition to, other local, State or Federal laws or regulations.

These regulations do not release a person from having to comply with a more restrictive law, ordinance, easement, covenant, rule, regulation or permit.

SECTION 2: DEFINITIONS

For the purpose of these regulations, certain terms or words shall be defined as below.

- The words "will", "shall" or "must" are always mandatory and not discretionary. The words "may" or "should" are permissive.
- All words and phrases shall be construed and understood according to the common preferred usage of the language; but technical words and phrases and such as may have acquired a peculiar and appropriate meaning in the law shall be construed and understood according to such peculiar and appropriate meaning.
- Words in the present tense include the future; the singular number includes the plural, and vice versa, unless the context clearly indicates to the contrary.
- The word "lot" includes the words "plot" or "parcel".
- The word "building" or "structure" includes any part thereof. Any building shall be considered a "structure".
- The word "person" includes an individual, a corporation, a partnership, an incorporated association or any similar entity.
- The word "used" shall be deemed also to include "designed, intended or arranged to be used".
- Unless the context clearly indicates the contrary, the conjunctions noted below shall be interpreted as follows:
  - The term "and" indicates that all connected items, conditions, provisions or events shall apply.
  - The term "or" indicates that the connected items, conditions, provisions or events may apply singularly or in any combination.
  - The term "either…or" indicates that the connected items, conditions, provisions or events shall apply singularly but not in combination.
- Unless otherwise specified, all distances must be measured horizontally.

These definitions are listed alphabetically in two sections: Section 2.1 General Definitions and Section 2.2 Flood Protection Definitions. Flood Protection Definitions apply only to the Flood Protection provisions of Section 7.2, Flood Protection Regulations.

2.1 GENERAL DEFINITIONS *(Rev. Eff. 01-15-2020, 08-15-2021, 11-15-2021, 07-15-2022, 50-15-2023, 06-15-2023, 07-14-2023, 05-15-2024, 06-05-2026, 07-15-2026)*

ABUTTER: A person or entity holding a fee simple interest in real property abutting property cited in an application, petition or request pending before a commission.

ABUTTING: The condition of two properties having a common property line or boundary or being separated from such a common border by a right-of-way, alley or easement.

ACCESS: A means for vehicular or pedestrian entry to or exit from a property.

ACCESS, UNOBSTRUCTED: An area of the site that can be feasibly designed and constructed using established engineering practices and can be used legally for vehicular entry and exit.

ACCESSORY DWELLING UNIT: A residential dwelling unit subordinate in size and accessory to a one-unit dwelling, which may be located within, attached to or on the same lot as a one-unit dwelling.

ACCESSORY USE OR BUILDING: A subordinate use or building or structure which is customarily incidental to and located on the same lot with the principal use or building or a contiguous lot under the same ownership.

ACTIVE SENIOR HOUSING: Housing designed and deed restricted for seniors, 55 years or older, including Assisted Living or Congregate Living Facilities. Furthermore, it is a housing facility or community that fully complies with the provisions of the United States Fair Housing Act 42 USC Section 3601 et seq. as amended (and Connecticut State Statutes Section 46a-64b, as amended, as it pertains to "Housing for Older Persons"). This includes compliance with any and all rules promulgated by the United States Department of Housing and Urban Development which govern implementation of such Act and compliance with all rules and restrictions promulgated by the Town of Groton and set forth in this zoning regulation.

ADAPTIVE REUSE: Rehabilitation or renovation of existing building(s) or structures for any use(s) other than the present use(s).

ADULT-USE CANNABIS USE: Any of the following uses are considered Adult-Use Cannabis Uses per CGS 21a-420 as amended: Cannabis Cultivator, Cannabis Delivery Service, Cannabis Food and Beverage Manufacturer, Cannabis Hybrid Retailer, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Product Packager, Cannabis Retailer, and Cannabis Transporter. *(New Eff. 05-15-2023)*

AFFORDABLE HOUSING: Housing, whether for rent or for ownership, that meets the criteria for affordable housing as defined by C.G.S. Section 8-30g-2.

AGRICULTURE: The use of land or buildings for agricultural purposes, including farming, dairying, pasturage agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses and buildings for growing or storing the products. This term may include accessory retail sales by the producer of products raised on the farm.

AGRICULTURE, COMMERCIAL: The production principally for the sale of plants, animals or their products including, but not limited to: forage and sod crops; livestock such as cattle, poultry, sheep, swine, horses, and goats (including the breeding and grazing of all such animals, and the milking of dairy animals); bees and apiary products; fruits and vegetables; and nursery, trees, and floral products. Commercial agriculture may be conducted indoors or outdoors, and does not include animal feedlot operations,

aquaculture or forestry /silviculture. For purposes of these regulations, commercial nurseries and greenhouses are not considered commercial agriculture.

AGRICULTURE EVENTS: An event or activity accessory to and conducted on the same property as an ongoing Commercial Agriculture operation. Events or activities may be agricultural or non-agricultural in nature but must use the scenic or agricultural setting of the farm as the basis for the enterprise.

AGRICULTURE, HOME: The production, principally for the use, consumption or education of the residents of the property, of agricultural products. May include plants, animals or their products, including gardening, fruit production, and raising of poultry and livestock, including accessory sale of products grown or produced on the site.

AGRICULTURE EVENTS

Examples may include:

- Farm tours
- Classes and/or conferences related to agricultural production and skills
- Petting, feeding, and viewing of farm animals
- Special or seasonal events such as weddings, farm dinners, etc.

ALCOHOLIC BEVERAGE PRODUCTION: A facility used for the commercial production of wine, beer or spirits. Processing includes wholesale sales, crushing, brewing, distilling, fermenting, blending, aging, storage, bottling, administrative office functions, and warehousing. Retail sales and tasting facilities of wine, beer, spirits, and related promotional items, with limited food service, may be permitted as an accessory use. *(Rev. eff. 08-15-2021)*

ALCOHOLIC BEVERAGE PRODUCTION, LARGE SCALE: Includes the definition for Alcoholic Beverage Production and exceeds 2,000 SF of floor area.

ALCOHOLIC BEVERAGE PRODUCTION, SMALL SCALE: Includes the definition for Alcoholic Beverage Production and does not exceed 2,000 SF of floor area.

ALTERATION: As applied to a building or structure, means a change or rearrangement in the structural parts thereof, the movement of all or any part thereof or the substantial reconstruction thereof, to produce a substantial change in appearance, character or construction; also means an enlargement, whether by increasing in height, coverage, volume or floor area. As applied to a use, means a change or enlargement in the character, area occupied by, intensity or scope of the use, including, but not limited to, the extension of hours of operation, the addition of other activities, equipment, functions or processes, or the extension into additional land or building area.

ANTENNA: A device used to receive or transmit telecommunications or radio signals. Such signals include, but are not limited to, radio, television, cellular telephone, paging, personal communication services (PCS), and microwave communications. Such antennae are typically mounted on a tower or support on the rooftop of a structure or on free-standing towers. Examples include panels, microwave dishes, and single poles known as whip antennae.

AQUACULTURE: The farming and production of fish, oysters, clams, mussels, and other molluscan shellfish, as well as aquatic plants such as seaweed and other aquatic plants, in tanks or other built structures whether indoors or outdoors, and accessory uses such as feed storage and water treatment facilities. This may include aquaponics, which combines aquaculture with hydroponics (cultivating plants in water) in a symbiotic environment.

ARTISAN AND CRAFT WORKSHOPS: An establishment, not exceeding 3,000 SF of floor area, for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, and related items.

ASSISTED LIVING FACILITY: A managed residential facility designed for seniors who require assistance in their

daily care and with support services provided through an entity that is licensed by the CT Department of Public Health as an Assisted Living Services Agency (ALSA). The facility must offer communal dining facilities with full meal service, nursing services, transportation, and assistance with personal care to residents. This includes facilities licensed and designed to meet the needs of seniors with Alzheimer's or other dementia-related illnesses.

AWNING: A roof-like cover, often of fabric, metal or glass, designed and intended for protection from the weather or as a decorative embellishment, and which projects from a wall or roof of a structure over a window, walk, door or the like.

BED AND BREAKFAST: An owner-occupied residential facility that is managed by the property owner and provides transient lodging to the general public without in-room cooking facilities.

BEST MANAGEMENT PRACTICES (BMPs): A range of procedures generally accepted by the engineering and construction industry to provide a schedule of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal or drainage from raw materials storage.

BLOCK: The property abutting one side of a street and lying between the two nearest intersecting streets (crossing or terminating) or between the nearest such street and railroad right-of-way, watercourse or any other physical barrier to the continuity of development or corporate boundary line of the municipality.

BOARD: The Zoning Board of Appeals (ZBA) of the Town of Groton.

BREWERY: See 'Alcoholic Beverages Production'

BUILDING: An independent structure having a roof supported by columns or walls. Also includes a shed, garage, stable, greenhouse or other accessory building. Covered porches or covered decks (whether open or enclosed) and fixed awnings are considered part of the building, as well as all uncovered decks, ramps, and stairs over 30-inches in height above finished grade. Any other structure over 8-feet in height, including walls and fences, is considered a building for meeting minimum required yard (building setback) standards.

BUILDING AREA: The horizontal ground area enclosed by the walls or perimeter of a building together with all roofed portions, covered porches, covered decks, fixed awnings, and uncovered decks, ramps, and stairs over 30-inches in height.

BUILDING COVERAGE: The percentage of the total area of a lot that is covered by the aggregate building area on the lot.

BUILDING ENVELOPE: The area formed by the front, side, and rear setback lines of a lot within which the principal buildings must be located.

BUILDING LINE: A line parallel to the street at a distance equal to the minimum required front yard.

BUILDING SETBACK: A line marking the setback distance from a lot line which establishes the minimum front, side or rear yards as required by the zoning district in which the lot is located. Also known as Minimum Required Yard.

BUILDING STORM DRAIN: A building drain that conducts storm water from any part of a building to a storm

water disposal location.

BULK AND MASSING: The size and mutual relationships of a building or structure and the location of same with respect to: size and height of the building; location of exterior walls at all levels in relation to lot lines, streets or other buildings; gross floor area of the building in relation to the lot area; all open space allocated to the building.

BUS AND LIMOUSINE GARAGE AND MAINTENANCE: Any lot or land area used for the storage, layover, maintenance or repair of limousines, passenger buses or motor coaches.

CAMA: A Computer Aided Mass Appraisal system used by the Groton Assessor to establish fair market value for all land and improvements within the Town of Groton.

CAMPGROUND: A lot where two or more campsites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.

CAMPSITE: A plot of land within a campground intended for the accommodation of one tent, recreation vehicle, or other individual camping unit on a temporary basis.

CANNABIS: Marijuana, as defined in Section 21a-240 of the Connecticut General Statutes. *(New Eff. 11-15-2021)*

CANNABIS CULTIVATOR: A person or a business operated by a person that is licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment with not less than fifteen thousand square feet of grow space. *(New Eff. 5-15-2023)*

CANNABIS DELIVERY SERVICE: A person or a business operated by a person that is licensed to deliver cannabis from (A) micro-cultivators, retailers and hybrid retailers to consumers and research program subjects, and (B) hybrid retailers and dispensary facilities to qualifying patients, caregivers and research program subjects, as defined in CGS 21a-408 as amended, or to hospices or other inpatient care facilities licensed by the Connecticut Department of Public Health pursuant to chapter 368v as amended that have a protocol for the handling and distribution of cannabis that has been approved by the department, or a combination thereof. *(New Eff. 5-15-2023)*

CANNABIS ESTABLISHMENT: A producer, dispensary facility, cultivator, micro-cultivator, retailer, hyprid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter. (*New Eff. 11-15-2021)*

CANNABIS FOOD AND BEVERAGE MANUFACTURER, LARGE-SCALE: A person or a business operated by a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages, wherein the production space has a floor area of more than 3,000 SF. *(New Eff. 05-15-2023)*

CANNABIS FOOD AND BEVERAGE MANUFACTURER, SMALL-SCALE: A person or a business operated by a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages, wherein the production space has a floor area of 3,000 SF or less. *(New Eff. 05-15-2023)*

CANNABIS HYBRID RETAILER: A person or a business operated by a person that is licensed to purchase cannabis and sell cannabis and medical marijuana products. *(New Eff. 05-15-2023)*

CANNABIS MICRO-CULTIVATOR: A person or a business operated by a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment containing not less than 2,000 SF and not more than 10,000 SF of grow space floor area, prior to any expansion authorized by the commissioner. *(New Eff. 05-15-2023)*

CANNABIS PRODUCT MANUFACTURER: A person or a business operated by a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type. *(New Eff. 05-15-2023)*

CANNABIS PRODUCT PACKAGER: A person or a business operated by a person that is licensed to package and label cannabis. *(New Eff. 05-15-2023)*

CANNABIS RETAILER: A person or a business operated by a person, excluding a dispensary facility and hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and to sell cannabis to consumers and research programs. *(New Eff. 05-15-2023)*

CANNABIS TRANSPORTER: A person or a business operated by a person licensed to transport cannabis between cannabis establishments, laboratories and research programs. *(New Eff. 05-15-2023)*

CANOPY: A freestanding cover above an outdoor service area, such as at a fuel dispensing station.

CANOPY/SHADE TREE: A large deciduous tree having a minimum height of twenty-five (25) feet at maturity, typically used as a means of providing shade within and adjacent to parking areas, play areas or other such open spaces, as a means of reducing excessive heat, reducing stormwater temperatures from pavement areas, and for other like beneficial purposes.

CARETAKER/SECURITY SERVICES DWELLING: A dwelling for a caretaker or security services provided as an accessory use and located on the same property as the principal use. One such dwelling unit is occupied by an employee or contractor of the principal use who resides on the lot for the legitimate provision of maintenance and/or security services.

CEMETERY: Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums and mausoleums, when operated in conjunction with and within the boundary of such cemetery.

CERTIFICATION, EROSION AND SEDIMENT CONTROL: A signed, written approval by the PZC, its designated agent or the New London County Soil and Water Conservation District, that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.

CERTIFIED EROSION CONTROL SPECIALIST: An individual who has knowledge of soil properties, erosive stormwater runoff, erosion rates, vegetative establishment, sediment capture, sediment detention, and sediment control products, and is a recognized specialist in soil erosion and sediment control evidenced by successfully completing the Certified Erosion Control Specialist program.

CHURCHES AND OTHER PLACES OF RELIGIOUS WORSHIP: A building, together with its accessory buildings and uses, where persons regularly assemble for religious purposes and related social events and which building, together with its accessory buildings and uses, is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. Includes accessory residential structures and associated buildings for religious personnel. Does not include any use defined in these regulations as Public/Private Schools or Day Care.

CLUB, LODGE OR ASSOCIATION: An establishment occupied and operated by a membership association solely for recreation, social, fraternal, religious, political or athletic purposes whose activities are confined to members and guests, and not to the general public. This use category does not include overnight accommodations or any activity which is typically carried out primarily for business or gain.

COMMERCIAL RECREATION AND FITNESS, INDOOR, SMALL SCALE: A recreational or fitness activity, carried out for profit, generally conducted within a building or substantial structure in a space not to exceed 2,000 SF of gross floor area.

COMMERCIAL RECREATION AND FITNESS, INDOOR, LARGE SCALE: A recreational or fitness activity, carried out for profit, generally indoors in a space greater than 2,000 SF of gross floor area.

COMMERCIAL RECREATION, OUTDOOR: A recreational activity, which is typically carried out for profit, conducted primarily outside of an enclosed building.

COMMISSION: Unless otherwise specified, Commission means the Planning and Zoning Commission (PZC) of the Town of Groton.

COMMON DRIVEWAY: A private access shared by two or more property owners and providing access for vehicles to a parking space, garage, dwelling or other structure or use.

COMMON INTEREST COMMUNITY: Real property described in a declaration with respect to which a person, by virtue of his ownership of a unit, is obligated to pay for a share of (A) real property taxes on, (B) insurance premiums on, (C) maintenance of, (D) improvement of, or (E) services or other expenses related to, common elements, other units or any other real property other than that unit described in that declaration and as more fully described in Chapter 828 of the Connecticut General Statues (*New Eff. 07-15-2026)*.

COMMERCIAL RECREATION AND FITNESS, INDOOR, SMALL SCALE

Examples may include:
- Small gym or personal training center
- Small yoga and pilates studios
- Swimming pools
- Martial arts
- Indoor golf, etc.

COMMERCIAL RECREATION, OUTDOOR

Examples may include:
- Golf driving ranges
- Miniature golf
- Water parks
- Outdoor ropes courses
- Wall climbing
- Swimming pools
- Batting cages
- Tennis clubs, etc.

COMMUNITY GARDEN: A single piece of land gardened collectively by a group of people to produce plants.

CONFERENCE/EXHIBITION HALL: A commercial facility used for assemblies or meetings, including exhibition space, conventions, conferences, seminars, product displays, etc.

CONGREGATE LIVING FACILITY: A residential facility designed for seniors, 55 years or older, who require little, if any, assistance with activities of daily living and who may have some home health care-type services provided to them by in-house staff or an outside agency. The facility must offer communal dining facilities with at least one daily meal and include, but not be limited to, services such as housekeeping, organized social and recreational activities, and transportation services.

CONSTRUCTION, FARM, AND HEAVY EQUIPMENT RENTALS: The use of any building, land area or portion thereof, for the display and rental or lease of tractors or construction and heavy equipment, including accessory parking and servicing of associated vehicles and equipment.

CONSTRUCTION, FARM, AND HEAVY EQUIPMENT SALES: The use of any building, land area or portion thereof, for the display and sale of tractors or construction and heavy equipment, including accessory parking and servicing of associated vehicles and equipment.

CONSTRUCTION VEHICLE AND HEAVY EQUIPMENT PARKING, RESIDENTIAL: The parking of a commercial vehicle as accessory to a principal residential use.

CONTRACTOR VEHICLE PARKING AND CONSTRUCTION EQUIPMENT STORAGE: The storage of a contractor's construction equipment and the parking of contractor's commercial vehicle(s), as a primary, industrial use.

COTTAGE COMMUNITY: A residential development on a single lot made up of cottage units that may be situated on a common, landscaped courtyard, share a common parking area, and may include one or more common buildings for community gatherings, as authorized pursuant to Section 5.1-8.E of these regulations and in compliance with all design standards therein.

COTTAGE UNIT: A one-unit dwelling built as part of a Cottage Community, as authorized pursuant to Section 5.1-8.E of these regulations and in compliance with all design standards therein.

COURT: An open area, other than a yard, on the same lot with a building(s), which space is bounded on three or more sides by the walls of such a building(s).

CREMATORY SERVICES: An enclosed facility wherein human remains are cremated.

CRITICAL ROOT ZONE: A circular area measured outward from a tree trunk, representing the essential area of the roots that must be maintained for the tree's survival and typically associated with the "drip line" or otherwise one foot of radial distance for every inch of tree diameter at breast height (i.e. 4 ½ feet above grade), but in no case less than an eight-foot radius.

DATA CENTER: A facility primarily designed and used to house a group of networked computer servers in one physical location or mutliple contiguous locations to centralize the storage, management and dissemination of data and information. *(Rev. Eff. 07-14-2023)*

DATA CENTER, ACCESSORY: A Data Center that is collocated with a permitted, non-residential, principal use where such Data Center is accessory to and in support of the permitted principal use. *(New 07-14-2023)*

DAY CARE: A facility that provides for the care of children or adults. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the care providers, and for which care a payment, fee or grant is made. Of those receiving care, only dependents of an attendant adult living at the site may reside there.

> ADULT DAY CARE CENTER: A non-residential facility in which custodial care is provided for related or unrelated adults who need supervision and/or assistance with routine daily functions but who are not in need of regular medical attention (including drug or alcohol rehabilitation services). Programs may include training in things such as self-care, activities on daily living, personal and social adjustment, work habits and skills, and speech and language development, and/or recreational activities of a social, athletic or purely diversionary nature.
>
> FAMILY CHILD CARE HOME: A child care facility which consists of a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four (24) hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three (3) additional children who are in school full time, including the provider's own children, are permitted, except that if the provider has more than three (3) children who are in school full time, all the provider's children are permitted. Said facility conforms to this definition if it operates either as a for profit or nonprofit business and meets all the requirements of the State of Connecticut Office of Early Childhood, Division of Licensing "Statutes and Regulations for Licensing Family Day Care Homes", Connecticut General Statutes Section 19a-87b through 19a-87e inclusive, as amended, and any other applicable regulations, statutes or ordinances. This definition is deemed not to represent an

intensification of use of a property.

CHILD CARE CENTER: A facility which offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their own homes on a regular basis for a part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and licensed by the State of Connecticut in accordance with Connecticut General Statutes 17b-733, et. Seq., and any other applicable regulations, statutes or ordinances. This includes preschools, learning centers, and any other such use registered with the State per the statutes noted above. May be accessory to an elementary or secondary school, college or university.

GROUP CHILD CARE HOME: A child care facility consisting of a private home which offers or provides a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and licensed by the State of Connecticut in accordance with Connecticut General Statutes 17b-733, et. Seq.b, and any other applicable regulations, statutes or ordinances. This includes preschools, learning centers, and any other such use registered with the State per the statutes noted above.

DEEP: State of Connecticut Department of Energy and Environmental Protection

DEVELOPER: The legal or beneficial owner or owners of any land included in a proposed development including the holder of an option or contract to purchase, or other persons having enforceable proprietary interests in such land.

DEVELOPMENT: Any man-made change to improved or unimproved real estate including, but not limited to, the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition or extraction of materials; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

DIRECT CURRENT FAST CHARGING STATION: Electric Vehicle charging station that utilizes direct current electricity providing forty kilowatts or greater. *(New Eff. 06-15-2023)*

DIRECTOR OF HEALTH: The Director of the duly appointed Health District for the Town of Groton or his/her deputy.

DISTILLERY: See 'Alcoholic Beverages Production'

DISTURBED AREA: An area of land subject to erosion due to the removal of vegetative cover or earthmoving activities, including filling.

DRINKING ESTABLISHMENT: A commercial establishment open to the general public which sells and serves alcoholic beverages for consumption on the premises, and in which the service of food is only incidental to the consumption of such beverages. Dancing and entertainment may also be permitted as an accessory use.

DRIVE THROUGH FACILITY: Any facility accessory to an allowed use with operations that include a building opening, such as windows, doors or mechanical devices, through which occupants of a vehicle receive a product or service.

DWELLING: Any building or portion thereof which is designed or used exclusively for residential purposes and containing one or more dwelling units.

DWELLING, MULTI-UNIT: Three or more principal dwelling units, all of which are located on the same lot.

DWELLING, ONE-UNIT: One principal dwelling unit located on a lot that does not contain any other principal dwelling units, except as part of an Open Space Common Interest Community approved under Section 6.6.

DWELLING, TWO-UNIT: Two principal dwelling units located on the same lot, with no other principal dwelling units located on such lot, except as part of an Open Space Common Interest Community approved under Section 6.6.

DWELLING UNIT: A room or group of connected rooms that include a bathroom and facilities for living, sleeping, cooking, and eating that are arranged, designed or intended to be used as living quarters for one household, whether owner occupied, rented or leased.

ENTERTAINMENT OR SPORTS FACILITIES: An indoor or outdoor land use attracting large numbers of both local and regional visitors for entertainment or sporting events. An entertainment or sports facility may include arenas, amphitheaters, mega-theaters, stadiums and ball parks, other sports facilities, and theme parks.

EROSION: The detachment and movement of soil or rock fragments by water, wind, ice or gravity.

EXEMPTION: A privilege which dispenses with the general standard for a use or activity that would otherwise be required or regulated.

EXPANSION: Any enlargement of existing lawful development on a site. *(New eff. 01-15-2020)*

FILLING/EXTRACTION OF EARTH PRODUCTS: The removal, extraction, excavation, fill or grading for any purpose of soil, sand, shell, gravel, ore, rock, clay or any similar material by whatever process.

FLAG: A piece of cloth or similar material, typically oblong or square, attachable by one edge to a pole or rope and used as a symbol, emblem or decoration.

FLEX SPACE: A building designed to accommodate a combination of office, light industrial, wholesale, and warehousing functions, the exact proportions of each use being subject to user needs over time.

FLOOD PROTECTION: *For all definitions related to Flood Protection, see Section 2.2 Flood Protection Definitions.*

FLOOR: The top surface of an enclosed area of a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA, GROSS: The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The gross floor area of a building, or portion thereof, not provided with surrounding exterior walls shall also include the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

FLOOR AREA, NET: The actual occupied floor area not including unoccupied accessory areas such as corridors, stairways, toilet rooms, mechanical rooms, and closets.

FLOOR AREA, PATRON: All floor areas of the facility (including outside areas such as patios, decks, and the like) that are accessible to a customer, client, participant, visitor or guest of the facility except for hallways, stairwells, bathroom areas, and those areas of the building used exclusively by the employees of the establishment. This

area shall include, but not be limited to, the entire area for seating, standing, assembling, queuing, ordering, and service.

FLOOR AREA RATIO: The gross floor area of a building or buildings divided by the area of the zoning lot on which it is located.

FOOD AND NON-ALCOHOLIC BEVERAGE PRODUCTION, LARGE SCALE: Any facility of more than 3,000 SF of production space that engages in commercial on-site production and packaging of food, food related products, and/or non-alcoholic beverages, including wholesale.

FOOD AND NON-ALCOHOLIC BEVERAGE PRODUCTION, SMALL SCALE: Any facility of no more than 3,000 SF of production space that engages in commercial on-site production of artisan or small-batch food, food related products, and/or non-alcoholic beverages, generally produced by hand or with limited mechanization, and including limited wholesale.

FOOD TRUCK: See RESTAURANT, MOBILE

FOOTCANDLE: A unit of illumination equivalent to the illumination produced by one candle at a distance of one foot and equal to one lumen per square foot.

FORESTRY/SILVICULTURE: Any ongoing activity which may alter the physical or vegetative characteristics of any forest land and which is undertaken in connection with the harvest of commercial forest products and the long-term management of the forest land.

FOOD AND NON-ALCOHOLIC BEVERAGE PRODUCTION, LARGE SCALE

Examples may include:

- Machine-produced bakery and confectionary products
- Machine processing and jarring or canning of fruits and vegetables
- Large-scale dairy, meat, and fish processing, etc.

FOOD AND NON-ALCOHOLIC BEVERAGE PRODUCTION, SMALL SCALE

Examples may include:

- Coffee roasting
- Ice cream
- Baked goods
- Confectioneries
- Canned and preserved fruits and vegetables
- Sodas and seltzers, etc.

FRONTAGE: The uninterrupted linear or curvilinear extent of a lot measured along the street right-of-way from the intersection of one side lot line to the intersection of the other side lot line. All sides of a lot that abut a street are considered frontage.

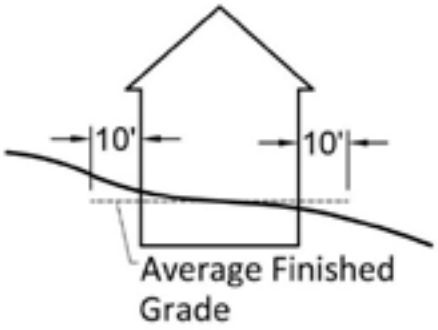
FUEL DEALER WITH STORAGE: A business that sells and delivers fuel to residences, institutions, and businesses and may also provide accessory services such as equipment repair, cleaning, and maintenance. May include indoor office, truck storage, and fuel storage facilities.

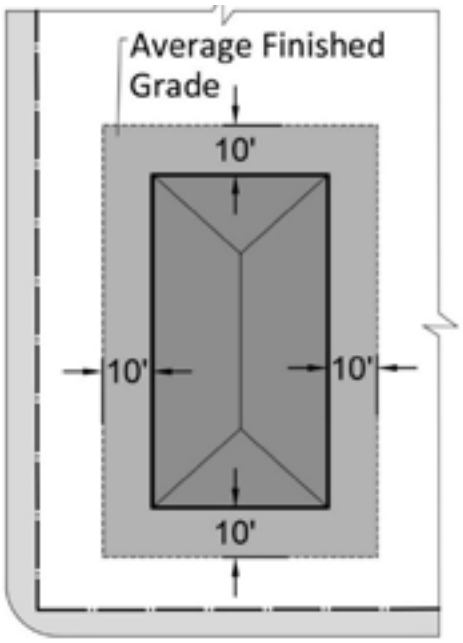
FUEL DEALER WITHOUT STORAGE: A business that sells and delivers fuel to residences, institutions, and businesses and may also provide accessory services such as equipment repair, cleaning, and maintenance. May include accessory indoor office and storage space for one fuel delivery truck, but no other fuel storage facilities.

FUEL DISPENSING STATION: Any lot or parcel of land or portion thereof used partly or entirely for dispensing flammable liquids, combustible liquids, liquefied flammable gas or flammable gas into the fuel tanks of vehicles. This does not include bulk storage and wholesale of liquid fuels. May also include, separately or in conjunction, electric fuel stations for electric and hybrid plug-in vehicles.

FUNERAL SERVICES: An establishment providing services such as preparing the human dead for burial and arranging and managing funerals. May include limited caretaker facilities. This classification excludes crematory services, cemeteries, columbariums, and other permanent storage of human remains. The facility may include an indoor space for the conduct of funeral services and other spaces for funeral services and informal gatherings or display of funeral equipment.

Average Finished Grade





GARAGE: A building or structure, or part thereof, used for the parking and storage of vehicles.

GOLF COURSE: A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards. A golf course may include a clubhouse, restrooms, driving range, shelters, etc. as accessory uses.

GRADE, AVERAGE FINISHED: A reference plane established by the average of the ground level adjoining the building or structure along all exterior walls, from the exterior wall to a point 10-feet from the building or structure.

GRADE, EXISTING: The vertical elevation of the ground surface prior to any alterations such as grading, excavating, filling, or grubbing. *(New. eff. 08-15-2021)*

GRADE, FINISHED: The final vertical elevation of the ground surface after man-made alterations such as grading, excavating, filling or grubbing have been made on the ground surface. This shall include only the

grading necessary for construction and shall not include any filling to gain a greater height allowance. *(Rev. eff. 08-15-2021)*

GRADING: Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

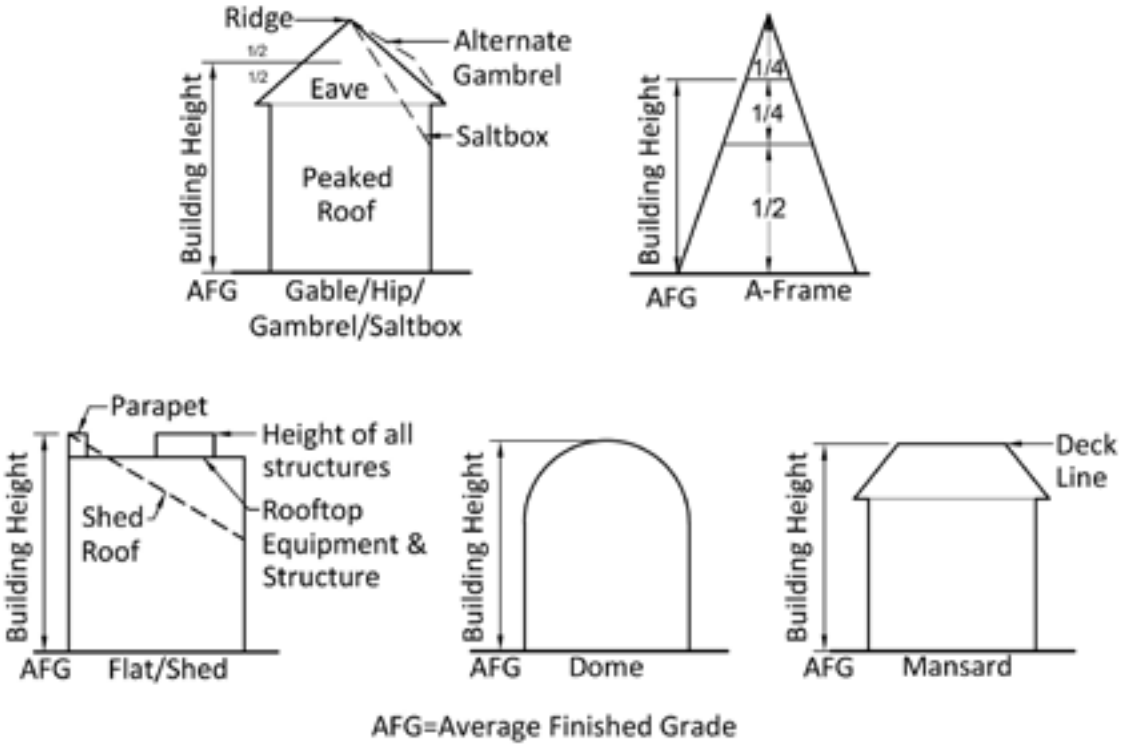
GREEN ROOF: A roof that is purposely designed and built to accommodate natural plantings as a means of treating stormwater, reducing stormwater runoff, reducing energy use, providing habitat and/or forage, and for other like purposes generally associated with more sustainable building practices.

HAZARDOUS MATERIAL: Hazardous Material means (A) any hazardous substance as defined by 40 CFR 302.4 and listed therein in Table 302.4, excluding mixtures with a total concentration of less than 1% hazardous substances based on volume, (B) any hazardous waste as defined by Section 22a-449(c)-101 of the Regulations of Connecticut State Agencies, (C) any pesticide defined by Section 22a-47 of the Connecticut General Statutes or (D) any oil or petroleum as defined in Section 22a-448 of the Connecticut General Statutes.

HEIGHT, BUILDING OR STRUCTURE: The vertical distance from the average finished grade for a building or other structure, or for a building wing or distinct portion of a building or other structure, to the highest point of the following elevations on the building or other structure:

- To the highest point of the highest dome, flat, shed, or mansard roof, including the top of any parapet;

Height, Building or Structure *(Rev. eff. 08-15-2021)*



AFG=Average Finished Grade

- To the mean level between the highest ridge and its lowest corresponding eave of a gable, hip, gambrel, or saltbox roof;
- To 3/4 of the distance from the average finished grade to the highest point of a A-Frame structure;
- To the highest point of buildings or structures not mentioned here, or for any structures that do not have a roof. This includes to the highest point of all roof-top equipment, screening, fencing, and any other structures placed on or extending above a roof unless specifically meeting an exception under Section 4.2-2.E. *(Rev. eff. 08-15-2021)*

HEIGHT RETAINING WALL: Height of the retaining wall is measured along the exposed face from the base to the top of the retaining wall. Terraced retaining walls shall be considered a single combined wall where the horizontal space between them is less than 10-FT. *(New eff. 08-15-2021)*

HOME-BASED BUSINESS: The use of a portion of a dwelling unit or accessory building for business purposes by the resident occupants which use is clearly incidental and accessory to the residential use of the dwelling unit when such use does not change the residential character thereof.

HOSPITAL/EMERGENCY TREATMENT CENTER: A facility for health maintenance, diagnosis or treatment of human diseases, pain, injury or physical condition. Such facility may include overnight accommodations for patients, ancillary services such as pharmacies, cafeterias, and gift shops, and emergency room facilities with accommodations for ambulance traffic.

HOTEL/MOTEL: A building or buildings providing transient lodging to the general public for compensation, with daily cleaning service, and with or without meals or kitchen facilities.

HOUSEHOLD: A household is considered the living together in a single dwelling unit of: (a) Any number of individuals related by blood, marriage or adoption, or (b) up to four (4) adult persons all of whom are not necessarily related to each other by blood, marriage or adoption, and their minor children.

IMPERVIOUS COVERAGE: The percent of a lot covered by impervious surface/cover.

IMPERVIOUS SURFACE/COVER: A hard material that prevents the percolation of water into the soil including building roofs, streets, parking lots, driveways, sidewalks, swimming pools, and other impenetrable surfaces.

INDUSTRIAL, HEAVY: Uses engaged in the basic processing and manufacturing of materials or products predominantly from extracted or raw materials, or a use engaged in storage of, or manufacturing processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous materials.

INDUSTRIAL, LIGHT: A facility engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products.

INVASIVE PLANTS: A group of harmful non-native plants that, once introduced, can proliferate in the environment, crowding out or destroying indigenous plants. A complete list of such invasive plants can be found at the State of Connecticut DEEP and includes such plants as barberry, euonymus, bittersweet, and purple loosetrife.

KENNEL, COMMERCIAL/ANIMAL DAY CARE: Any lot on which four (4) or more pets, six (6) months old or older, are available for sale or boarded for compensation (either overnight or strictly for animal "day care"), or on which two (2) or more livestock animals, six (6) months old or older, are boarded for compensation. Any use that includes the sale of livestock animals will be considered either home agriculture or commercial agriculture, depending on the size of the lot.

HEAVY INDUSTRIAL

Examples may include:

- The manufacture of clothing, fabrics, and other textiles
- Production of chemicals, drugs, plastics
- Dry cleaning plants and dyeing facilities
- Fabrication of metal for tools and machines
- Jewelry manufacturing or plating
- Lumber, wood, and paper production
- Foundries and rolling and extruding of metals
- Solid waste disposal facility
- Electrical equipment

LIGHT INDUSTRIAL

Examples may include:

- Manufacture of furniture/ fixtures
- Jewelry assembly
- Musical instruments and parts
- Photo processors and photo labs
- Printing and publishing
- Professional, scientific, and controlling instruments
- Screen printing/embroidery of clothing
- Stone, clay, glass, and firewood production

LABORATORY, MEDICAL/SCIENTIFIC/TECHNICAL: A facility for scientific, technical, or medical research, investigation, testing, analysis, or experimentation, but not for manufacture or sale of products. *(New eff. 08-15-2021)*

LAUNDRY, COMMERCIAL: A facility used for the commercial cleaning of fabrics, textiles, wearing apparel or articles of any sort, without the use of dry-cleaning chemicals.

LEGAL NON-CONFORMING BUILDING: A building or structure which was legally constructed and that does not conform to these regulations with respect to size, height, setback or other construction requirements for the zone in which it is situated.

LEGAL NON-CONFORMING LOT: A parcel of land which was legal when created and that does not meet the area, width or other requirements for the zoning district in which it is located.

LEGAL NON-CONFORMING USE: A use of land or of a building that does not conform to these Regulations for the zone in which it is situated.

LEVEL 2 CHARGING: Electric vehicle charging station supplying 208 -240 volt alternating current. *(New Eff. 06-15-2023)*

LIBRARY: A non-profit public or private facility, open to the general public or to members, in which literary, musical, artistic or reference materials such as but not limited to books, manuscripts, computers, recordings or films are kept for use by or loaning to patrons of the facility, but are not normally offered for sale.

LIGHT, DIRECT: Light emitted directly from the lamp, off the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.

LIGHT FIXTURE, FULL CUT-OFF TYPE: A luminaire or light fixture that, by design of its housing, does not allow any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the luminaire.

LIGHT, FULLY SHIELDED: Fully shielded luminaire light fixtures which can control the glare in any direction.

LIGHT, GLARE: Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see.

LIGHT, INDIRECT: Direct light that has been reflected or has scattered off surfaces other than those associated with the light fixture.

LIGHT TRESPASS: Direct light from an artificial light source on one property that is intruding into an area where it is not wanted or does not belong.

LIGHTING, OUTDOOR: The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

LIVESTOCK: Any apian, avian, bovine, equine, caprine, ovine, camelid, porcine, poultry, leporine or other animal that is raised for production of food or fiber, or is used primarily for work, commerce or exhibition. Such animals that are kept simply for companionship or enjoyment but that do not meet the definition of "pet" herein are still considered livestock. Per the definition of "pet," more than one miniature pig, goat or sheep on a lot is considered livestock. This definition does not include wild animals.

LOT: A plot or parcel of land occupied or capable of being occupied by one principal building and the accessory buildings or uses incidental to it including such open spaces as are required by these regulations. In the case of multi-unit dwellings and public, institutional, commercial or industrial buildings, a group of buildings under the same ownership may be considered as occupying the same lot.

LOT AREA: The total horizontal area included within lot lines, measured in square feet.

LOT AREA, MINIMUM USEABLE: The minimum lot area for any zoning district minus any wetlands, watercourses,

and steep slopes in excess of 25% as defined by these regulations. The minimum usable lot area must be contiguous.

LOT, CORNER: A lot at the intersection of and abutting on two or more streets.

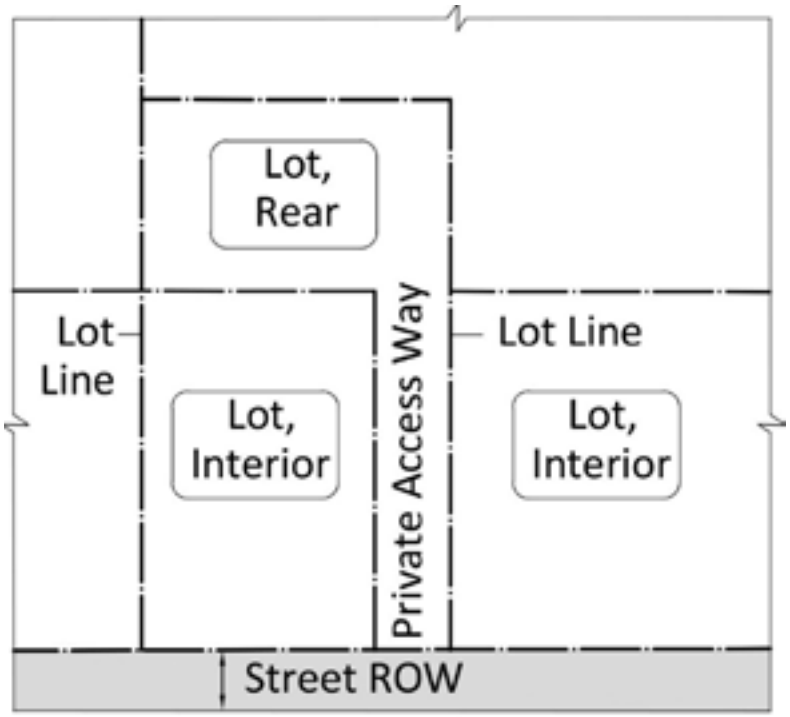
LOT COVERAGE, BUILDING: The area of a lot covered by a building or buildings' area, expressed as a percentage of the total lot area.

LOT COVERAGE, IMPERVIOUS: The area of a lot covered by impervious surface/ cover, including buildings, expressed as a percentage of the total lot area.

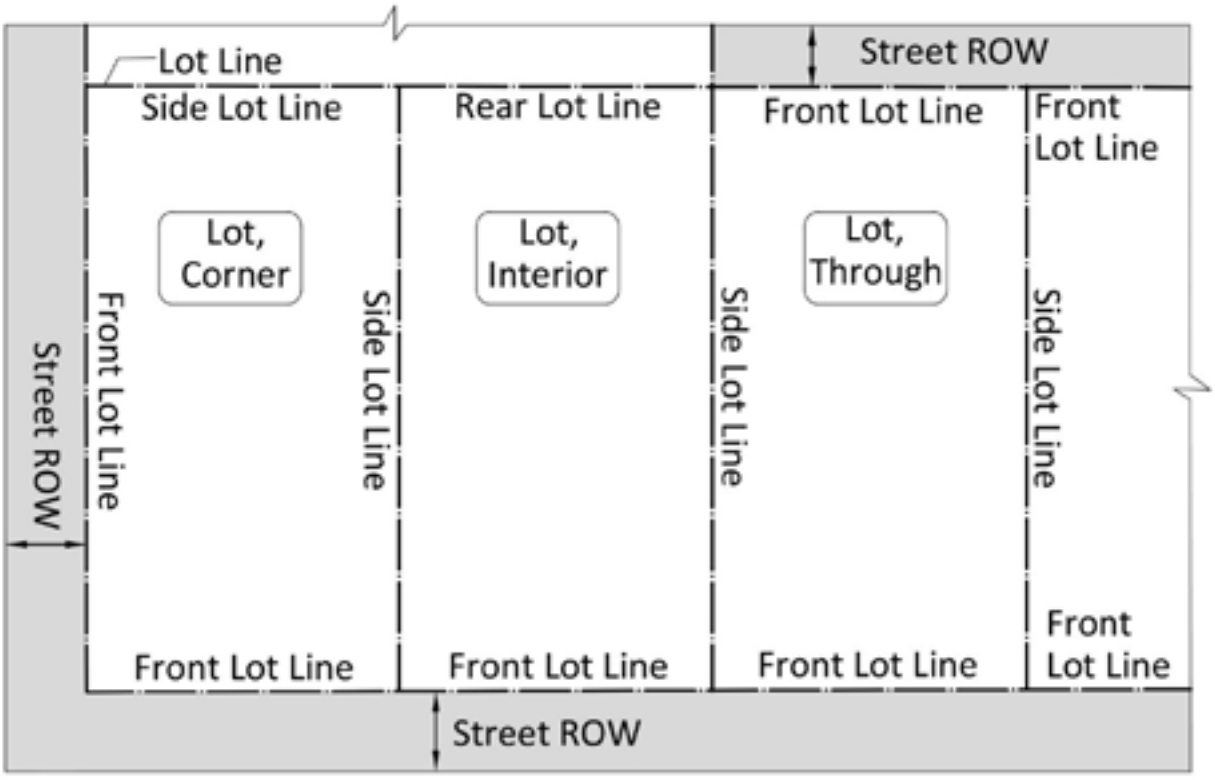
LOT, INTERIOR: A lot other than a corner lot or through lot.

LOT, REAR: A lot, also referred to as a flag or panhandle lot, that is located behind another lot, and that has a private accessway connecting the buildable portion of a lot to the street.

Lot Types (Rear Lot)



Lot Types

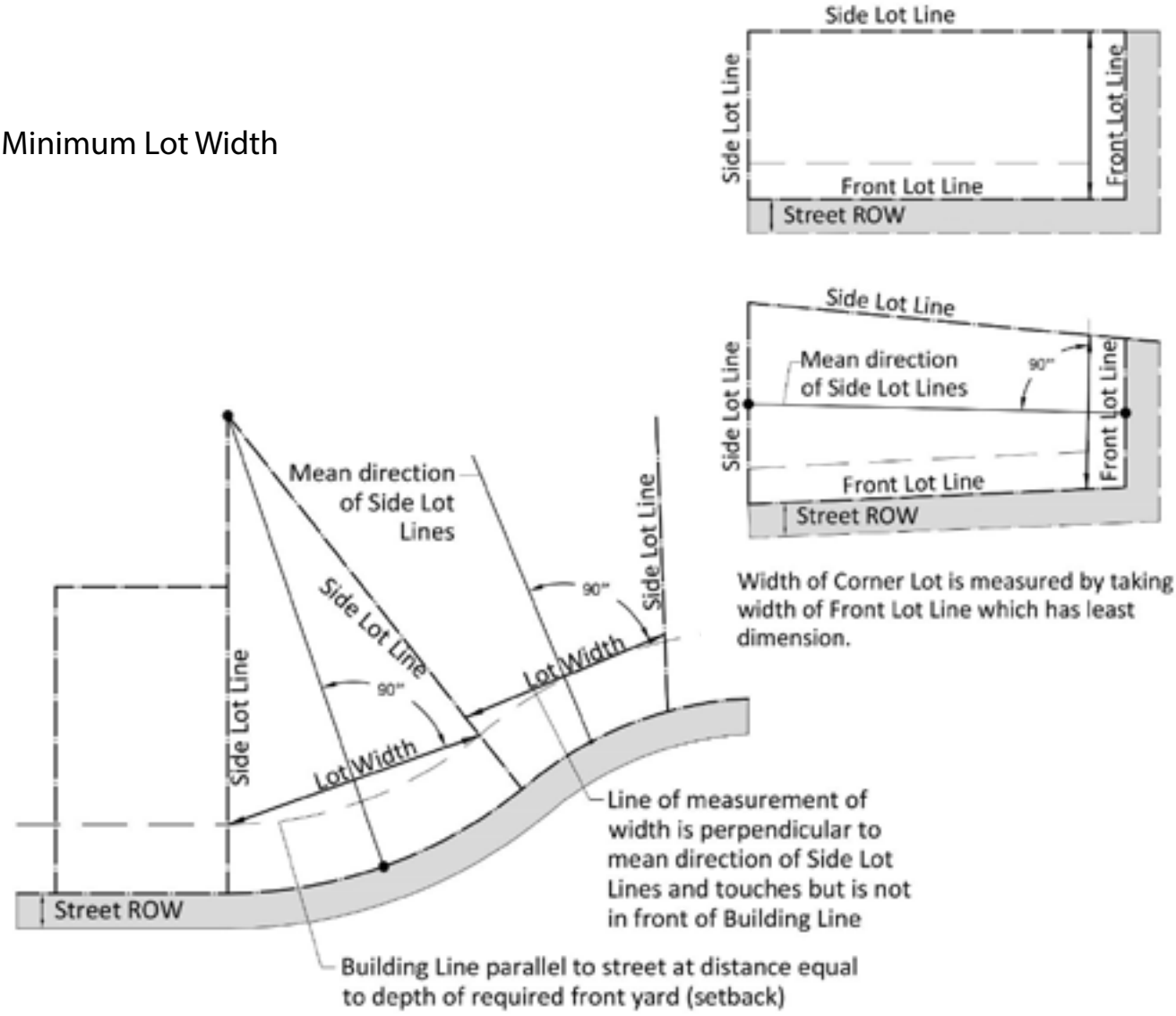


LOT, THROUGH: A lot other than a corner lot which abuts two or more streets which do not intersect at the lot.

LOT LINE: The property division line between lots or between a lot and a street line.

LOT LINE, FRONT: All lot lines between a street and the lot are considered front lot lines. In the case of corner lots, this means there will be at least two front lot lines, one for each street abutted.

Minimum Lot Width



Width of Corner Lot is measured by taking width of Front Lot Line which has least dimension.

LOT LINE, REAR: The lot line bounding a lot at the rear and approximately parallel to and at the maximum distance from the front lot line. In the case of corner lots, there is no rear lot line, as the lot lines that are not front lot lines are considered side lot lines.

LOT LINE, SIDE: The lot line or lines bounding a lot which extend from the street towards the rear in a direction approximately perpendicular to the street. In the case of through lots, all lot lines extending from streets are considered side lot lines. In the case of corner lots, all lot lines that are not front lot lines are considered side lot lines.

LOT, MINIMUM WIDTH OF: The minimum distance between the side lot lines measured in a straight line at right angles to the mean direction of such side lot lines, which line of measurement must touch, but not be in front of, the building line. In the case of a corner lot, the minimum width is similarly measured based only on the front lot line which has the least dimension. Any other front lot lines adjacent thereto are considered as side lot lines for the purpose of this measurement only.

LOW IMPACT DEVELOPMENT (LID): A range of development practices and operational methods, all having the objective of reducing or mitigating environmental impacts. LID may include use of stormwater infiltration, clustering of buildings to reduce land clearing and grading, use of overland (sheet) flow and grass swales, use of pervious pavement or other pervious materials, shared or deferred parking, "rain gardens," and other similar techniques.

LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement).

LUMINAIRE: A complete lighting system, including a light source component (lamp or lamps that produce the actual light) and a fixture.

MARINA: A facility for the secure mooring of boats, including facilities for the storage and repair of boats and the accessory sale of boating equipment, supplies, and fuel, and accessory facilities such as showers, restrooms, and self-service laundries.

MARINE/WATER-CRAFT AND EQUIPMENT SALES AND RENTALS: A marine/water-oriented retail sales and rental facility with accessory service. *(Rev. eff. 08-15-2021)*

MEDICAL/HEALTH CARE OFFICE/CLINIC

Examples may include:

- Health Clinic
- Physician or Dentist Office
- Massage Therapist
- Physical Therapy Clinic
- Acupuncture Clinic
- Chiropractic Clinic
- Mental Health Therapist

MARINE/WATER-CRAFT, CONSTRUCTION, MAINTENANCE, REPAIR, STORAGE: A facility or business which constructs, maintains and/or repairs boats and other marine/water-craft, and/or stores boats. *(New eff. 08-15-2021)*

MEDICAL/HEALTH CARE OFFICE/CLINIC: A facility where human patients, who are typically not lodged overnight, are treated by physicians, dentists, therapists, other health care professionals or similar professions. Such facility may include ancillary laboratory, rehabilitation, and pharmacy services.

MEDICAL LABORATORY: See Laboratory, Medical/Scientific/Technical *(Rev. eff. 08-15-2021)*

MEDICAL MARIJUANA DISPENSARY FACILITY: A place of business where a medical marijuana product may be dispensed or sold at retail to qualifying patients and primary caregivers and for which the Connecticut Department of Consumer Protection has issued a dispensary facility permit under Connecticut General Statutes Chapter 420f and Sections 21a-408-1 to 21a-408-70, inclusive, of the Regulations of Connecticut State Agencies. Such dispensary facilities shall be considered a retail use for purposes of these Zoning Regulations. *(New Eff. 5-15-2023)*

MESSAGE, COMMERCIAL: Any sign, wording, logo or other representation that names or advertises a business, product, service or other commercial activity.

MESSAGE, NON-COMMERCIAL: Any sign, wording, logo or other representation other than a commercial message, e.g. commentary or advocacy on topics of public debate and concern.

MINIATURE PIGS, GOATS, AND SHEEP: The types of pigs commonly known as Vietnamese potbellied pigs; the types of goats commonly known as the African Pygmy and Nigerian Dwarf goats; and the type of sheep commonly known as the Miniature Babydoll, Miniature Shetland, and Miniature Cheviot sheep, and similar miniature breeds of pigs, goats, and sheep.

MIXED USE DEVELOPMENT: A tract of land or building or structure developed for two or more different uses such as, but not limited to, residential, office, manufacturing, retail, public or entertainment.

MOBILE MANUFACTURED HOME: A home constructed entirely within a controlled factory environment and built to the federal Manufactured Home Construction and Safety Standards (HUD Code). The home may be single or multi-sectional, is able to be transported to the site and installed on rigid supports, is suitable for year-round habitation, and is equipped with a means to connect to water, sanitary, and electric facilities.
For the purpose of flood management regulations, the term also includes park trailers and recreational vehicles placed on a site for 180 consecutive days or longer and intended to be improved property. This definition does not include recreational vehicles placed on sites for fewer than 180 consecutive days and which are fully licensed and ready for highway use; a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

MOBILE MANUFACTURED HOME PARK OR SUBDIVISION: Any area or tract of land designed for the parking or other type of installation of mobile manufactured homes on lots or space offered for lease or rent, including all improvements, buildings, structures, recreation areas or other facilities for the use of the residents of such development, and situated in such a way as to comply with the Town's adopted floodplain management regulations. This includes Existing such developments, as well as their Expansion.

> MOBILE MANUFACTURED HOME PARK OR SUBDIVISION (EXISTING): A mobile manufactured home park or subdivision for which the construction of facilities for servicing the lots or space on which the mobile manufactured homes are affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was completed before April 15, 1977, the effective date of the floodplain management regulations adopted by the Town.
>
> MOBILE MANUFACTURED HOME PARK OR SUBDIVISION (EXPANSION): The preparation of additional sites by the construction of facilities for servicing the lots or space on which the mobile manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).
>
> MOBILE MANUFACTURED HOME PARK OR SUBDIVISION (NEW): A mobile manufactured home park or subdivision for which the construction of facilities for servicing the lots or space on which the mobile manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) was or is completed on or after April 15, 1977, the effective date of the floodplain management regulation adopted by the community.

MOBILE MANUFACTURED HOME LOTS OR SPACE: A plot of ground within a mobile manufactured home park or subdivision designed for the accommodation of one mobile manufactured home.

MOORAGE: A pier or system of floating or fixed structures to which boats on water may be secured.

MULTI-UNIT CONVERSION: A multi-unit dwelling developed by converting an existing building from another use.

MUSEUM: An establishment serving as a repository for a collection of objects, art or information of interest, arranged, intended, and designed to be used by members of the general public for viewing or interaction, with

or without an admission charge, and which may include as an accessory use the sale of goods to the public.

NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES): A body of federal law regulating discharges to waters of the United States and administered in part by the State of Connecticut DEEP.

NATIVE PLANTS: Plants having their natural origin in the region which, taken together with other native plants, land forms, soils, and other natural conditions, create a healthy and self-sustaining eco-system, capable of supporting a diverse range of species, and requiring little if any special maintenance (irrigation, pesticides, fertilizers, etc.).

NON-CONFORMING BUILDING: A building or structure, whether legally constructed or not, that does not conform to these regulations with respect to size, height, setback or other construction requirements for the zone in which it is situated.

NON-CONFORMING BUILDING, LEGAL: See LEGAL NON-CONFORMING BUILDING

NON-CONFORMING LOT: A parcel of land, whether legally created or not, that does not meet the area, width or other requirements for the zoning district in which it is located.

NON-CONFORMING LOT, LEGAL: See LEGAL NON-CONFORMING LOT

NON-CONFORMING USE: A use of land or of a building, legal or not, that does not conform to these Regulations for the zone in which it is situated.

NON-CONFORMING USE, LEGAL: See LEGAL NON-CONFORMING USE

NON-DISTURBANCE AREA: An area in which the natural state must be maintained and on which no development or construction activity may take place.

NURSERIES AND GREENHOUSES, COMMERCIAL: A business for the sale of nursery products including living trees or plants, whether grown on site or not, and products or materials ordinarily and necessarily associated with the growing of said trees or plants, including, but not limited to, soil, mulch, fertilizer, containers, and water delivery systems. It may include accessory sale of materials such as paving stones and lawn ornaments but may not include the sale of machinery or equipment such as tractors or lawn mowers.

NURSING FACILITY: A residential facility licensed by the State of Connecticut Department of Public Health to provide for short-term or long-term nursing, convalescent, and rehabilitative care.

OPEN SPACE: Land or water areas which include but are not limited to: areas left in their existing or natural state; areas and facilities for non-commercial, non-profit passive and active recreation; or areas for wildlife habitat, groundwater recharge, and scenic protection.

OPEN SPACE, COMMON: Land within a development that is not covered by buildings, roads, driveways, parking areas or service areas, or which is not set aside as private yards, private patios or private gardens for individual residents. Such land may be configured throughout a site to provide for passive and active recreational opportunities, as well as conservation purposes.

OUTDOOR STORAGE YARD, ACCESSORY: An outdoor area for storing or displaying materials, goods or equipment associated with a principal use.

OUTDOOR STORAGE YARD, PRINCIPAL: An outdoor area for storing or displaying materials, goods or equipment as a principal use.

OVERLAY DISTRICT: A special zoning district which addresses special land use circumstances or environmental safeguards and is superimposed over the underlying existing zoning district(s). Permitted uses in the underlying zoning district(s) may continue subject to compliance with the regulations of the overlay district.

OWNER: The person(s) owning the fee simple title to any premises; or all shareholders in a corporation, the partners in a partnership or the members of a limited liability company.

PERSONAL SERVICES

Examples may include:

- Tailoring and shoe repair
- Beauty and barber services and day spas
- Tattoo parlor
- Laundry and dry cleaning, self-service or pick-up only
- Repair of office equipment and personal and household items

PENTHOUSE, MECHANICAL: Roof structures used for the shelter of mechanical equipment, tanks, elevators and related machinery, or vertical shaft openings in the roof assembly. *(New eff. 08-15-2021)*

PERSONAL SERVICES: Establishments that provide non-medical, individual services generally related to personal needs.

PET: A domesticated animal such as a dog, cat, common cage bird, rodent, rabbit, ferret, aquarium-kept fish, reptile or amphibian, which is traditionally kept in the home for companionship or enjoyment rather than for utility or commercial purposes. Does

not include livestock and wild animals, with the exception that one (1) miniature pig, goat or sheep may be kept as a pet (keeping of more than one such animal will be considered Home Agriculture).

PET GROOMING ESTABLISHMENT: Any commercial establishment engaged in the washing, brushing, trimming of fur or nails or other such cosmetic services for domestic pets. Such establishments do not perform medical services, nor allow overnight kenneling of animals.

PHOTOMETRIC PLAN: A graphical representation of illuminance used to show the level and/or evenness of a lighting design and how light fixtures will perform on a given site.

PHOTOVOLTAIC SYSTEM: A photovoltaic system is a power system designed to supply usable solar power by means of photovoltaics. It consists of an arrangement of several components, including solar panels (collectively a solar array) to absorb and convert sunlight into electricity, a solar inverter to change the electric current from DC to AC, as well as mounting, cabling, and other electrical accessories to set up a working system. It may also use a solar tracking system to improve the system's overall performance and include an integrated battery solution.

PORCH: A one-story roofed structure attached to a house, with no floor space above and which is not heated or cooled and is open on all sides that are not attached to the house.

PREMISES: A lot, together with all buildings and structures thereon.

PRE-TREATMENT, STORMWATER: Practices used to treat stormwater runoff prior to stormwater entering a primary best management stormwater system. Pretreatment can be used to settle out coarse sediments, slow runoff velocities, and in some cases, provide additional treatment (such as removal of floating debris and oil). Such practices increase overall pollutant removal and reduce the maintenance requirements on primary

treatment practices. *(New eff. 01-15-2020)*

PRINCIPAL USE: The primary purpose or function for which a premise is used, designed or intended to be used.

PRIVATE ACCESSWAY: Any private road or driveway. Private accessways are not to be considered "streets" as defined in these regulations.

PROFESSIONAL OFFICES: A facility for professional services, as opposed to retail products, to individuals, business, industry, government, and other enterprises.

PROFESSIONAL, ARTS, AND EDUCATIONAL SCHOOLS AND STUDIOS, NON-DEGREE: Non-degree granting professional and educational service businesses or organizations providing specialized education and instruction for children and/or adults.

PUBLIC RECREATION, INDOOR OR OUTDOOR: Recreation facilities open to the public on Town, State, or other lands permanently protected for preservation or recreation by ownership or deed restriction.

PUBLIC SPACE: Usable outdoor space, such as a plaza or court, that is connected to the pedestrian network and/or the streetscape, and that is for civic engagement and public use and enjoyment. The space offers a variety of opportunities to sit, relax, people watch, eat, and meet others, and includes amenities such as benches, tables, chairs, water features, and landscaping. *(New. eff. 08-15-2021)*

PROFESSIONAL OFFICES

Examples may include:

- Offices for architects, engineers, lawyers, real estate, insurance, and other professional occupations
- Banks and financial services
- Offices of Government agencies

PROFESSIONAL, ARTS, AND EDUCATIONAL SCHOOLS AND STUDIOS, NON-DEGREE

Examples may include:

- Business and office skills
- Public speaking
- Computer training
- Music studio
- Dance studio
- Acting studio
- Fine art studio, etc.

PZC: The Planning and Zoning Commission (Commission) of the Town of Groton.

RECREATIONAL VEHICLE: A vehicular type unit with a maximum size of 400 SF, primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or is drawn by another vehicle. The basic entities are travel trailer, camping trailer, truck camper, and motor home (self-propelled).

REDEVELOPMENT: To demolish existing buildings or to increase the overall floor area or impervious surface/ cover on a site; or any combination of these activities, irrespective of whether a change occurs in the land use of the site.

RESIDENTIAL COUNSELING FACILITY: A residential building or group of buildings in which counselors and staff members provide counseling, rehabilitation, evaluation, and other supportive services to (a) detoxified resident persons or their dependents seeking to arrest, reverse or ameliorate the compulsive use of alcohol or drugs pursuant to an organized and structured program, (b) resident persons or their dependents suffering from acute physical abuse pursuant to an organized and structured program or (c) resident persons or their dependents having professionally and certified diagnosed eating disorders or addiction to gambling or drugs pursuant to an organized and structured program. This definition shall not include community correction programs under the jurisdiction of the Department of Correction pursuant to Section 18-100 of the Connecticut General Statutes or court ordered treatment programs under Section 17a-653 to 17a-656 of the Connecticut

General Statutes.

RESIDENTIAL LIFE CARE FACILITY: A service-enriched facility comprised of a building or group of buildings located on one or more contiguous parcels of land containing one or more facilities defined herein as congregate living facilities and assisted living facilities, primarily for the aged, and may or may not include nursing facilities. The facility may also contain meeting rooms, dining rooms, a central kitchen, and recreation areas for the use of the residents of the facility, offices used for the management and operation of the facility, and services such as, but not limited to, a general store, beauty shop, and laundry for the use of the residents.

RESTAURANT, DRIVE THROUGH: An establishment whose business involves the sale of pre-prepared or rapidly prepared foods, confections or beverages to the customer in a ready-to-consume state, and whose principal method of operation is to take and deliver orders from a building opening, window, door, or mechanical/ electronic device, through which occupants of a vehicle receive the product. (*New. eff. 06-05-2026)*

RESTAURANT, FAST-FOOD: Any establishment whose business involves the sale of pre-prepared or rapidly prepared foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order and obtain the product at a central location separate from the tables or counters used for consumption on site. This definition includes convenience stores which sell prepared food for on-site consumption. This definition does not include a drinking establishment where the sale and service of alcoholic beverages is the primary use. *(Rev. eff. 08-15-2021)*

RESTAURANT, MOBILE: A licensed, motorized vehicle or other mobile food unit which is temporarily parked on a privately or publicly owned lot where food items are sold to the general public.

RESTAURANT, STANDARD: Any establishment whose business involves the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that an employee normally takes the seated customer's order and serves the food or beverages at tables and/or counters located inside or outside the building. This definition does not include a drinking establishment where the sale and service of alcoholic beverages is the primary use. *(Rev. eff. 08-15-2021)*

RETAIL: A commercial establishment that provides goods and/or services directly to the consumer, where such goods are available for immediate purchase and removal from the premises by the purchaser.

RETAIL, LARGE-SCALE: A single user commercial building, having a gross floor area of 40,000 SF or greater, generally serving local, Town, and regional consumer needs.

RETAIL, MEDIUM-SCALE: A single commercial use, having a gross floor area of 10,000 SF or greater, but less than 40,000 SF, generally serving local and Town consumer needs.

RETAIL, SMALL-SCALE: A single commercial use, having a gross floor area of less than 10,000 SF, generally serving local consumer needs.

RETAIL SHOPPING CENTER: A single piece of real estate of two (2) acres or more containing more than three (3) commercial establishments and a total business space of more than 20,000 gross SF planned, constructed, and managed as a total entity with customer and employee parking provided on site.

RETAIL WITH OUTDOOR SALES AND STORAGE: Any retail establishment with an outdoor area that has been altered,

RETAIL WITH LARGE INDOOR DISPLAY AND STORAGE

Examples may include:

- Furniture stores
- Appliance stores
- Hardware stores
- Carpet stores, etc.

improved or used for the temporary or longer-term storage of equipment, supplies, products, and materials as an accessory use. Such materials are generally in bulk and/or collectively do not serve the purpose of outdoor display.

RETAIL OUTDOOR DISPLAY: Part of a retail establishment with an outdoor arrangement of products or materials, designed and used primarily for the purpose of advertising or identifying a business, product, service or other non-residential use. Said display includes items normally vended by the contiguous business and is generally deemed integral but accessory to the operation of the business.

RETAIL WITH LARGE INDOOR DISPLAY AND STORAGE: A retail establishment that sells large items that require significant display and storage space, and larger facilities for loading and warehousing than a typical retail establishment.

RETAINING WALL: A vertical self-supporting structure made of concrete, durable wood, masonry, stone, or other materials designed to hold soil or other earth materials at a higher position and to resist the lateral displacement of these materials. *(New eff. 08-15-2021)*

RIDING OR BOARDING STABLE: A commercial establishment for boarding, riding, and training of equines and/or camelids; including riding instruction and fields or arenas used for events.

RIGHT-OF-WAY (ROW): An area dedicated to public use for pedestrian and vehicular movement, which may also accommodate public utilities.

ROOMING/BOARDING HOUSE: A dwelling in which at least 3 people but less than 12 are housed or lodged for hire or otherwise without individual kitchen facilities, with or without meals.

SAILMAKING: A manufacturing establishment that makes and repairs sails for sailboats, kites, hang gliders, wind art, architectural sails or other structures using sails. A sailmaker typically works on shore in an indoor sail loft large enough to lay out sails for construction or repair. Modern sailmaking may involve computer-aided design and manufacturing tools, including low-power lasers to cut sail materials.

SCHOOLS, PUBLIC/PRIVATE (K-12): A site that is operated as a primary or secondary school and which contains all improvements required by local, State of Connecticut, and/or federal regulations necessary for general primary or secondary academic instruction.

SCHOOLS, PUBLIC/PRIVATE (Post-High School / College): A post-secondary institution for higher learning that has State approval to grant associate's or bachelor's degrees and may also have research facilities and/or professional schools that grant master's and doctoral degrees. This may also include community colleges and trade schools that grant certificates of completion in business, technical or vocational fields.

SEDIMENT: Solid material, either mineral or organic, that is in suspension, is transported or has been moved from its site or origin by erosion.

SELF-SERVICE STORAGE FACILITY: Any real property designed and used for the renting or leasing of individual self-contained units of storage space to occupants who are to have access to such units for storing and removing personal property only, and not for residential purposes.

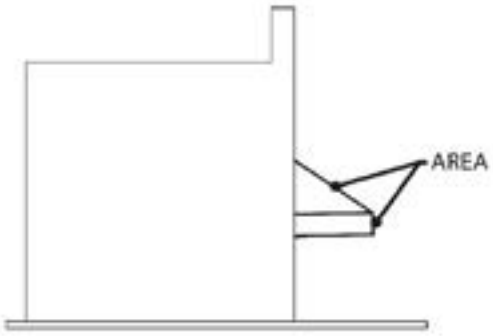
SEWER SYSTEM, COMMUNITY TYPE: A sewer system operated by the Town of Groton and/or a political subdivision or a private central plant approved by the State of Connecticut for sewage treatment consisting of a primary and secondary treatment and the production of a substantially clear effluent. Community type sewer system is not construed to mean a septic tank and leaching field serving a one-unit or two-unit dwelling or a single non-residential use.

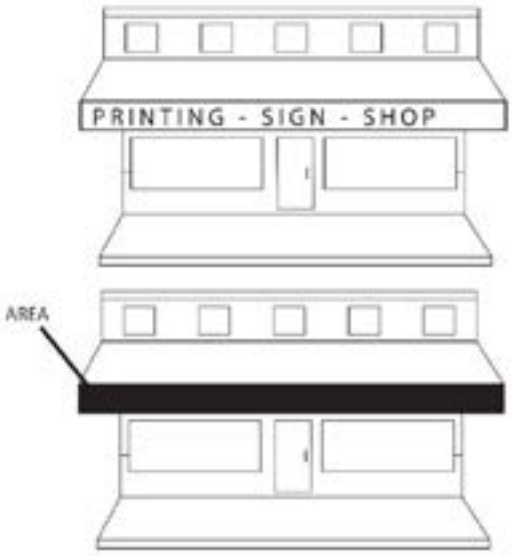
SHADE/CANOPY TREE: A large deciduous tree having a minimum height of 25 feet at maturity, typically used as a means of providing shade within and adjacent to parking areas, play areas or other such open spaces, as a means of reducing excessive heat, reducing stormwater temperatures from pavement areas, and for other like beneficial purposes.

SHORT TERM RENTAL: The use of a furnished legal dwelling unit, in whole or in part, providing transient lodging to the general public, for compensation, for a period of 30 days or less. *(New Eff. 5.15.2024)*
SIGN: Any object, device, display or structure or part thereof situated outdoors or adjacent to the interior of a window or doorway, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means including words, letters, pictures, logos, figures, designs, symbols, fixtures, colors, illumination or projected images.

SIGN, A-FRAME: A freestanding, temporary sign which is ordinarily in the shape of an "A" or some variation thereof, which is readily movable, and is not permanently attached to the ground or any structure. See also the definition of T-frame signs.

Sign, Awning





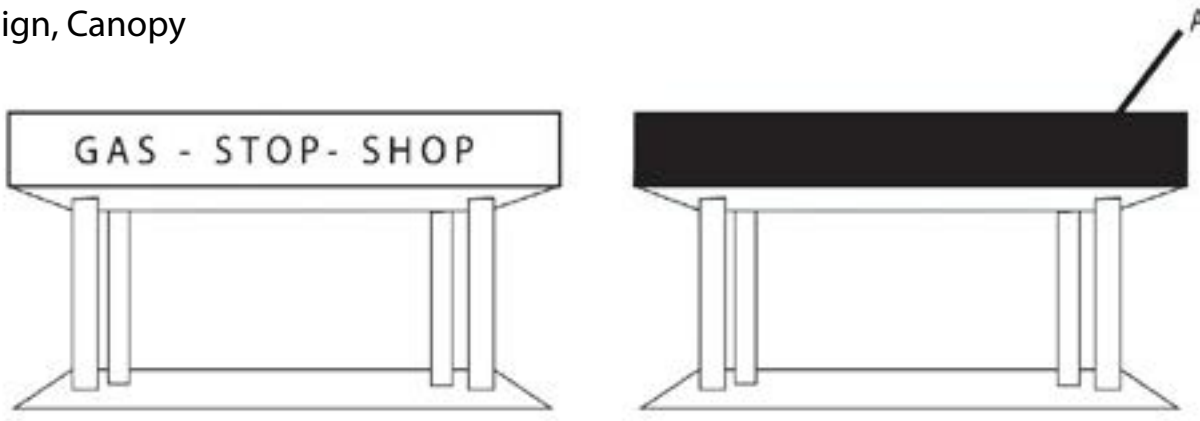
SIGN, AIR-ACTIVATED: A sign, all or any part of which is designed to be moved by action of forced air to make the sign appear to be animated or otherwise have motion.

SIGN AREA: The surface area of any sign is the entire area within a single continuous perimeter, enclosing the extreme limits of lettering, representations, emblems or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. For free-standing signs, the surface area includes the entire face of the sign, inclusive of any background but not inclusive of any support structure. Only one side of a double-faced sign is used in computing the total area of said double-faced sign, provided that the two surfaces are joined at an angle of no greater than 60 degrees. The area of a sign composed of characters or words attached directly to a large, uniform building wall surface is the smallest rectangle, circle or spherical figure which encloses the whole group of said characters or words.

SIGN, AWNING: Any permanent sign painted on or attached to an awning face. The method for calculating the total area of awning signs is illustrated in the following graphics.

SIGN, BALLOON: Any temporary sign that is an air inflated object, which may be of various shapes, made of flexible fabric, resting on the ground or a structure, and equipped with a portable blower motor that provides a constant flow of air into the device. Balloon signs are restrained, attached or held in place by a cord, rope,

Sign, Canopy



cable or similar method. See also the definition for air-activated signs.

SIGN, BANNER: Any temporary sign composed of cloth, canvas, plastic, fabric or similar lightweight, non-rigid material that can be mounted to a structure with cord, rope, cable or a similar method or that may be supported by stakes in the ground.

SIGN, BLADE: Any temporary sign that is constructed of cloth, canvas, plastic fabric or similar lightweight, non-rigid material and that is supported by a single vertical pole mounted into the ground or on a portable structure.

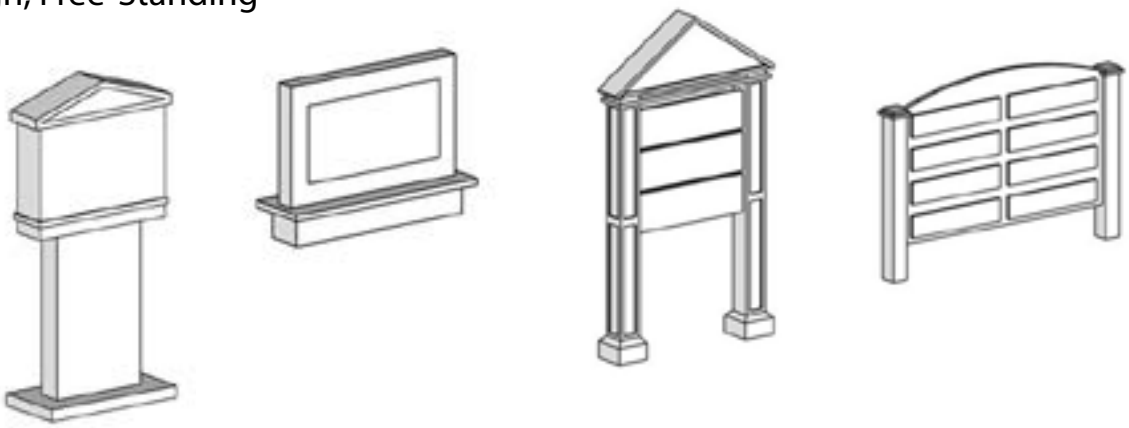
SIGN, CANOPY: Any permanent sign painted on or attached to or supported by a canopy.
The method for calculating the total area of canopy signs is illustrated in the graphics below.

SIGN, CONSTRUCTION: A temporary sign directly connected with a construction project; may include the construction company's name, address, and/or telephone number.

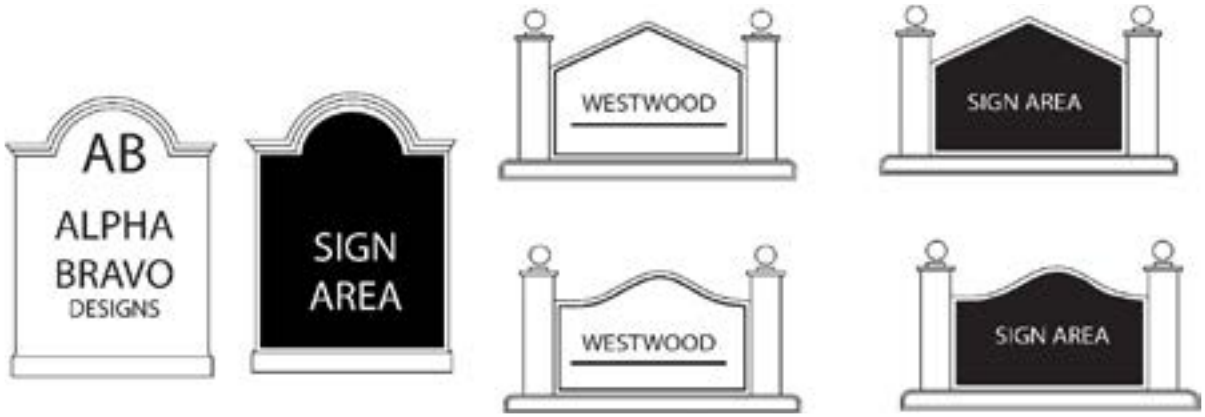
SIGN, DIGITAL: Any free-standing, permanent sign with an electronic sign display or device component that changes message copy on the sign by means of emitting diodes (LED), fiber optic light bulbs, liquid crystal display or other illumination devices within the display area. Signs using such display methods are commonly called by various names, including, but not limited to, CEVMS (commercial electronic variable message signs or changeable electronic variable message signs), electronic message boards, electronic reader boards, dynamic signs, digital signs, electronic signs, variable message boards, message centers, and similar terms.

SIGN, DIRECTLY ILLUMINATED: Any sign designed to give forth any artificial light directly or through any transparent or translucent material from a source of light internal to such sign.

Sign, Free-Standing



Sign, Free-Standing (Calculating Area)



Sign, Free-Standing (Calculating Area)



SIGN, DRIVE-THROUGH: Any permanent on-site wall or free-standing sign located immediately adjacent to a drive-through lane that is meant to be viewed from an automobile.

SIGN, FREE-STANDING: Any permanent sign erected or affixed to the land and any and every exterior sign that is not attached to a building. Below are illustrations of typical free-standing signs.
The method for calculating the total area of free-standing signs is illustrated in the following graphics:

SIGN, INDIRECTLY ILLUMINATED: A sign illuminated by devices that project artificial light from either behind an opaque surface (halo lighting) or onto the outside surface of the sign and involves no translucent surfaces.

SIGN, LIGHT POLE BANNER: Any temporary banner or sign that is designed to be attached to a permanent light pole or other pole structure, and where the temporary sign element can be changed without modifying the permanent structure.

SIGN, OFF-PREMISE: Any sign that advertises or otherwise directs attention to a product sold, service provided or an activity that occurs on a different parcel than where the sign is located.

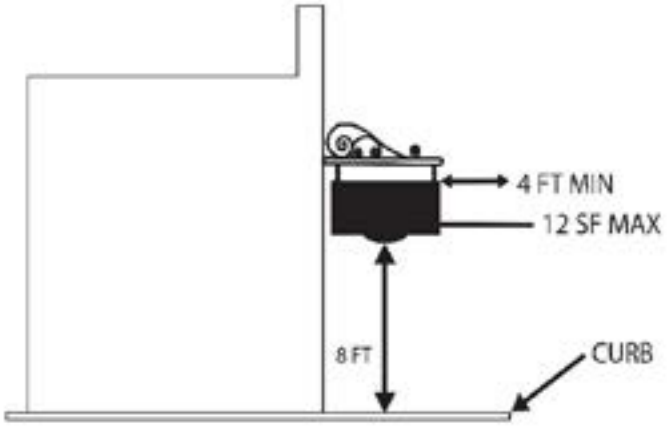
SIGN, ON-PREMISE: Any sign that advertises or otherwise directs attention to a product sold, service provided or activity that occurs on the same parcel where the sign is located.

SIGN, PORTABLE MESSAGE CENTER: A sign not permanently affixed to the ground, building or other structure, which may be moved from place to place, including, but not limited to, signs designed to be transported by

means of wheels. Such signs may include changeable copy.

SIGN, PROJECTED IMAGE: A sign which involves an image projected on the face of a wall, structure, sidewalk
or other surface, from a distant electronic device, such that the image does not originate from the plane of the wall, structure, sidewalk or other surface.

Sign, Projecting

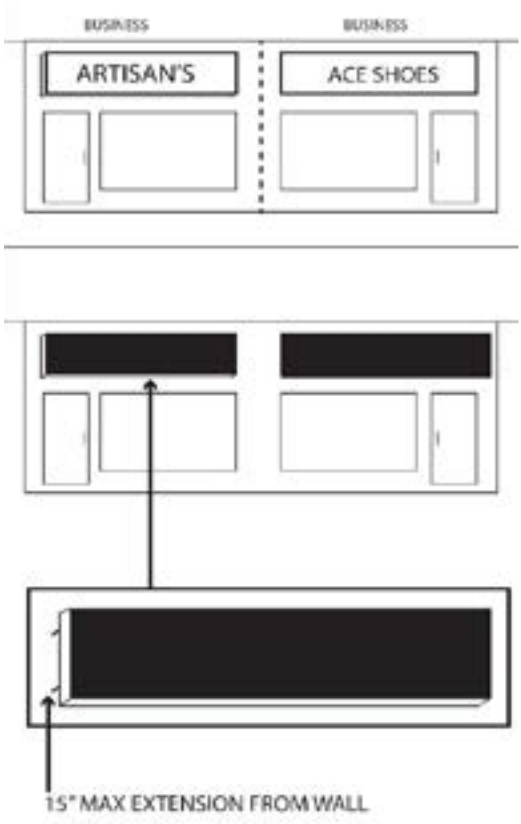


SIGN, PROJECTING: Any permanent sign which is attached to the wall or a building and which extends more than fifteen inches from the face of such wall, including a sign erected at the corner of a building.

SIGN, T-FRAME: A free-standing, temporary sign which is ordinarily in the shape of an upside down "T" or some variation thereof, which is readily movable, and is not permanently attached to the ground or any structure. See also the definition for A-frame signs.

SIGN, TEMPORARY: Portable signs or any sign not permanently embedded in the ground, or not permanently affixed to a building or sign structure that is permanently embedded in the ground and intended to be displayed for a limited period of time, are considered temporary signs.

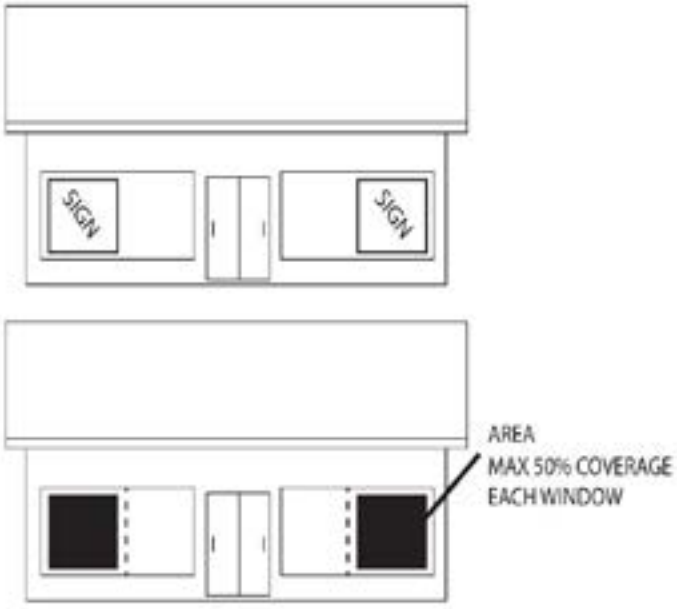
Sign, Wall



SIGN, TOPPER: Any sign that sits on top of a fuel pump.

SIGN, VEHICLE: Any sign permanently or temporarily attached to or placed on a vehicle or trailer in any manner so that the sign

Sign, Window



is used primarily as a stationary identification or advertisement sign.

SIGN, WALL: A sign which is attached to, or painted on, the wall or other plane surface of a building, with the face in a plane
approximately parallel to such wall or surface, and not extending
more than fifteen inches from such wall or surface.

The method for calculating the total area of wall signs is illustrated in the previous graphic.

SIGN, WINDOW: Any sign with its face parallel and affixed to, in contact with or within 12 inches of depth from a window or exterior glass door, whether inside or outside, and visible from the street. Normal display of merchandise in store windows is not considered a sign.

SIGN, YARD: Any temporary sign placed in a street-facing yard on private property.

SITE PLAN: An accurate, scaled plan prepared by a CT registered architect, landscape architect, surveyor or engineer, showing existing and proposed buildings and uses, parking, loading and circulation, open space and landscaping, signs and lighting, utilities, topography, and other existing and proposed features required in Section 9.5 of these regulations.

SITE PLAN, SIMPLIFIED: A site plan reflecting minor changes to an existing development where: a fully engineered drawing is not necessary to establish compliance with these regulations; an A-2 survey is not necessary to determine zoning compliance; and proposed changes do not involve storm drainage, flood flow or storage, extensive grading, the location of existing or proposed underground utilities, or other attributes requiring professional design, location, and/or documentation on a site plan.

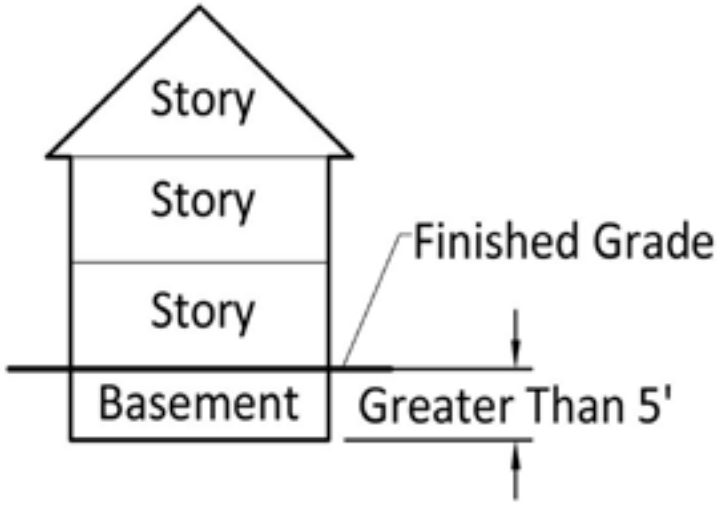
SLOPE, PERCENT OF: The ratio of vertical rise or fall to horizontal distance measured perpendicular to the contour lines at horizontal intervals of typically 10 feet or greater.

SLOPE, STEEP: Areas of topography greater than 25% slope as measured across the most extreme change in elevation portions of the ground surface in minimum horizontal intervals of typically 40-feet.

SOIL: Any unconsolidated mineral or organic material of any origin.

SOIL EROSION AND SEDIMENT CONTROL PLAN: A designed program that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

SPECIAL PERMIT: A development permit that must be obtained for certain classes or kinds of buildings, structures or uses of land that may only be appropriate in particular locations or districts based on how their attributes relate to specific locations, and where modifications and reasonable conditions and safeguards may be imposed to render the application consistent with the Zoning Regulations.



STORY: A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above; provided, however, that where the floor level is at least five feet below the adjoining finished grade, the space is considered a basement and not counted as a story.

STREET: An accepted State or Town road or a road on an approved subdivision plan that is duly bonded or the construction of which is otherwise assured in accordance with the Groton Subdivision Regulations. "Street" is deemed to include the entire width of the right-of-way. A private accessway, as defined in these regulations, is not to be considered a street.

STREET LINE: The line dividing the street and the lot.

STRUCTURE: Anything constructed or erected which requires location on, in or under the ground, or anything attached to something located on, in or under the ground.

TELECOMMUNICATION FACILITY: Towers and/or antennae and accessory structures and equipment used in receiving or transmitting telecommunications or radio signals from a mobile communication source and transmitting those signals to another wireless site, and other communication source or receiver or to a central switching computer which connects the mobile unit with land-based telephone lines.

TELECOMMUNICATION TOWER: The structure designed to support equipment and antennae used to transmit and/or receive telecommunications or radio signals. Examples of such structures include, without limitation, freestanding towers, guy towers, monopoles, and lattice towers. This definition does not include data centers. *(Rev. Eff. 7-15-2022)*

TEMPORARY EVENTS: A temporary festival or other such group or aggregation of rides, shows, games, exhibits, demonstrations or concessions or any combination thereof. Also, any special events such as weddings, large parties, and other such gatherings where the property is rented for a fee and not held within or on the grounds of a private residence in a residential district.

THEATER OR CINEMA: An outdoor or indoor area, building, part of a building, structure or defined area utilized primarily for rehearsal and production of dramatic, dance, musical or other live performances or movies. Such establishments may include accessory services such as food and beverage sales and other concessions, management offices, costume shops, set design shops, and storage areas.

TRANSIT STATIONS AND HUBS: Any property, equipment, and improvements used, maintained, and operated to provide public or private mass transportation for passengers and their luggage, including bus, rail, air, and ferry services, as well as associated passenger parking. May also include related ticketing sales, offices, and accessory retail sales of food and sundries. This definition does not include curbside bus stops, with or without shelters.

UNIVERSAL DESIGN FEATURES: Such housing and site design features that promote equal opportunity for use by individuals with or without disabilities. These features may include, but are not limited to, lever door handles, minimum 36" wide interior/exterior doors, hallways, and stairs, non-slip flooring with level thresholds, grab bars at residential toilets and showers, and seat or walk-in access to showers, security wiring, personal alarm system connected to onsite management and/or off-site emergency alarm organization, Connecticut Building Code compliant bath/shower for accessibility, ability for living, sleeping, and eating for the resident to be accommodated on a single floor level with an accessible means of egress to this living area from the outside or garage, and garage door openers and access from garage directly to home if garage provided.

UPLIGHTING: Any light source that distributes illumination above a 90-degree horizontal plane.

USE: Any purpose for which a building, structure or premises may be designed, arranged, intended, maintained or occupied; or, any activity, occupation, business or operation actually carried on in a building or other structure or on a lot or parcel.

UTILITIES: Utilities include water, sewer, gas, electricity, telephone and television lines, and cables.

UTILITY INFRASTRUCTURE: The structures necessary to deliver services essential to the health, safety, and general welfare of the public, which may be provided by a public or a private entity.

UTILITY INFRASTRUCTURE

Examples may include:

- Electric substations
- Telephone stations
- Water and sewer facilities
- Water and sewer treatment plants

VEHICLE: Includes all automobiles, trucks, trailers, vans, camp trailers, house trailers, recreational vehicles, motor homes, motorcycles or any other powered wheeled vehicle used on or off road and which may be required to be registered by the State of Connecticut Motor Vehicle Department. Devices powered by humans are not considered a vehicle under this definition.

VEHICLE DEALERS (NEW): The use of any building, land area or portion thereof, for the display, sale, lease or service of new automobiles and/or other vehicles. Manufacturer certified pre-owned automobiles or vehicles shall also be considered new for this definition.

VEHICLE DEALERS (USED): The use of any building, land area or portion thereof, for the display, sale, lease or service of used automobiles and/or other vehicles.

VEHICLE PARTS AND SUPPLIES (NEW): Stores that sell new automobile parts, tires, batteries, and accessories. May also include minor parts installation. Does not include businesses dealing exclusively in used parts.

VEHICLE RENTAL: The use of any building, land area or portion thereof, for the display and rental of automobiles, panel trucks or vans, trailers or recreational vehicles, including incidental parking and servicing of vehicles for rent or lease.

VEHICLE REPAIR AND SERVICE, MAJOR: Repair of construction equipment, commercial trucks, agricultural implements, and similar heavy equipment, including automobiles, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission and engine shops, radiator shops, body and fender shops, equipment service centers, machine shops, and other similar uses where major repair activities are conducted.

VEHICLE REPAIR AND SERVICE, MINOR: The business of minor repairs to any vehicle, including repairs and replacement of cooling, electrical, fuel, and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing, and repair and replacement of shock absorbers, ignition systems, and mufflers.

VEHICLE WASHING FACILITY: A commercial establishment for washing, polishing, and/or detailing vehicles.

VETERINARY SERVICE: An establishment of a licensed practitioner engaged in veterinary medicine, dentistry or surgery for animals such as horses, rabbits, dogs, cats, birds, and other pets, and may include overnight keeping of animals for medical attention.

VISITABILITY: A term used to mean that a person with a physical disability or mobility limitation can easily get into a home or building for a visit and be able to move about and have access to a bathroom.

WALL, RETAINING: See RETAINING WALL. *(New. eff. 08-15-2021)*

WAREHOUSE AND DISTRIBUTION: A facility where goods are received and/or stored for delivery to the ultimate customer at remote locations. This definition includes parking lots for overnight truck, railcar or shipping container storage, and such establishments as commercial distribution services, freight forwarding services, and freight agencies. May include intermodal distribution facilities for a mix of truck, rail or shipping transport.

WATER DEPENDENT USE: Those uses and facilities which require direct access to, or location in, marine or tidal waters and which therefore cannot be located inland, including but not limited to: Marinas, recreational and commercial fishing and boating facilities, finfish and shellfish processing plants, waterfront dock and port facilities, shipyards and boat building facilities, water-based recreational uses, navigation aides, basins and channels, industrial uses dependent upon water-borne transportation or requiring large volumes of cooling or process water which cannot reasonably be located or operated at an inland site, and uses which provide general public access to marine or tidal waters

WATER, GROUND: Water that is flowing through earth materials beneath the ground surface, excluding watercourses. *(New eff. 01-15-2020)*

WATER, SENSITIVE WRPD SURFACE: A river, stream, brook, waterway, lake, pond, or other watercourse that is depicted on the CT DEEP Water Classifications Map, Groton, CT (as amended) and is classified as Class AA (public drinking water supply) and Class A (fishable, swimmable, and potential drinking water). *(New eff. 01-15-2020)*

WATER SYSTEM, COMMUNITY TYPE: A system operated by the Town of Groton or a political subdivision or a duly licensed water company which has at least 15 service connections or serves at least 25 residents or as otherwise defined by the CT State Department of Public Health.

WATERCOURSE: A river, stream, brook, waterway, lake, pond, marsh, swamp, bog, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes.

WETLANDS: Lands, including submerged lands, not regulated pursuant to Sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consist of any of the soil types designated as poorly drained, very poorly drained, alluvial, and floodplain by the National Cooperative Soil Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded or excavated sites which possess an aquic (saturated) soil moisture regime as defined by the USDA National Cooperative Soil Survey.

WHOLESALE: A place of business primarily engaged in selling and/or distributing merchandise to retailers; to industrial, commercial, institutional or professional business users, or to other wholesalers; or acting as agents or brokers and buying merchandise for, or selling merchandise to, such individuals or companies.

WIND TURBINE: An energy production device which converts wind energy by means of a rotor to mechanical or electrical energy. A wind generator may also be deemed a windmill.

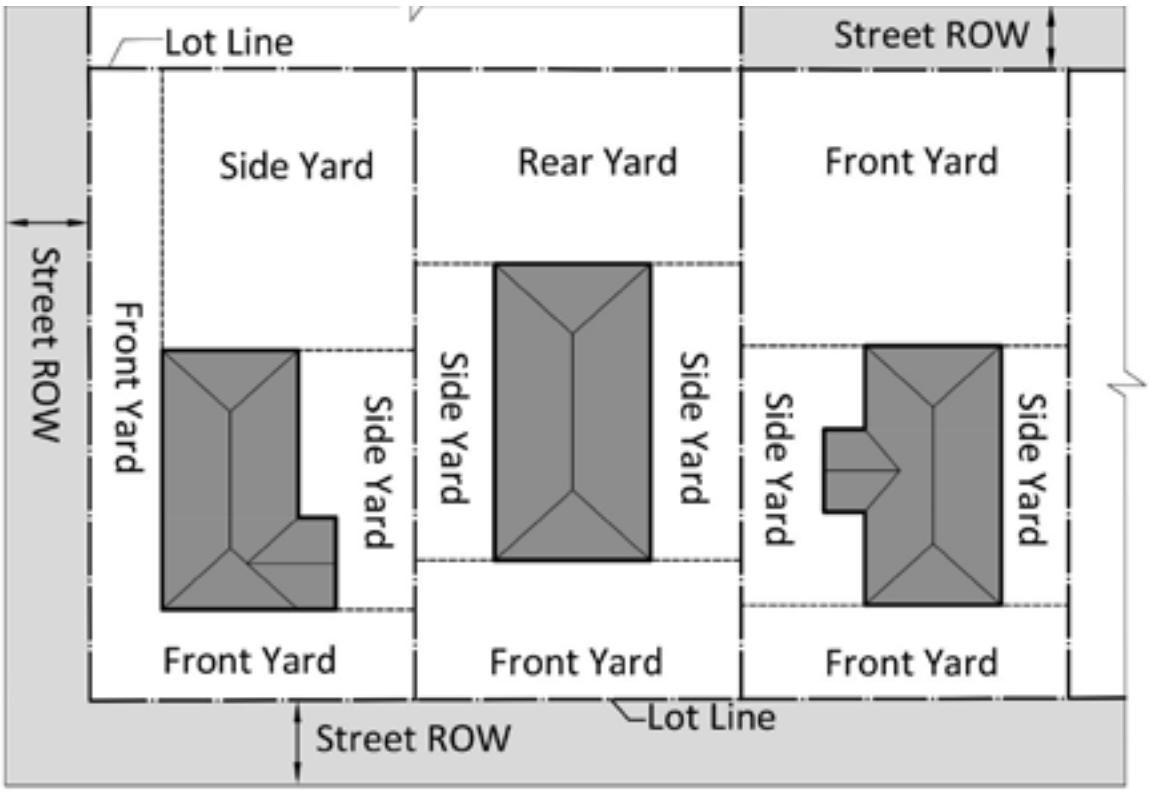
WINERIES: See 'Alcoholic Beverage Production'

WILD ANIMAL: Any member of the animal kingdom, other than humans, that can sustain itself in its native habitat, whether born in captivity or not, and is not domesticated. Does not include livestock or pets.

YACHT CLUB: A private or community club with structures, related grounds, and/or moorage used for social and recreational purposes related to pleasure boating and/or swimming, the use of which is primarily restricted to members and their guests.

YARD: An area on a lot between a building or group of buildings and the nearest lot line that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by these regulations.

Yard Types



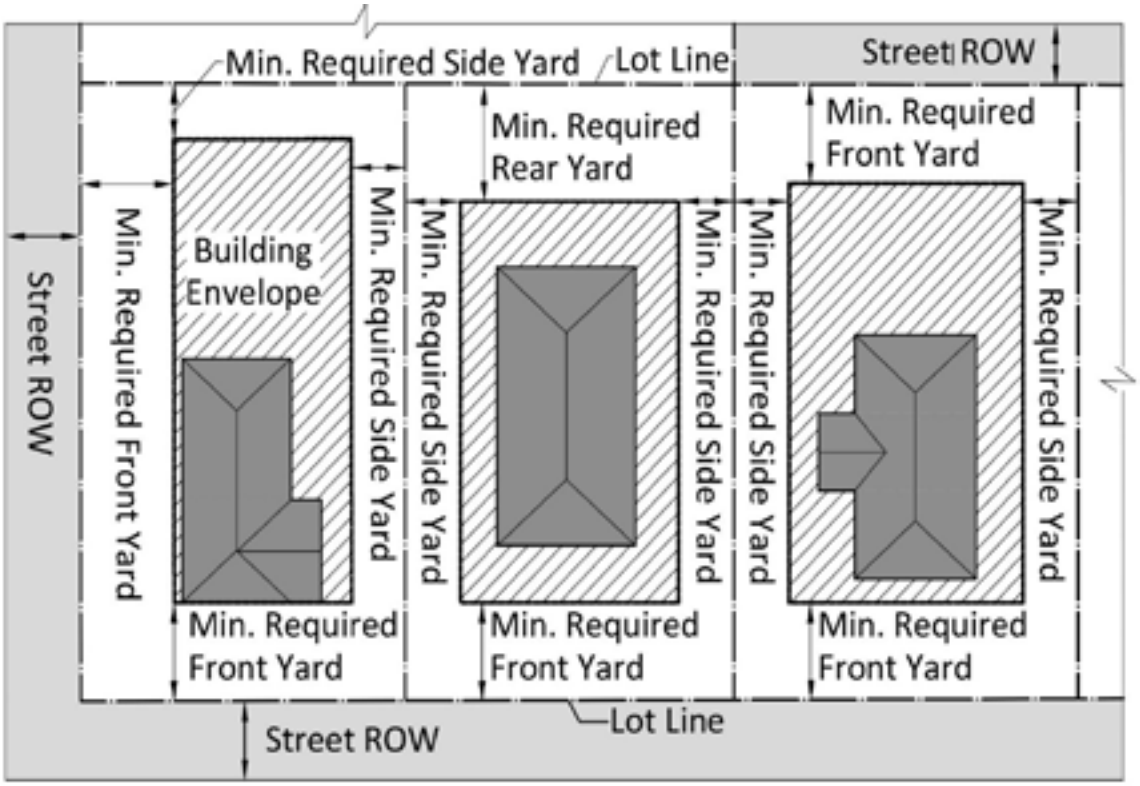
YARD, FRONT: An area between the building and the front lot line, extending the full width of the lot, or in the case of a corner lot, extending along all streets.

YARD, REAR: An area between the building and the rear lot line, extending the full width of the lot.

YARD, SIDE: An area between the building and a side lot line, extending from the front yard to the rear yard. Any yard not a rear yard or a front yard is deemed a side yard.

YARD, MINIMUM REQUIRED: The minimum yard requirement for each zoning district as set forth in these regulations. Otherwise known as a Building Setback.

Minimum Required Yard (Setback)



YARD SPACE: A space, not occupied by a building or other roofed structure, on the same lot as the principal

ZBA: The Zoning Board of Appeals (Board) of the Town of Groton.

ZONING OFFICIAL: The officer responsible for enforcing and administering the requirements of the Town's Zoning Regulations.

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2.2 FLOOD PROTECTION DEFINITIONS

The following definitions shall apply only to the Flood Protection provisions of Section 7.2, Flood Protection Regulations.

BASE FLOOD: A flood having a one percent chance of being equaled or exceeded in any given year; a 100-year storm.

BASE FLOOD ELEVATION: The level, referenced to mean sea level, to which the flood waters of the base flood rise at any particular location.

BASEMENT: For flood management purposes, any area of a building having its floor subgrade (i.e., below ground level) on all sides.

BREAKAWAY WALL: A wall that is not part of the structural support of a building and is intended through its design to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system.

COASTAL AE ZONE: The portion of the Coastal High Hazard Area with wave heights between 1.5 feet and 3.0 feet during the base flood and seaward of the line labeled the "Limit of Moderate Wave Action" (LiMWA) on a Flood Insurance Rate Map (FIRM).

COASTAL HIGH HAZARD AREA: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any open coast and any other area subject to high velocity wave action from storms or seismic sources. Coastal high hazard areas are designated as zone VE and Coastal AE on a Flood Insurance Rate Map (FIRM).

COST: As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure must be established by a detailed written contractor's estimate. The estimate must include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total.

Items to be excluded include cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

DEVELOPMENT: Any man-made change to improved or unimproved real estate including, but not limited to, the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; and the installation, repair, or removal of public or private sewage disposal systems or water supply facilities.

ELEVATED BUILDING: A non-basement building built to have the top of the elevated floor located above the ground level by means of pilings, columns (i.e., posts or piers) or shear walls or by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

In VE flood zones, a non-basement building built to have the bottom of the lowest horizontal structural member of the elevated floor located above the ground level by means of pilings, columns (i.e., posts or piers)

or shear walls parallel to the flow of water and adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood; it includes a building otherwise meeting the definition of "elevated building" in the following sentence, even if the lower area is enclosed by means of breakaway walls, if such walls meet the standards of Section 6.6-7 C. of these regulations.

In all other locations, a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): The federal agency that administers the National Flood Insurance Program (NFIP).

FINISHED LIVING SPACE: As related to fully enclosed areas below the base flood elevation (BFE), a space that is, but not limited to, heated and/or cooled, contains finished floors (tiles, linoleum, hardwood, etc.), has sheetrock walls that may or may not be painted or wallpapered, and other amenities such as furniture, appliances, bathrooms, fireplaces and other items that are easily damaged by floodwaters and expensive to clean, repair or replace.

FLOOD OR FLOODING: A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD HAZARD AREA: The maximum area of the flood plain which is likely to be flooded by a 100-year flood, or any area for which mudslides can reasonably be anticipated.

FLOOD INSURANCE RATE MAP (FIRM): An official map on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones.

FLOOD INSURANCE STUDY (FIS): The official report from the Federal Emergency Management Agency (FEMA) which contains examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

FLOOD, 100-YEAR: That level of flooding having a one percent probability of occurrence in any year.

FLOOD PLAIN AREA: The relatively flat area or low lands adjoining the channel of a river, stream, watercourse, canal, or any body of standing or tidal water, which has been or may be covered by flood water.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures, primarily for the reduction or elimination of flood damage to lands, water, and sanitary facilities, structures, and contents of buildings.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FLOOR (LOWEST): The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such an area meets the design requirements specified in Section 7.2-4.B of this regulation.

FUNCTIONALLY DEPENDENT FACILITY: A facility which cannot be used for its intended purpose unless it is

located in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.

FUNCTIONALLY DEPENDENT USE: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities.

HISTORIC STRUCTURE: For purposes of flood protection, any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

LIMIT OF MODERATE WAVE ACTION (LiMWA): The landward limit of the 1.5 foot breaking wave within a Coastal AE Zone. These areas are seaward of the line labeled “Limit of Moderate Wave Action” (LiMWA) on a Flood Insurance Rate Map (FIRM).

MARKET VALUE: As related to substantial improvement and substantial damage, the market value of the structure is determined by the appraised value of the structure using the cost approach to value method prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring.

MEAN SEA LEVEL: Means, for purposes of the National Flood Insurance Program, the North American Vertical Datum (NAVD) of 1988, or other datum to which base flood elevations shown on a community’s Flood Insurance Rate Map are referenced.

NEW CONSTRUCTION: Within areas of special flood hazard and risk premium zones, any structure for which the start of construction commenced on or after the effective date of the initial Flood Insurance Rate Map (i.e., April 15, 1977), as well as any subsequent improvements to such structure.

SAND DUNES: Naturally occurring accumulations of sand in ridges or mounds landward of the beach.

SPECIAL FLOOD HAZARD AREA (SFHA): The land in the floodplain within a community subject to a one (1) percent or greater change of flooding in any given year. SFHA’s are determined utilizing the base flood elevations (BFE) provided on the flood profile in the flood insurance study (FIS) for a community. BFE’s provided on Flood Insurance Rate Maps (FIRM) are only approximate (rounded up or down) and should be verified with the BFE’s published in the FIS for a specific location. SFHA’s include, but are not necessarily limited to, the land shown as Zones A, AE, AO, AH, and the coastal high hazard areas shown as Zones VE and Coastal AE on a FIRM. The SFHA is also called the area of special flood hazard.

START OF CONSTRUCTION: Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles,

construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, regardless of whether such alteration affects the external dimensions of such building.

STRUCTURE: For flood management purposes, "structure" means a walled and roofed building that is principally above ground, including a manufactured home, a gas or liquid storage tank, or other man-made infrastructure.

SUBSTANTIAL DAMAGE: Damage of any origin sustained by a structure, whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

SUBSTANTIAL IMPROVEMENT: Any combination of repairs, reconstruction, alteration or improvements to a structure taking place over a one (1) year period, in which the cumulative cost equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage", regardless of the actual repair work performed. The market value of the structure should be (1) the appraised value of the structure using the cost approach to value method, prior to the start of the initial repair or improvements, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purpose of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".

VARIANCE: A grant of relief by the Zoning Board of Appeals from the terms of the floodplain management regulation that allows construction in a manner otherwise prohibited and where specific enforcement would result in unnecessary hardship.

VIOLATION: A failure of a structure or other development to be fully compliant with the community's floodplain management ordinance. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates or required floodway encroachment calculations is presumed to be in violation until such time as that documentation is provided.

WATER SURFACE ELEVATION: The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

SECTION 3: ZONING DISTRICTS & MAP

3.1 ZONING DISTRICTS *(Rev. Eff. 01-15-2020, Rev. Eff. 07-15-2025)*

All land within the Town of Groton's zoning authority are zoned with one of the following districts:

3.2-1 Residential (R) Districts
- **3.2-1.A** Residential-7 (R-7)
- **3.2-1.B** Residential-12 (R-12)

3.2-2 Residential Single-Unit (RS) Districts
- **3.2-2.A** Residential Single-Unit-12 (RS-12)
- **3.2-2.B** Residential Single-Unit-20 (RS-20)

3.2-3 Rural Residential (RU) Districts
- **3.2-3.A** Rural Residential-20 (RU-20)
- **3.2-3.B** Rural Residential-40 (RU-40)
- **3.2-3.C** Rural Residential-80 (RU-80)

3.2-4 Residential Multi-Unit (RM)

3.2-5 Residential Mouse Island (R-MI) *(New eff. 07-15-2025)*

3.3 Commercial & Mixed-Use Districts
- **3.3-1.A** Commercial, Regional (CR)
- **3.3-1.B** Commercial, Neighborhood (CN)
- **3.3-1.C** Working Waterfront (WW)
- **3.3-1.D**. Nautilus Memorial Design District (NMDD) *(Deledted 01-15-2020)*
- **3.3-2.A** Mystic Downtown District (MDD)
- **3.3-2.C** Mixed-Use Town Center (MTC)
- **3.3-2.E** Mixed-Use Village Center (MVC)

3.4 Industrial Districts
- **3.4-1** Industrial, General (IG)
- **3.4-2** Industrial, Mixed-Use (IM)

3.5 Green Districts
- **3.5-1** Green, Recreation (GR)
- **3.5-2** Green, Conservation (GC)

3.2 RESIDENTIAL DISTRICTS

The Residential Districts are meant to accommodate a variety of residential dwellings at a scale of densities, including one- and two-unit dwellings and multi-unit dwellings. These districts are also meant to accommodate agricultural uses, as well as limited additional uses that complement and enhance residential uses, such as parks, libraries, churches, and opportunities for compatible home-based businesses. The Residential Districts include:

3.2-1 Residential (R) Districts
- **3.2-1.A** Residential-7 (R-7)
- **3.2-1.B** Residential-12 (R-12)

3.2-2 Residential Single-Unit (RS) Districts
- **3.2-2.A** Residential Single-Unit-12 (RS-12)
- **3.2-2.B** Residential Single-Unit-20 (RS-20)

3.2-3 Rural Residential (RU) Districts
- **3.2-3.A** Rural Residential-20 (RU-20)
- **3.2-3.B** Rural Residential-40 (RU-40)
- **3.2-3.C** Rural Residential-80 (RU-80)

3.2-4 Residential Multi-Unit (RM)

Residential Density Calculations

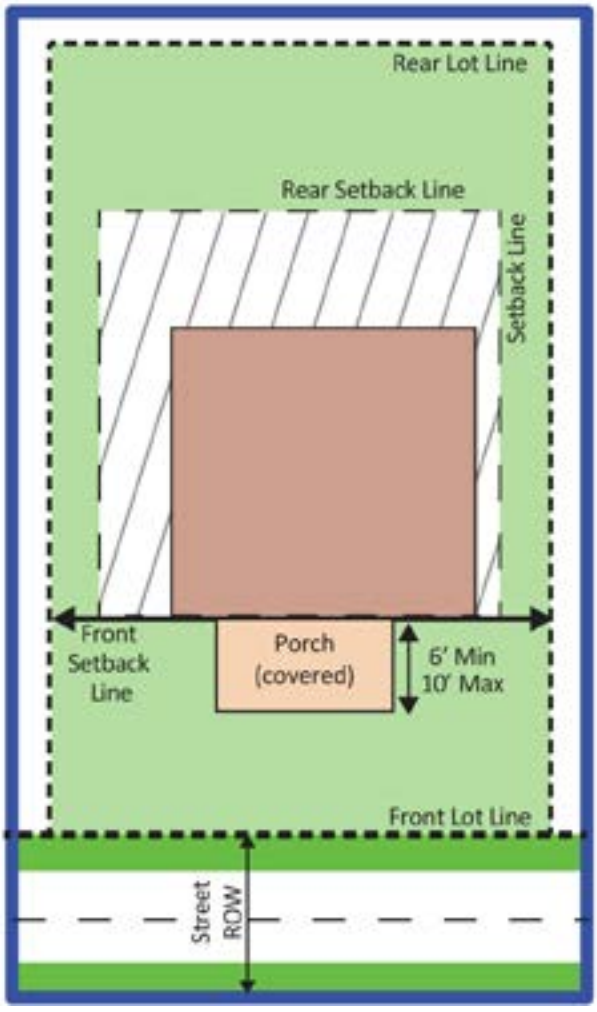
The following residential uses must also follow the residential density calculations of Section 4.2-3:

- Single-Unit and Two-Unit Subdivisions
- Active Senior Housing Community
- Cottage Communities
- Residential Life Care Communities when located in the R, RS or RU zoning districts
- Open Space Subdivisions and Open Space Common Interest Community

Porches

The graphic to the right applies to all residential zoning districts where additional dimensional standards are included for porches.

Porches



3.2-1 RESIDENTIAL (R) DISTRICTS, R-7 AND R-12

3.2-1.A Residential-7 (R-7) (Rev. Eff. 08-15-2021)

Intent

The R-7 zoning district encompasses the densest residential area that surrounds the mixed-use core of historic Mystic Village. The area is covered by the Mystic River Historic District, and buildings, existing and new, must adhere to historic district design standards. Dimensions in this district are designed to encourage one- and two-unit dwellings that support the denser, historic residential patterns of Mystic Village.

R-7 Dimensional Standards

Lot Size

- Minimum lot area: 7,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 10 ft
- Minimum rear yard setback: 25 ft
- Minimum side yard setback: 6 ft

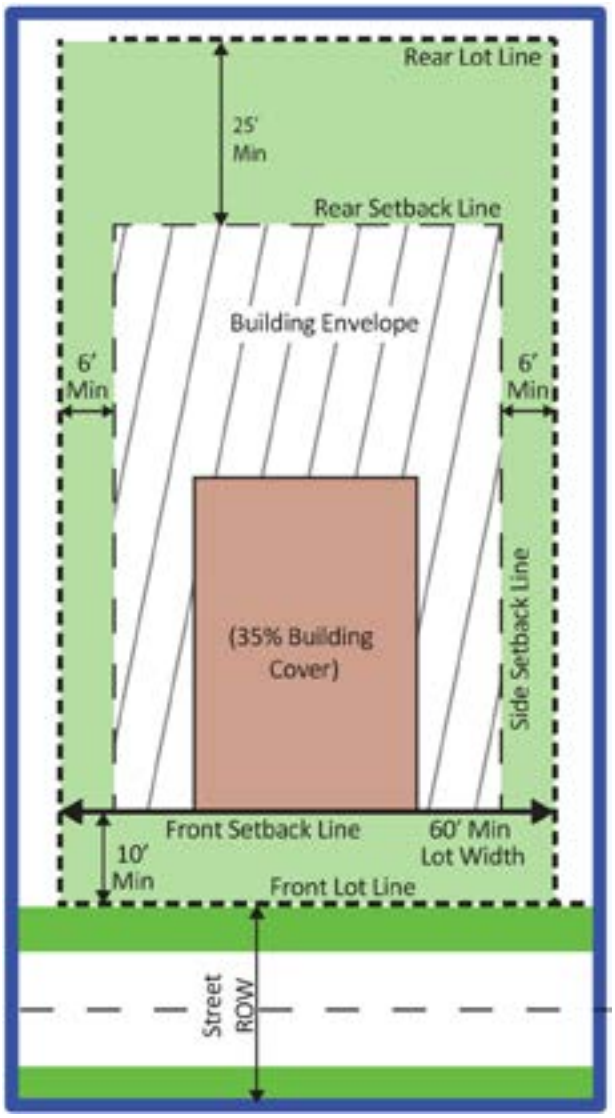
Maximum Building/Structure

- Height: 30 ft
- Building Coverage: 35%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 4,000 SF
- See Section 4.2-3

R-7
Minimum Lot Area 7,000 SF



3.2-1.B Residential-12 (R-12) *(Rev. Eff. 08-15-2021, 07-15-2026)*

Intent

The R-12 district encompasses residential neighborhoods throughout the Town. What these diverse neighborhoods share are generally smaller lots, often walkable and bikeable internally and to nearby resources. Future development and redevelopment in this zoning district will enhance these benefits by encouraging one- and two-unit dwellings in walkable, bikeable, sewered, residential neighborhoods near or adjacent to mixed-use centers, other retail and services, parks, schools, and major roads and transit.

R-12 Dimensional Standards

Lot Size

- Minimum lot area: 12,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 25 ft
- Minimum rear yard setback: 25 ft
- Minimum side yard setback: 12 ft

Porches

- One covered porch per dwelling of at least 6 ft and no more than 10 ft in depth is allowed through a zoning permit and a building permit. Such porches may be partially or fully within the front yard setback. In an Open Space Subdivision and Open Space Common Interest Communities, no porch shall be located less than 10 ft from the front lot line.

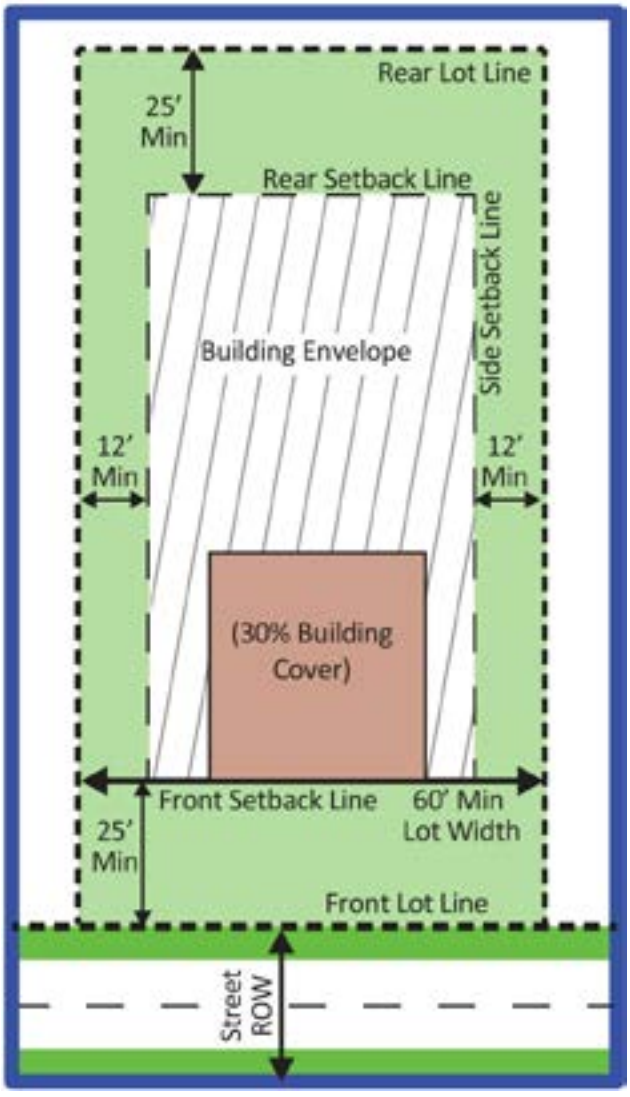
Maximum Building/Structure

- Height: 30 ft
- Building Coverage: 30%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 6,000 SF
- See Section 4.2-3

R-12
Minimum Lot Area 12,000 SF



3.2-2 RESIDENTIAL SINGLE UNIT (RS) DISTRICTS, RS-12 AND RS-20

3.2-2.A Residential Single-Unit-12 (RS-12) (Rev. Eff. 08-15-2021, 07-15-2026)

Intent

The RS-12 district encompasses residential neighborhoods throughout the Town. What these diverse neighborhoods share are generally smaller lots, often walkable and bikeable internally and to nearby resources. Future development and redevelopment in this zoning district will enhance these benefits by encouraging one-unit dwellings in walkable, bikeable, sewered, residential neighborhoods near or adjacent to mixed-use centers, other retail and services, parks, schools, and major roads and transit.

RS-12 Dimensional Standards

Lot Size

- Minimum lot area: 12,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 25 ft
- Minimum rear yard setback: 25 ft
- Minimum side yard setback: 12 ft

Porches

- One covered porch of at least 6 ft and no more than 10 ft in depth is allowed through a zoning permit and a building permit. Such porches may be partially or fully within the front yard setback. In an Open Space Subdivision and Open Space Common Interest Communities, no porch shall be located less than 10 ft from the front lot line.

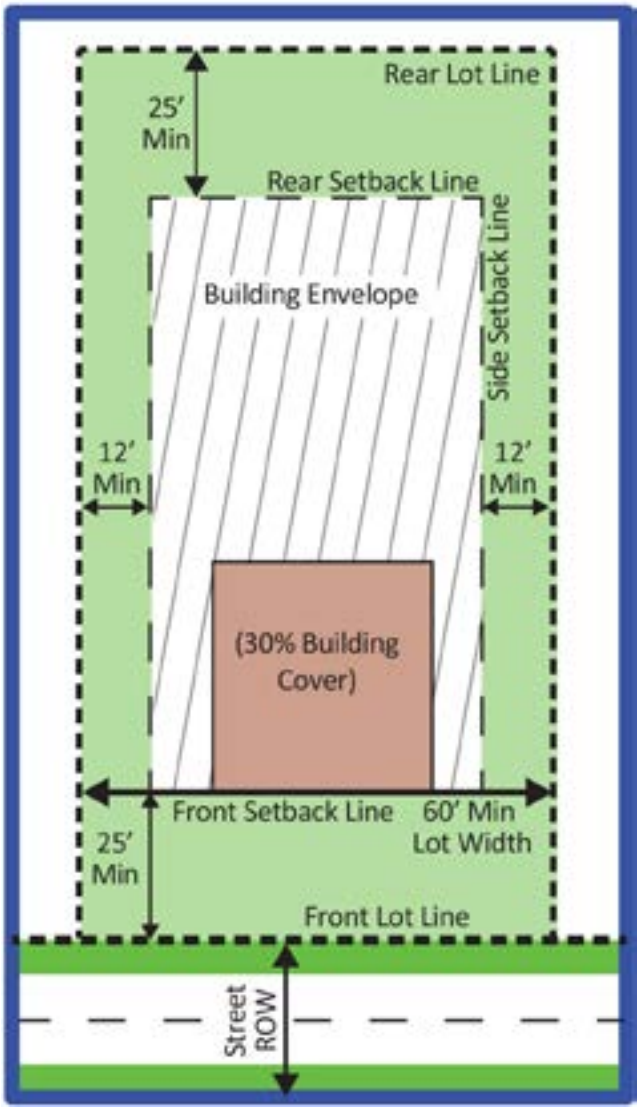
Maximum Building/Structure

- Height: 30 ft
- Building Coverage: 30%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 12,000 SF
- See Section 4.2-3

RS-12
Minimum Lot Area 12,000 SF



3.2-2.B Residential Single-Unit -20 (RS-20) *(Rev. Eff. 08-15-2021, 07-15-2026)*

Intent

The RS-20 district is found throughout the Town and is designed to encourage one-unit dwellings in more traditional suburban settings. Open Space Subdivisions and Open Space Common Interest Communities are encouraged in this district. When adjacent to an R-12 or RS-12 district, new development in the RS-20 district should strive to mirror the connectivity of the R-12 or RS-12 district, extending existing streets, sidewalks, and bicycle networks, to expand options and livability for residents.

RS-20 Dimensional Standards

Lot Size

- Minimum lot area: 20,000 SF
- Minimum lot width: 100 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

Porches

- One covered porch of at least 6 ft and no more than 10 ft in depth is allowed through a zoning permit and a building permit. Such porches may be partially or fully within the front yard setback. In an Open Space Subdivision and Open Space Common Interest Communities, no porch shall be located less than 10 ft from the front lot line.

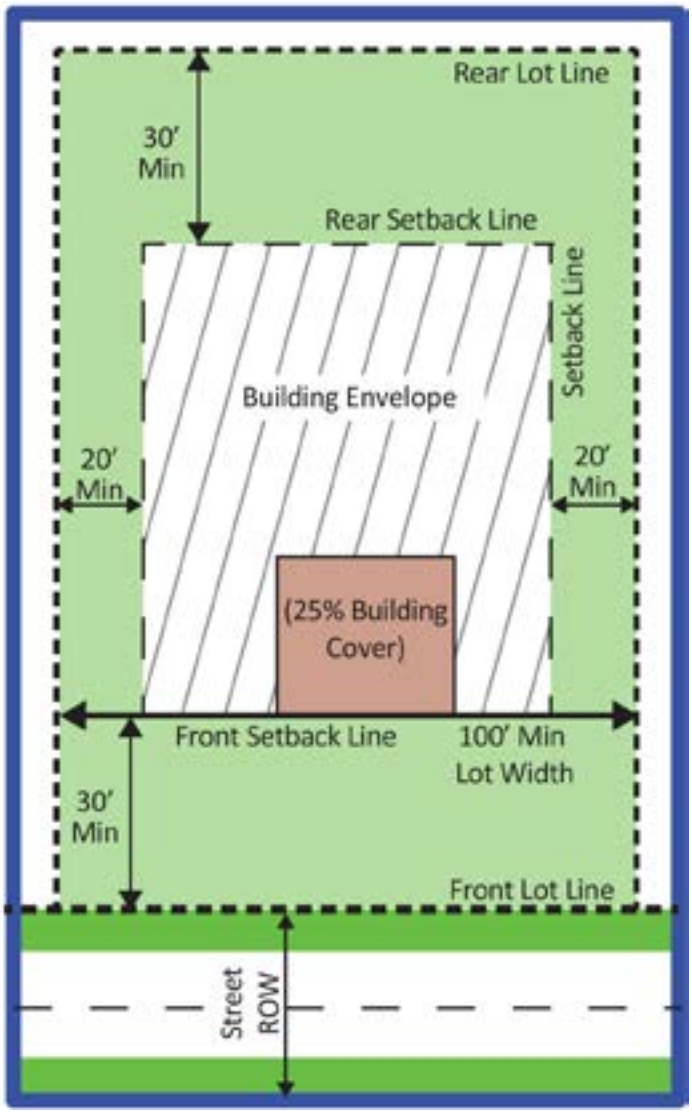
Maximum Building/Structure

- Height: 30 ft
- Building Coverage: 25%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 20,000 SF
- See Section 4.2-3

RS-20
Minimum Lot Area 20,000 SF



3.2-3 RURAL RESIDENTIAL (RU) DISTRICTS, RU-20, RU-40, AND RU-80

3.2-3.A Rural Residential -20 (RU-20) (Rev. Eff. 08-15-2021, 07-15-2026)

Intent

The RU-20 district is found throughout the Town and is designed to encourage one- and two-unit dwellings in more traditional suburban settings. Open Space Subdivisions and Open Space Common Interest Communities are encouraged in this district. When adjacent to an R-12, RS-12 or RS-20 district, new development in the RU-20 district should strive to mirror the connectivity of the adjacent district, extending existing streets, sidewalks, and bicycle networks, to expand options and livability for residents.

RU-20 Dimensional Standards

Lot Size

- Minimum lot area: 20,000 SF
- Minimum lot width: 100 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

Porches

- One covered or uncovered porch of at least 6 ft in depth is allowed (through a zoning permit and a building permit) within the front setback, up to 10 ft in depth. In an Open Space Subdivision and Open Space Common Interest Communities, no porch shall be located less than 10 ft from the front lot line.

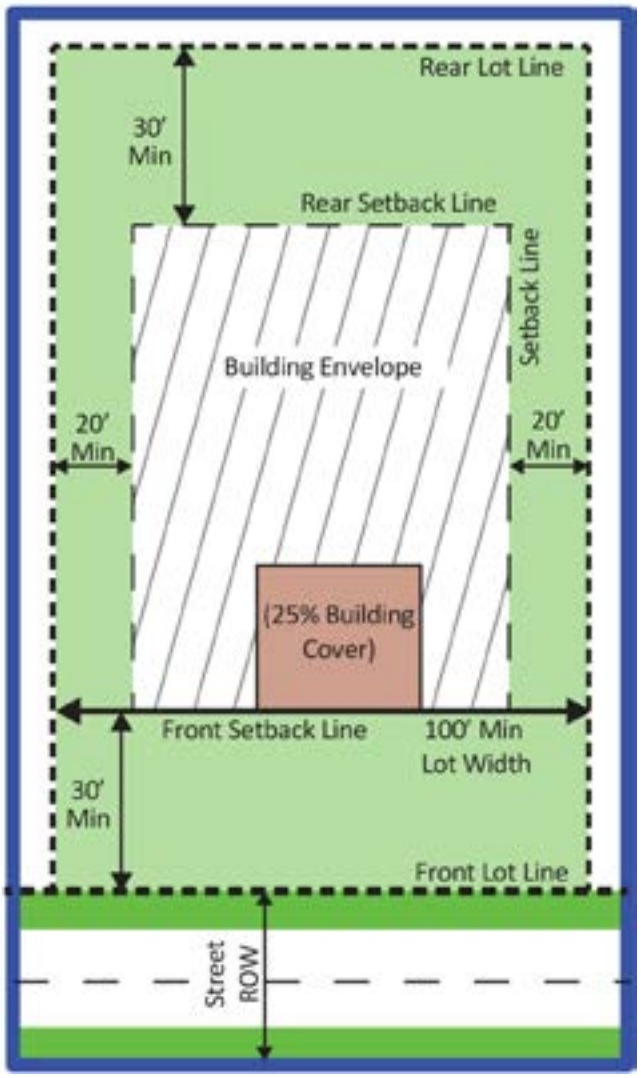
Maximum Building/Structure

- Height: 30 ft
- Building Coverage: 25%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 15,000 SF
- See Section 4.2-3

RU-20
Minimum Lot Area 20,000 SF



3.2-3.B Rural Residential-40 (RU-40) *(Rev. Eff. 08-15-2021, 07-15-2026)*

Intent

The RU-40 district is located largely to the north of I-95 and covers the majority of remaining developable land in the Town. This district is meant to accommodate one-unit dwellings, agriculture and related activities, and other lower-density uses. New developments should strive to connect open spaces in order to maintain a network of open space and habitat, rather than isolated pockets.

RU-40 Dimensional Standards

Lot Size

- Minimum lot area: 40,000 SF
- Minimum lot width: 150 ft

Setbacks

- Minimum front yard setback: 40 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

Porches

- One covered or uncovered porch of at least 6 ft in depth is allowed (through a zoning permit and a building permit) within the front setback, up to 10 ft in depth. In an Open Space Subdivision and Open Space Common Interest Communities, no porch shall be located less than 15 ft from the front lot line.

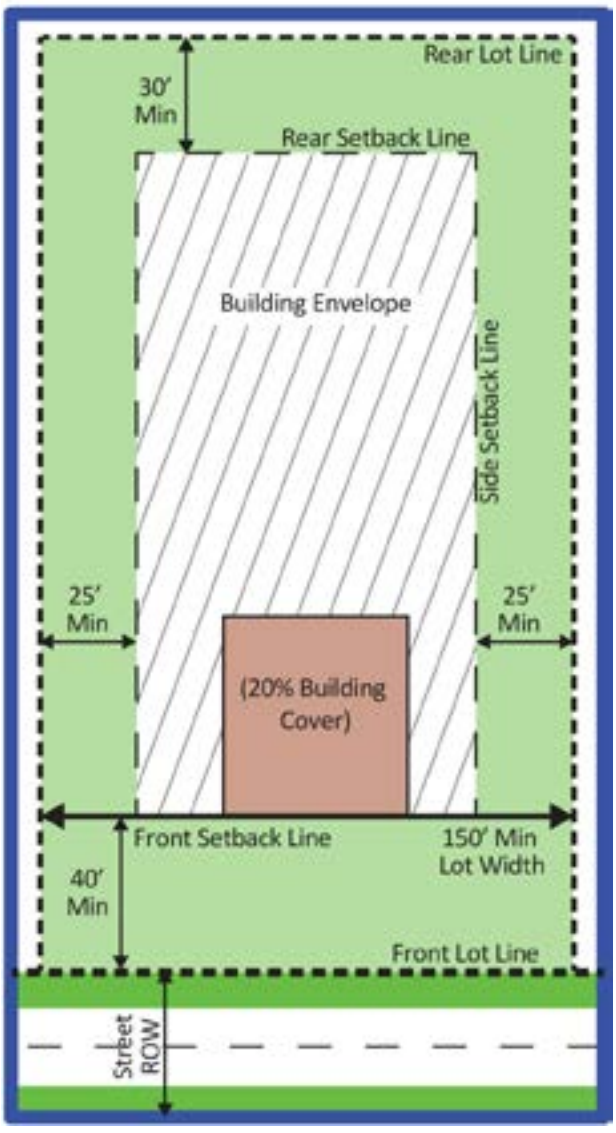
Maximum Building/Structure

- Height: 30 ft
- Building Coverage, Residential: 20%
- Building Coverage, Non-Residential: 30%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 30,000 SF
- See Section 4.2-3

RU-40
Minimum Lot Area 40,000 SF



Note: For non-residential structures, the maximum building coverage is 30%

3.2-3.C Rural Residential-80 (RU-80) *(Rev. Eff. 08-15-2021, 07-15-2026)*

Intent

The RU-80 district is located entirely to the north of I-95. Like the RU-40 district, the RU-80 district is meant to accommodate one-family dwellings, agriculture and related activities, and other lower-density uses. New developments should strive to connect open spaces in order to maintain a network of open space and habitat, rather than isolated pockets.

RU-80 Dimensional Standards

Lot Size

- Minimum lot area: 80,000 SF
- Minimum lot width: 200 ft

Setbacks

- Minimum front yard setback: 50 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

Porches

- One covered or uncovered porch of at least 6 ft in depth is allowed (through a zoning permit and a building permit) within the front setback, up to 10 ft in depth. In an Open Space Subdivision and Open Space Common Interest Communities, a porch must not be located less than 15 ft from the front lot line.

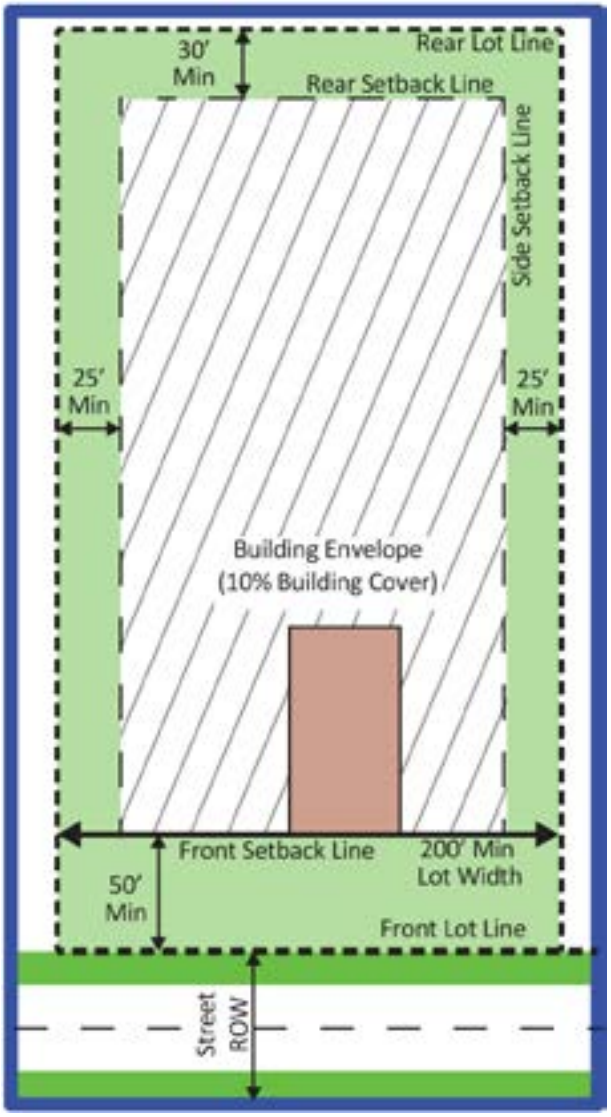
Maximum Building/Structure

- Height: 30 ft
- Building Coverage, Residential: 10%
- Building Coverage, Non-Residential: 20%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 60,000 SF
- See Section 4.2-3

RU-80
Minimum Lot Area 80,000 SF



Note: For non-residential structures, the maximum building coverage is 20%

3.2-4 RESIDENTIAL MULTI-UNIT (RM) *(Rev. Eff. 01-15-2020., Rev. Eff. 08-15-2021)*

Intent

The RM district is scattered, with most sites on the western half of the Town. Most RM parcels are already built out with existing multi-unit homes, ranging from side-by-side town houses to stacked garden apartments, and including both rentals and ownership condominiums. The RM district is meant to encourage and guide the development of multi-unit projects within the Town where necessary utilities and transportation improvements are in place. It is designed to accommodate all allowable residential-only developments of three housing units or more. RM dimensional standards are divided into two categories. Those that apply to one and two-unit dwellings, and those that apply to every other use permitted in the district.

RM Dimensional Standards (all uses except one and two-unit dwellings)

Lot Size

- Minimum lot area: 40,000 SF
- Minimum lot width: 150 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

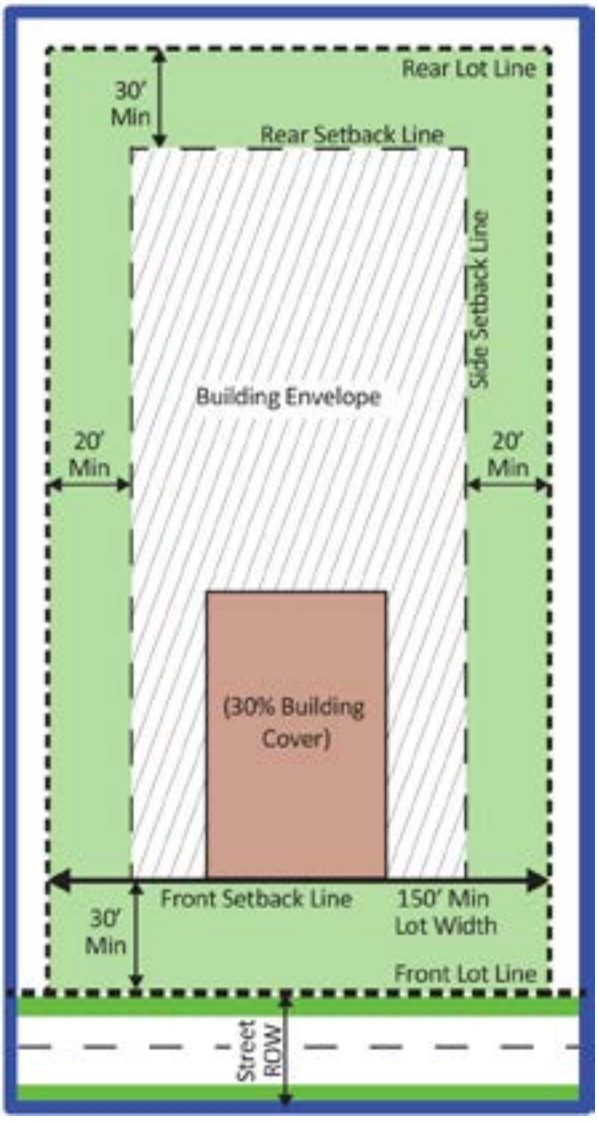
Maximum Building/Structure

- Height: 3 stories/40 ft
- Building Coverage: 30%
  (Building/structure height can be increased to 5 stories/65 feet, provided the minimum lot area is 120,000 square feet. Any building/structure exceeding 40 feet in height must be set back from its front, side, and rear building setback lines an additional two feet for each foot in height over 40 feet.)

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 2,000 SF

RM
Minimum Lot Area 40,000 SF



RM Dimensional Standards (one and two-unit dwellings)

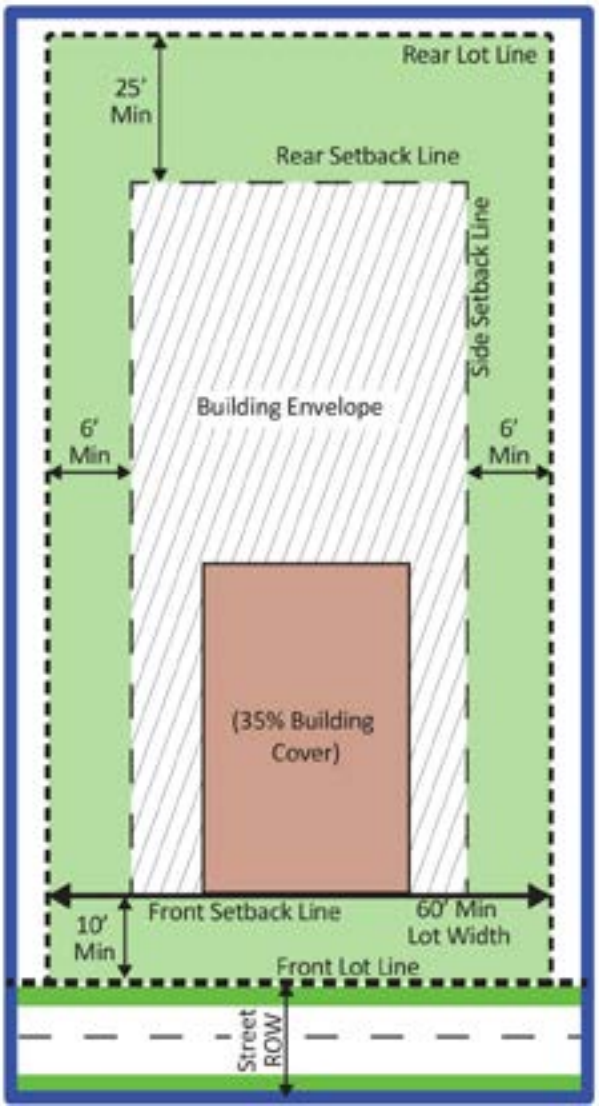
Lot Size
- Minimum lot area: 7,000 SF
- Minimum lot width: 60 ft

Setbacks
- Minimum front yard setback: 10 ft
- Minimum rear yard setback: 25 ft
- Minimum side yard setback: 6 ft

Maximum Building/Structure
- Height: 30 ft
- Building Coverage: 35%

Lot Area/Dwelling Unit
- Minimum Lot Area Per Dwelling Unit: 4,000 SF
- See Section 4.2-3

RM One- and Two-Unit Dwellings
Minimum Lot Area 7,000 SF



3.2-5 RESIDENTIAL MOUSE ISLAND (R-MI) *(New Eff. 07.15.2025)*

Intent

The R-MI district consists of Mouse Island, a small, less than one acre, island located just southwest of Noank's Morgan Point. The island is rocky with limited foliage, and is split into three parcels, each including a small house. The island is accessible only by boat and is not connected to any public utilities. The R-MI district is meant to facilitate the ongoing maintenance of these three houses and any associated accessory structures in the context of this special environment. It is designed to accommodate residential-only developments of one-unit dwellings and accessory dwelling units, either of which may be used for home occupations that do not involve visits from clients or customers. Given the rocky and isolated nature of the island, traditional setbacks and other dimensional standards that apply in other zoning districts are not applicable here. Dimensional standards for the R-MI are consequently minimal.

R-MI Dimensional Standards

Lot Size

- Minimum lot size: 2,500 SF
- Minimum lot width: N/A

Setbacks

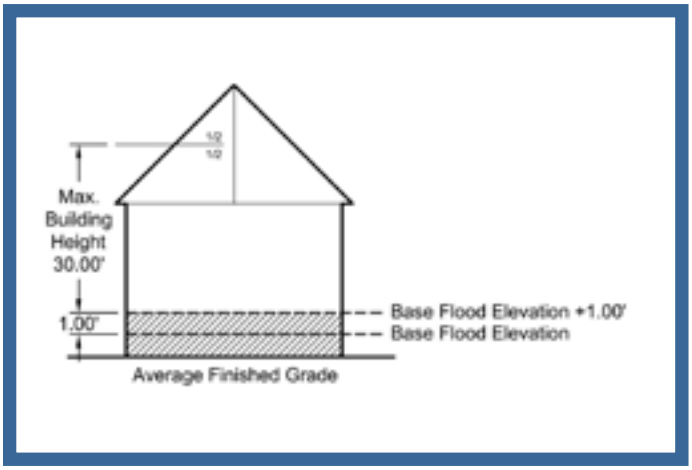
- Minimum front yard setback: N/A
- Minimum rear yard setback: N/A
- Minimum side yard setback: N/A
- However, no structure may be placed within 6 feet of a property line of an abutting lot on Mouse Island. Also, note that per Section 7.2-7.B, all new construction shall be located landward of the reach of the Connecticut Coastal Jurisdiction Line as defined in CGS 22a-359, as amended by Public Act 12-101, since the entirety of Mouse Island is considered a Zone VE.

Maximum Building

- Height: 30 ft. However, this height will be measured from Base Flood Elevation plus 1 foot as required by the flood protection regulations of Section 7.2.
- Coverage: N/A

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: N/A



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3.3 COMMERCIAL & MIXED-USE DISTRICTS *(Rev. Eff. 01/15/2020)*

The Commercial and Mixed-Use Districts are meant to accommodate a very wide variety of uses at different scales, including offices, stores, restaurants, entertainment, schools, recreation, health care, and more, as well as many types of residential housing. These districts are designed to accommodate these uses, while still allowing for the changes in commercial district character desired in the Town's Plan of Conservation and Development, including smooth transitions from higher intensity to lower intensity uses. The mixed-use districts allow for multi-unit housing mixed with retail, services, offices, and other such uses in a walkable, well-connected environment. The Commercial & Mixed-Use Districts include:

3.3-1.A Commercial, Regional (CR)

3.3-1.B Commercial, Neighborhood (CN)

3.3-1.C Working Waterfront (WW)

3.3-2.A Mystic Downtown District (MDD)

3.3-2.C Mixed-Use Town Center (MTC)

3.3-2.E Mixed-Use Village Center (MVC)

3.3-1 COMMERCIAL DISTRICTS

3.3-1.A Commercial, Regional (CR) (Rev. Eff. 01-15-2020, Rev. Eff. 08-15-2021)

Intent

The CR district is meant to accommodate heavier commercial uses such as auto-oriented operations and is aligned primarily along the Route 184 and Route 12 corridors.

CR Dimensional Standards

Lot Size

- Minimum lot area: 15,000 SF
- Minimum lot width: 100 ft

Setbacks

- Minimum front yard setback: 50 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 30 ft

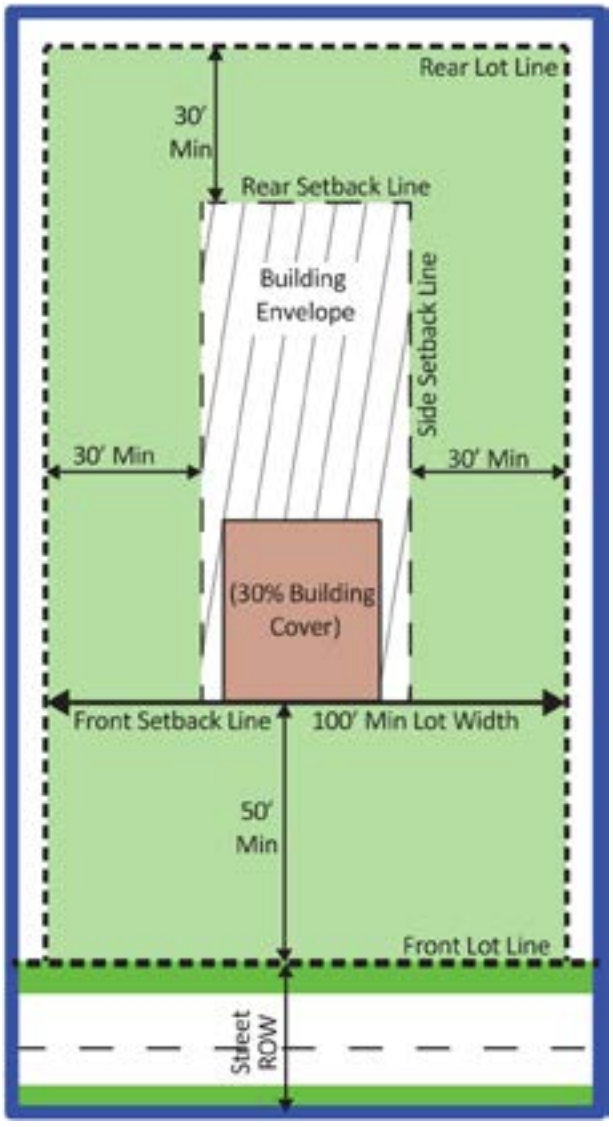
Maximum Building/Structure

- Height: 6 stories/75 ft
- Building Coverage: 30%
  (Building/structure height can be up to 6 stories or 75 ft, whichever is less. Any building/structure exceeding 40 ft in height must be set back from its front, side, and rear building setback lines an additional one foot for each foot in height over 40 feet.)

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: None

CR
Minimum Lot Area15,000 SF



3.3-1.B Commercial, Neighborhood (CN) *(Rev. Eff. 08-15-2021)*

Intent

The CN district is meant to accommodate lighter, neighborhood-serving retail in nodes or gateways that can serve as a smooth transition between commercial and residential uses. It may include one-unit dwellings, though two-unit and multi-unit dwellings are preferred, in order to support commercial uses and serve as a buffer to neighboring residential districts. The district is primarily found along or near the Route 1 corridor. High-quality, human scale design, with an emphasis on pedestrian connections and green space is desired for development in this district, as it is meant to play a transitional role between commercial and residential uses.

CN Dimensional Standards

Lot Size

- Minimum lot area: 12,000 SF
- Minimum lot width: 80 ft

Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 12 ft

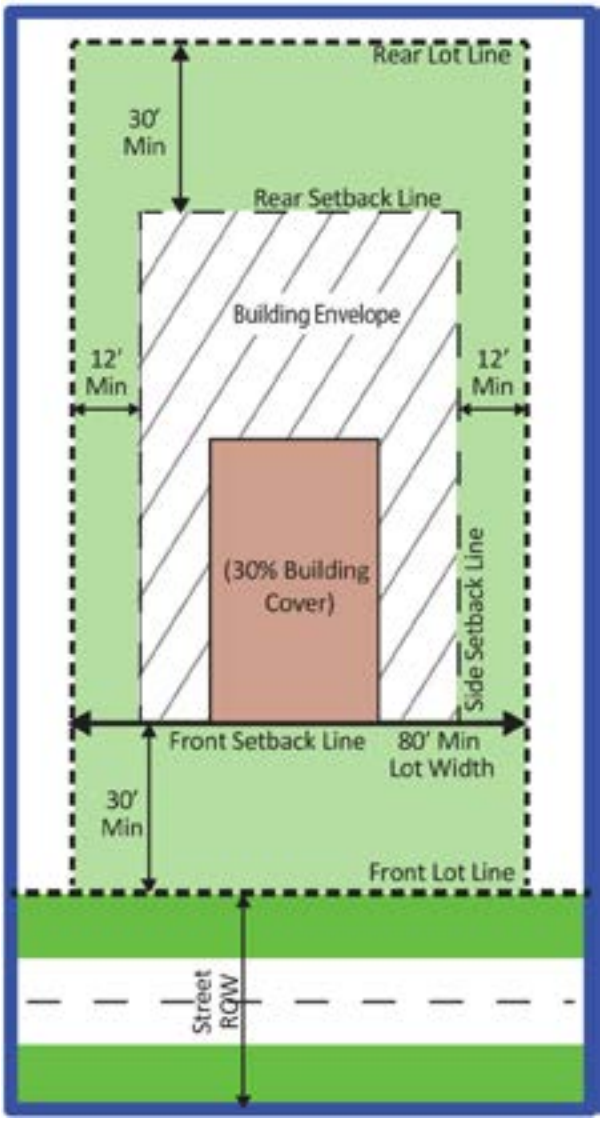
Maximum Building/Structure

- Height: 3 stories/40 ft
- Building Coverage: 30%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 2,000 SF
- See Section 4.2-3

CN
Minimum Lot Area 12,000 SF



3.3-1.C Working Waterfront (WW) *(Rev. Eff. 08-15-2021)*

Intent

The WW district is restricted to marine-dependent commercial uses and limited marine-related or marine-dependent light industrial uses. It is a very small district, confined on Willow Point peninsula, and among the few in Town where such uses are allowed. It is critical to maintain a space for these uses as they play an important role in the Town's economy and history. This district is surrounded by a residential neighborhood, and the only access road into the district crosses through that neighborhood. Therefore, there must continue to be a balance between ensuring access and activity in the WW to maintain a healthy business climate, and any negative impacts on the existing neighboring homes.

WW Dimensional Standards

Lot Size

- Minimum lot area: 20,000 SF
- Minimum lot width: 100 ft

Setbacks

- For buildings containing water-dependent uses which require proximity to the water, the setbacks below do not apply to any side of the building facing the water:
- Minimum front yard setback: 40 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 20 ft

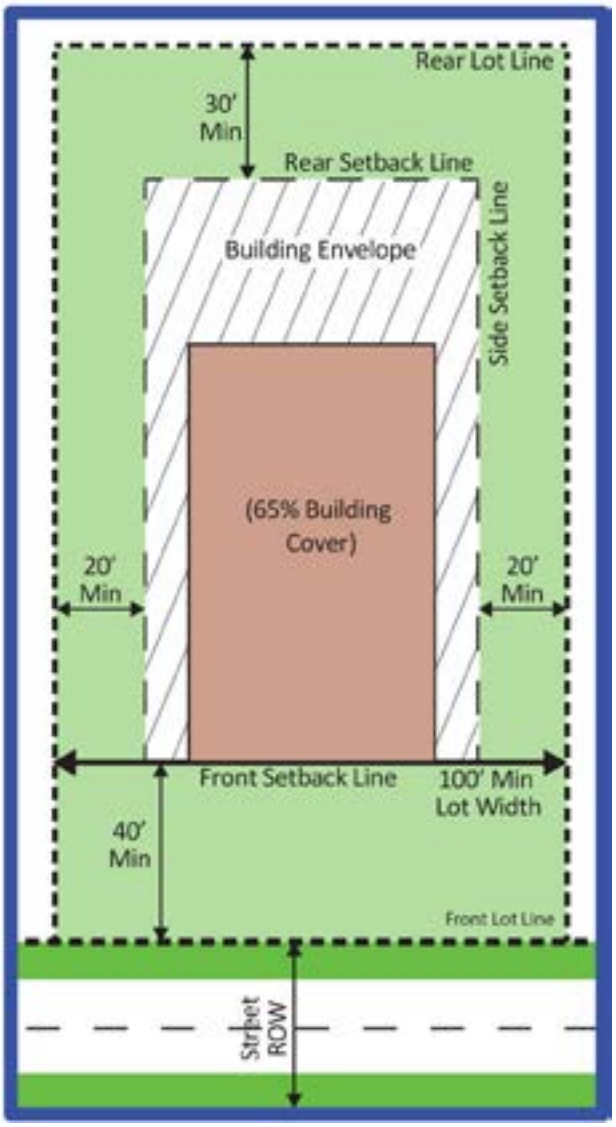
Maximum Building/Structure

- Height: 30 ft (or 45' for buildings used for construction, repair or storage of boats)
- Building Coverage: 65%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: N/A

WW
Minimum Lot Area 20,000 SF



3.3-2 MIXED-USE DISTRICTS

The purpose of the Town's three commercial mixed-use districts (MDD, MTC, and MVC) is to:

1. Allow a mixture of complimentary land uses that may include housing, retail, offices, commercial services, and civic uses;
2. To create economic and social vitality and to encourage the linking of trips;
3. Develop commercial and mixed-use areas that are safe, comfortable, and attractive to pedestrians;
4. Reinforce streets as public places that encourage pedestrian and bicycle travel;
5. Provide roadway and pedestrian connections to residential areas;
6. Provide transitions between high traffic streets and neighborhoods;
7. Encourage efficient land use by facilitating compact, higher-density development and minimizing the amount of land that is needed for surface parking;
8. Facilitate development that supports public transit, where applicable;
9. Provide appropriate locations and design standards for automobile- and truck-dependent uses; and
10. Maintain mobility along traffic corridors and highways.

3.3-2.A Mystic Downtown District (MDD) *(Rev. Eff. 01-15-2020, Rev. Eff. 2/22/2020, Rev. Eff. 08-15-2021)*

Intent

Mystic is known for its traditional coastal New England character and is one of the biggest tourist destinations in the state. It is an important retail district in Groton with small, locally-owned shops along a main street and high density residential within historic structures. The MDD district is designed to maintain and enhance this special village by establishing specific standards to ensure a mix of compatible uses, concentrated development, pedestrian friendly circulation, shared parking and public spaces, and the compatibility with existing historic character. The area is also covered by the Mystic River Historic District, and buildings, existing and new, must adhere to historic district design standards.

MDD Dimensional Standards

Lot Size

- Minimum lot area: 8,000 SF
- Minimum lot width: 60 ft

Setbacks

- Minimum front yard setback: 0 ft
- Minimum front yard setback for any development fronting Fort Rachel Place: 10 ft
- Minimum rear yard setback: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H. is filed in land records
- Minimum side yard setback: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H. is filed in land records

(Note: See Section 3.3-2.B for setbacks for non-water dependent uses)

Maximum Building/Structure

- Height: 35 ft
  Building/structure height is a maximum of 35 ft, but can be increased to a maximum of 45 ft with approval of a special permit meeting the criteria of Section 9.4-6 and the following additional requirements:
  - Parking required for the MDD under Section 8.2-6.D shall be met entirely onsite and without the use of the validation or offsite program.
  - Space(s) available to the public in the form of plazas, deck areas, grass areas, or similar areas shall be provided. This public space shall be above and beyond the minimum required areas for pedestrian access, circulation, and landscaping and shall not include private outdoor patios/decks associated with restaurants or dwelling units. The spaces shall be connected to the sidewalks and/or the existing public realm and amenities shall be provided in the form of benches, tables, fountains, and other site appurtenances. Public access that is required under the Coastal Area Management Act for a non-water dependent use may be used for a portion, but not the entire requirement, for public space to allow for the additional height.
  - The building design shall incorporate architecture and roofing that minimizes the visual height of the building such as mansard roofs, and/or decorative horizontal borders, trim, cornices or similar architectural features.
- Building Coverage: 65%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: 2,000 SF, or 1,000 SF if 100% of the parking requirements in Table 8.2-4 are met on-premise for residential units (50% reduction for MDD is not allowed if using 1,000 SF/ Dwelling Unit).
- See Section 4.2-3

3.3-2.B MDD Design and Building Standards

1. Design Objectives

All development within the MDD must be consistent with the following design objectives:

a. Structural rehabilitation, wherever feasible, will be encouraged in order to preserve and enhance the historic and diverse qualities of the Mystic area.

b. Architectural and site design which promote aesthetic qualities while sustaining and enhancing the unique qualities of the Mystic area will be encouraged.

c. A circulation pattern and related facilities within the MDD, such as sidewalks, benches, and bike racks, which will give priority to pedestrian and bicycle movement and must be demonstrated with the project design.

d. The Mystic River is the most vital element within the MDD and as such must be given primary consideration in any proposed development. To this end, special consideration must be given to the area of the water and land interface; the preservation and creation of views from public and other areas to the water, and the preservation and integrity of the existing river bank. Pedestrian and public access to the river's edge must be incorporated into a project's design for all non-water dependent uses adjacent to or that could provide access to the river.

2. Building and Development Standards

The following standards are in addition to the building and development standards in other sections of these regulations and supersede other standards where a conflict exists.

a. All new construction of new non-water dependent uses must maintain a minimum setback of 25-feet from the coastal jurisdiction line (CJL) of the Mystic River.

b. A Certificate of Appropriateness must be obtained as required by the Historic District Commission regulations prior to the start of construction and issuance of a building permit.

c. Where the PZC deems it feasible, it may approve a site plan for a use which does not have direct access from a Town approved road, provided that adequate and safe pedestrian access is provided.

d. Any applicant for a Site Plan or Special Permit should demonstrate how the propose site plan achieves the objective of provision of pedestrian access to the riverfront and preserves visual access to the river, if applicable, where feasible and appropriate.

e. All landscaping and screening requirements of Section 8.1 including those of Section 8.1-4.B specific to mixed use districts must be followed.

f. A truck loading space is required in accordance with Section 8.2-16 for new non-residential development on sites of one (1) acre or more.

3.3-2.C Mixed-Use Town Center (MTC) *(Rev. Eff. 08-15-2021)*

Intent

This district is meant to encourage the redevelopment of existing strip malls and other single-story and single use buildings into mixed-use developments, allowing Groton to meet regional market demand for such development. The MTC district may accommodate a mix of uses, including residential, and act as a destination for residents across and outside the Town, ultimately serving as a true Town Center and gathering spot with its own clear identity. The district is designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic. Development here should be oriented to existing or planned streets with wide sidewalks, street trees, pedestrian-scale lighting, and street furnishings, as well as transit stops. Creative placemaking is a critical component of the success of the MTC, and design standards and guidelines emphasize public spaces, sidewalks, and spaces for public art.

MTC Dimensional Standards

Lot Size

- Minimum lot area: 10,000 SF
- Minimum lot width: 100 ft

Setbacks

Minimum and Maximum front yard setbacks

- Along Route 1: 20 ft Minimum, 40 ft Maximum
- Along all streets or any other major vehicle travel lane that abut a residential district: 30 ft Minimum
- Along all other streets or any other major vehicle travel lane internal to the district: 0 ft Minimum, 15 ft Maximum.
- Where a public space is placed between the front lot line and the building, the maximum front yard may be increased to 40 feet.

Minimum rear yard setbacks

- For all rear yards that abut a non-MTC district: 30 ft
- For all other rear yards in the district: 10 ft unless a Common Lot Line Agreement in accordance with Section 4.2-2.H is filed in land records

Minimum side yard setbacks

- For all side yards that abut a non-MTC district: 30 ft
- For all side yards with portions of buildings sharing a common wall: 0 ft with a Common Lot Line Agreement in accordance with Section 4.2-2.H filed in land records
- For all other side yards on lots with buildings/structures up to 40 ft in height: 10 ft
- For all other side yards on lots with buildings/structures over 40 ft in height: 20 ft

Maximum Building/Structure

Height

- Along Route 1: 60 ft
- For all other lots: 45 ft

Building Coverage

- All lots: 85%

Lot Area/Dwelling Unit

Minimum Lot Area Per Dwelling Unit: None

Public Space

Minimum amount of public space on sites of two (2) acres or more: 5% of total lot area minus steep slopes of 25% or greater, wetlands, and watercourses. At least 1/3 of the minimum public space must be contiguous. Spaces available to the public in the form of plazas, deck areas, grass areas, or similar areas shall be provided. These public spaces shall be above and beyond the minimum required areas for pedestrian access, circulation, and landscaping and shall not include private outdoor patios/decks associated with restaurants or dwelling units. The spaces shall be connected to the sidewalks and/or the existing public realm and amenities shall be provided in the form of benches, water features, and other site appurtenances.

3.3.-2.D Design Standards for the MTC District

1. **Purpose**

   The Town of Groton recognizes that current development in the MTC generally does not meet the intent of the district and the Town wishes to see high levels of investment that will transform this area into a high-density, walkable, mixed-use center.

2. **Applicability of Design Standards**

   The following design standards apply to development activity in the MTC district. These standards are in addition to other building and development standards found in these regulations and supersede other standards where a conflict exists. Supplementary design guidelines can be found in the MTC Guidelines located in Appendix B.

   Unless specifically exempted by a particular situation identified herein, the following additional design standards 3.3-2.D.3 through 3.3-2.D.11 for the MTC shall apply where:

   - A site plan is reviewed by the Commission under Section 9.5-1.A
   - A building addition of 1000 SF or more is proposed
   - An accessory structure of 500 SF or more is proposed
   - Ten or more parking spaces are proposed

3. **Circulation**

   The design of individual properties or groups of properties reinforces the purposes of MTC mixed-use district by encouraging pedestrian and bicycle circulation. Pedestrian and bicycle infrastructure shall be provided using the following site design techniques:

   a. Pedestrian connections between frontage sidewalks and buildings and between buildings separated by a parking lot must be designed to be safe, broad, and easily identifiable.
   b. Pedestrian connections that cross parking lots must be designed to clearly show that the space is primarily dedicated to pedestrian traffic using raised or alternative surfaces, signage or raised landscaped islands that serve as a safe resting area for pedestrians between automobile travel lanes.
   c. Where sidewalks or other pedestrian or bikeways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement must be used to connect sidewalks or bikeways across the automobile lane. On its own, striping across the asphalt used for an automobile lane to connect the pedestrian or bikeway is not adequate to achieve this goal.

4. **Property Frontage**

   The location and design of frontage buildings, and associated frontage areas, are extremely important to achieving the goals of any mixed-use district, as they will shape the quality of experience for people in the public realm.

   a. Newly proposed frontage buildings shall be located in a manner that facilitates pedestrian and bicycle access along and across the frontage area of that property.

b. Any parking or travel lanes associated with newly proposed frontage buildings shall not be located in the frontage area except where access driveways are located.
c. Street trees must be spaced along the sidewalk at an average frequency of one tree every 40 feet.
d. Frontage sidewalks along Route 1 shall be concrete, a minimum width of ten (10) feet, and shall be separated from Route 1 by a landscaped buffer that is at least five (5) feet wide. All other streets in the zone shall comply with the requirements of Section 8.3, Sidewalks. The PZC may require the extension of sidewalks in the MTC consistent with Section 8.3-3 and may allow for frontage sidewalk options consistent with Section 8.3-5.A and 8.3-5.B. All streetscape design in the MTC shall be consistent with Section 8.3-2.C.

5. Landscaping

All areas of a site that are not rendered impervious through the development of structures, parking features, circulation features, or other hardscape features must be landscaped. Landscaping may occur as installed or retained vegetation in accordance with the following standards.

a. Landscaping must meet the standards of Section 8.1 unless superseded by the standards below in Section 3.3.-2.D.6.a for Surface Parking Location, Design, and Landscaping.

6. Parking Areas and Loading

a. **Surface Parking Location, Design, and Landscaping**
- For surface parking areas associated with new construction, parking areas must be located behind or to the side of frontage buildings on the property.
- Where a pre-existing surface parking area is adjacent to a pedestrian space (e.g., plaza, sidewalk, etc.), the applicant must provide a minimum 5-ft wide landscaped area to separate these site elements.
- In lieu of Section 8.1-5 (Landscaped Parking and Vehicle Accessway Areas), for developments with proposed surface parking areas of ten (10) spaces or more, a minimum of ten percent (10%) of the designated parking area must be landscaped. This calculation may be inclusive of any landscaped borders surrounding the parking lot.
- In lieu of Section 8.1-5, the ends of parking aisles in surface lots that are more than 15 spaces in length must incorporate landscape islands at either end of the row. Each island must include at least one tree that is two (2) inches in caliper at the time of planting. Where the length of a parking aisle exceeds 25 spaces, additional landscaped islands must be installed at regular intervals. This interval must not be more than every 13 spaces. Landscape island design must meet Section 8.1-5.
- Parking areas for ten (10) or more cars or any travel lane must be separated from adjacent properties by a landscaped buffer at least 5 feet in width unless the parking area is contiguous across the property line.

b. **Bicycle Parking.** Bicycle parking must meet Section 8.2-17.
c. **Truck Loading.** Accommodations for truck loading must meet Section 8.2-16.

7. Fencing and Screening

a. All screening for solid waste enclosures, services areas, mechanical equipment, and utilities must meet the standards of Section 8.1-7
b. Chain link fencing is prohibited in front and side yards within the MTC unless it is necessary for security standards unique to the individual use, is vinyl coated, and is screened using evergreen trees (minimum 6-ft in height) and/or shrubs.

8. Lighting

a. Lighting for parking areas and public/gathering spaces must be decorative in shape, scale, and finish, with detailed, articulated treatments for the base, post, fixture, and crown. Where decorative

street lighting is already installed, the design of proposed lighting standards and fixtures must be consistent with or complementary to said lighting.

b. Light poles and fixtures must not exceed 20 feet in height.

c. Height is measured from finished grade to the highest point of the structure. Structural features used to anchor light standards (e.g., concrete pilings) must not protrude more than 12 inches from the ground.

d. Lighting fixtures must meet the standards of Section 8.5.

9. Utility Lines

Utility lines and cables must be located underground.

10. Building Form

a. Multi-story buildings must clearly articulate the base, middle (where applicable), and top of the building using cornices, borders of distinct material, or other articulating features on every visible surface of the building.

b. In new non-residential or mixed-use construction, ground floors in the MTC shall be a minimum of 11 feet from floor to ceiling to enhance the pedestrian streetscape, regardless of the overall building height. All buildings over 40 feet tall must have at least one recess line of at least five (5) feet somewhere above the second story.

c. All buildings with façades longer than 40 feet must articulate the façade with varied rooflines, distinct signage for multiple tenants, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades.

d. The front façade of any new frontage building shall be designed to appear as the front of the building and shall have a primary entrance.

11. Building Entranceways

a. All buildings must have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry. Primary entrances not facing a street must open onto sidewalks or other designated pedestrian areas that are at least ten (10) feet in width. The street façade must be designed to appear to be a principal point of entry for the building.

b. Main entrances must incorporate architectural features that draw attention to the entrance. These features may include covered porches, distinct sidewalk surfacing, porticos, recessed doorways, and awnings.

c. Any new frontage building located along Route 1 shall have a primary entrance facing Route 1.

3.3-2.E Mixed-Use Village Center (MVC) (Rev. Eff. 08-15-2021)

Intent

This district intends to provide spaces to accommodate demand for mixed-use development on a small "village" scale with neighborhood-serving retail and services, and places to accommodate artisan production. The MVC is meant to build upon existing character, preserving and enhancing historic or otherwise important buildings, and encouraging context sensitive infill development. The district is designed to be pedestrian friendly, but still able to accommodate significant vehicular traffic along major routes. Development here should be oriented to existing streets with pedestrian amenities, such as sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings, as well as transit stops, where applicable. Stone walls should be preserved within the district. Residential uses include mixed-use with ground floor retail, offices or services, multi-unit dwellings or live-work spaces for "makers" and artisans. The MVC design standards and guidelines help ensure that redevelopment and infill respect the history and character of the sites. Creative placemaking is also a critical component of the MVC, and design standards and guidelines emphasize streetscapes and sidewalks as well as smaller public plazas, parks, and spaces for public art.

MVC Dimensional Standards

Lot Size

- Minimum lot area: 5,000 SF
- Minimum lot width: 80 ft

Setbacks

Minimum and Maximum front yard setbacks

- Along any arterial road: 20 ft Minimum, 35 ft Maximum
- Along all roads that abut a residential district: 30 ft Minimum
- Along all other roads internal to the district: 10 ft Minimum, 25 ft Maximum.

Minimum rear yard setbacks

- For all rear yards that abut a non-MVC district: 30 ft
- For all other rear yards in the district: 20 ft

Minimum side yard setbacks

- For side yards that abut a non-MVC district: 30 ft
- For side yards where buildings share a common wall: 0 ft provided a Common Lot Line Agreement in accordance with Section 4.2-2.H is filed in land records
- For all other side yards: 10 ft

Maximum Building/Structure

- Height: 35 ft
- Building Coverage: 80%

Lot Area/Dwelling Unit

- Minimum Lot Area Per Dwelling Unit: None

Public Space

- Minimum amount of public space on sites of two (2) acres or more: 5% of total lot area minus steep slopes of 25% or greater, wetlands, and watercourses. At least 1/3 of the minimum public space must be contiguous. Spaces available to the public in the form of plazas, deck areas, grass areas, or similar areas shall be provided. These public spaces shall be above and beyond the minimum required areas for pedestrian access, circulation, and landscaping and shall not include private outdoor patios/decks associated with restaurants or dwelling units. The spaces shall be connected to the sidewalks and/or the existing public realm and amenities shall be provided in the form of benches, tables, water features, and other

site appurtenances.

3.3.-2.F Design Standards for the MVC District

1. Purpose

The Town of Groton recognizes that current development in the MVC has many elements that meet the vision for the MVC districts including some historic buildings and setbacks that create a strong connection between buildings and the street. However, this area could be significantly improved with circulation upgrades, streetscape improvements, and well-designed/well-placed infill development.

2. Applicability of Design Standards

The following design standards apply to development activity in the MVC district. These standards are in addition to other building and development standards found in these regulations and supersede other standards where a conflict exists. Supplementary design guidelines can be found in the MVC Guidelines located in Appendix C.

Unless specifically exempted by a particular situation identified herein, the following additional design standards 3.3-2.F.3 through 3.3-2.F.11 for the MVC shall apply where:

- A site plan is reviewed by the Commission under Section 9.5-1.A.

3. Circulation

The design of individual properties or groups of properties reinforces the purposes of the MVC mixed-use district by encouraging pedestrian and bicycle circulation. Pedestrian and bicycle infrastructure shall be provided using the following site design techniques:

a. Pedestrian connections between frontage sidewalks and buildings and between buildings separated by a parking lot must be designed to be safe and easily identifiable.
b. Pedestrian connections that cross parking lots must be designed to clearly show that the space is primarily dedicated to pedestrian traffic.
c. Where sidewalks or other pedestrian or bikeways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement must be used to connect sidewalks or bikeways across the automobile lane. On its own, striping across the asphalt used for an automobile lane to connect the pedestrian or bikeway is not adequate to achieve this goal.

4. Property Frontage

The location and design of frontage buildings, and associated frontage areas, are extremely important to achieving the goals of any mixed-use district, as they will shape the quality of experience for people in the public realm.

a. Newly constructed frontage buildings must be located in a manner that facilitates pedestrian and bicycle access along and across the frontage area of that property.
b. Any parking or travel lanes associated with new frontage buildings shall not be located in the frontage area except where access driveways are located.
c. Frontage sidewalks along Route 1 shall be concrete, a minimum width of five (5) feet, and shall be separated from Route 1 by a landscaped area unless the location of existing buildings does not allow for this landscaped area. Along the south side of Route 1 the continuation of the ten (10) foot wide bituminous multi-use path may be substituted for the five-foot-wide concrete sidewalk as determined by the PZC. All sidewalks on all other streets in the zone shall comply with the requirements of Section 8.3. The PZC may require the extension of sidewalks in the MVC consistent with Section 8.3-3 and may allow for frontage sidewalk options consistent with Section 8.3-5.A and 8.3-5.B. All streetscape design in the MVC shall be consistent with Section 8.3-2.C.

5. Landscaping

All areas of a site that are not rendered impervious through the development of structures, parking

features, circulation features or other hardscape features must be landscaped. Landscaping may occur as installed or retained vegetation in accordance with the following standards.

a. Landscaping must meet the standards of Section 8.1 unless superseded by the standards below.

6. Parking Areas and Loading

a. **Surface Parking Location, Design, and Landscaping**

- For surface parking areas associated with new construction, parking areas must be located behind or to the side of frontage buildings on the property.
- Where a pre-existing surface parking area is adjacent to a sidewalk, the applicant must provide a minimum 5-ft wide landscaped area or a 3 ft high stone or decorative wall to separate these site elements.

b. **Bicycle Parking. Bicycle parking must meet Section 8.2-17.**

c. **Truck Loading. Accommodations for truck loading must meet Section 8.2-16.**

7. Fencing and Screening

a. All screening for solid waste enclosures, service areas, mechanical equipment, and utilities must meet the standards of Section 8.1-7.

b. Chain link fencing is prohibited in the MVC in the front and side yards unless it is necessary for security standards unique to the individual use, is vinyl coated, and is screened using evergreen trees (minimum 6-ft in height) and/or shrubs.

8. Lighting

a. Light poles and fixtures must not exceed 20 feet in height.

b. Height is measured from finished grade to the highest point of the structure. Structural features used to anchor light standards (e.g., concrete pilings) must not protrude more than 12 inches from the ground.

c. Lighting fixtures must meet the standards of Section 8.5.

9. Utility Lines

Utility lines and cables must be located underground.

10. Building Form

a. New multi-story buildings must clearly articulate the base, middle (where applicable), and top of the building using cornices, borders of distinct material, or other articulating features on every visible surface of the building.

b. All buildings with façades longer than 40 feet must articulate the façade with varied rooflines, distinct signage for multiple tenants, awnings, arcades, pilasters, columns, recessed spaces and/or entrances and any other features that serve to add texture to these longer façades.

c. The front façade of any new frontage building shall be designed to appear as the front of the building and shall have a primary entrance.

11. Building Entranceways

a. All new buildings must have a principal façade and entry (with operable doors) facing a street or other area dedicated to pedestrian circulation. Buildings may have more than one principal façade and/or entry. Primary entrances not facing a street must open onto sidewalks or other designated pedestrian areas that are at least ten (10) feet in width.

b. Main entrances must incorporate architectural features that draw attention to the entrance. These features may include covered porches, distinct sidewalk surfacing, porticos, recessed doorways, and awnings.

c. Any new frontage building located along State Routes 1, 27, and 184 shall have a primary entrance facing the State Route on which it is located.

3.4 INDUSTRIAL DISTRICTS

The Industrial Districts are meant primarily to accommodate production, manufacturing, and other related industrial uses. Most residential uses are prohibited in these districts, but many commercial uses are allowed, particularly in the Mixed-Use Industrial District. The Industrial Districts include:

3.4-1 Industrial, General (IG)

3.4-2 Industrial, Mixed-Use (IM)

3.4-1 INDUSTRIAL, GENERAL (IG) *(Rev. Eff. 08-15-2021)*

The IG district is meant to accommodate more intensive, large footprint industrial uses that are generally incompatible with residential neighborhoods and typically benefit from locations accessible to highway, rail, air, and water access points. It also includes the Groton-New London Airport.

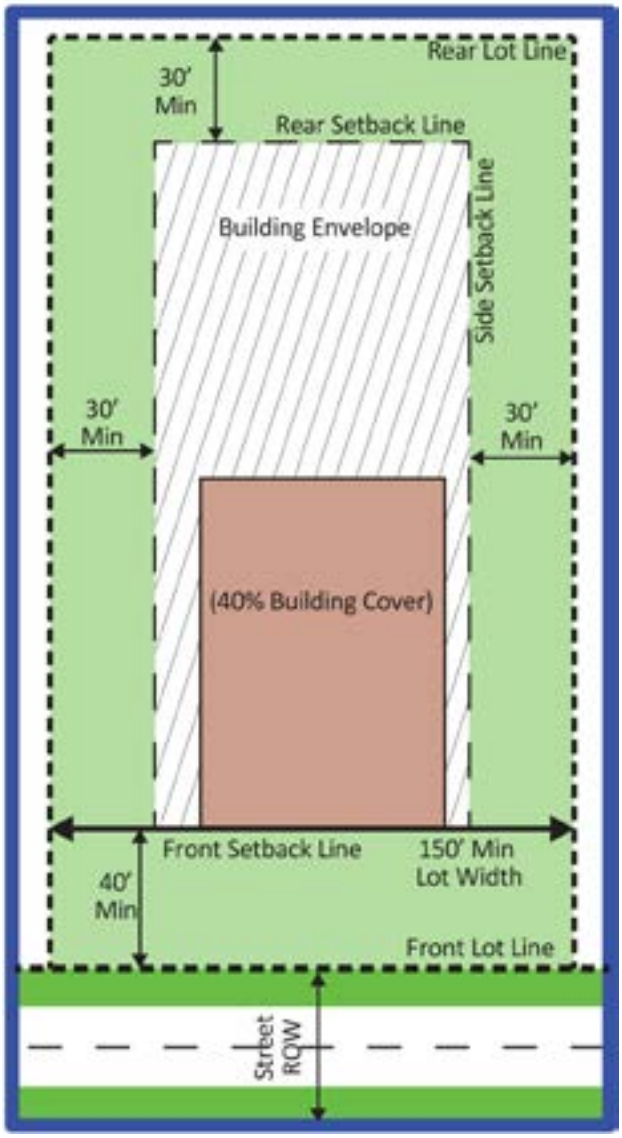
IG Dimensional Standards

Lot Size
- Minimum lot area: 40,000 SF
- Minimum lot width: 150 ft

Setbacks
- Minimum front yard setback: 40 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 30 ft

Maximum Building/Structure
- Height: 40 ft
- Building Coverage: 40%

IG
Minimum Lot Area 40,000 SF



3.4-2 INDUSTRIAL, MIXED-USE (IM) *(Rev. Eff. 08-15-2021)*

The IM district is meant to accommodate low to moderate impact industrial and light industrial uses which may benefit from proximity to mixed use residential neighborhoods and which are located adjacent to highway access points. A mix of industrial and commercial uses is also allowed in this district, recognizing the market demand for industrial business spaces that are not isolated from complementary commercial businesses and the daily commercial amenities desired by employees. This district allows not only customary research and development, light manufacturing, office, corporate, and related uses but also amenities such as hotels, restaurants, limited retail, recreation businesses, and more. This mix of uses is designed to be attractive to modern manufacturers and their employees.

IM Dimensional Standards

Lot Size

- Minimum lot area: 30,000 SF
- Minimum lot width: 100 ft

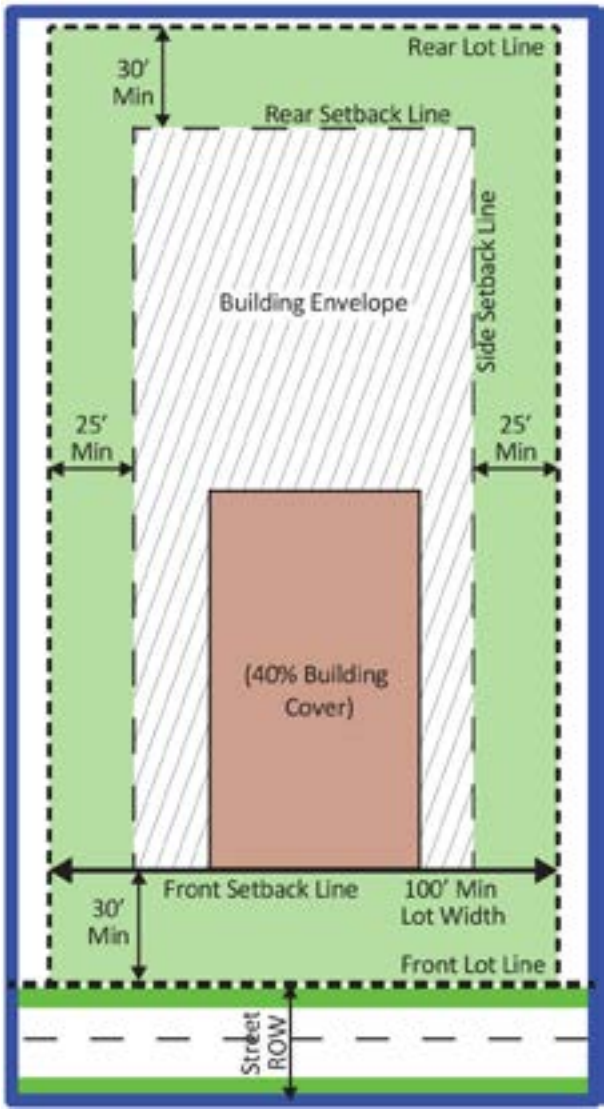
Setbacks

- Minimum front yard setback: 30 ft
- Minimum rear yard setback: 30 ft
- Minimum side yard setback: 25 ft

Maximum Building/Structure

- Height: 6 stories/75 ft
  (Any building exceeding 40 ft in height must be set back from its front, side, and rear lot lines an additional one foot for each foot in height over 40 ft.)
- Building Coverage: 40%

IM
Minimum Lot Area 30,000 SF



3.5 GREEN DISTRICTS

The two Green Districts are meant to accommodate permanently protected park and conservation lands, whether publicly owned by a federal, state or town agency, or privately owned by a land trust or other such non-profit, through easements from conservation developments, or any other such deed restriction. Most uses are prohibited in these districts, but some limited building is allowed, supportive of the primary uses of conservation or recreation. However, while certain uses are allowed under these zoning districts, such zoning will not supersede any use restrictions stipulated in state or federal law, conservation easements, or any other legally binding lien or condition in a property's deed. The Green Districts include:

3.5-1 Green, Recreation (GR)

3.5-2 Green, Conservation (GC)

3.5-1 GREEN, RECREATION (GR) *(Rev. Eff. 08-15-2021)*

The GR district is meant to accommodate active recreation and limited supporting operations, such as playgrounds, ball fields, interpretive or nature centers, community gardens, outdoor amphitheaters, and perhaps small-scale refreshment vending. Lots in this district typically have an ownership structure or deed restriction that provides for long-term preservation of public recreational uses.

GR Dimensional Standards

Setbacks

For any building, or outdoor recreation field or facility.

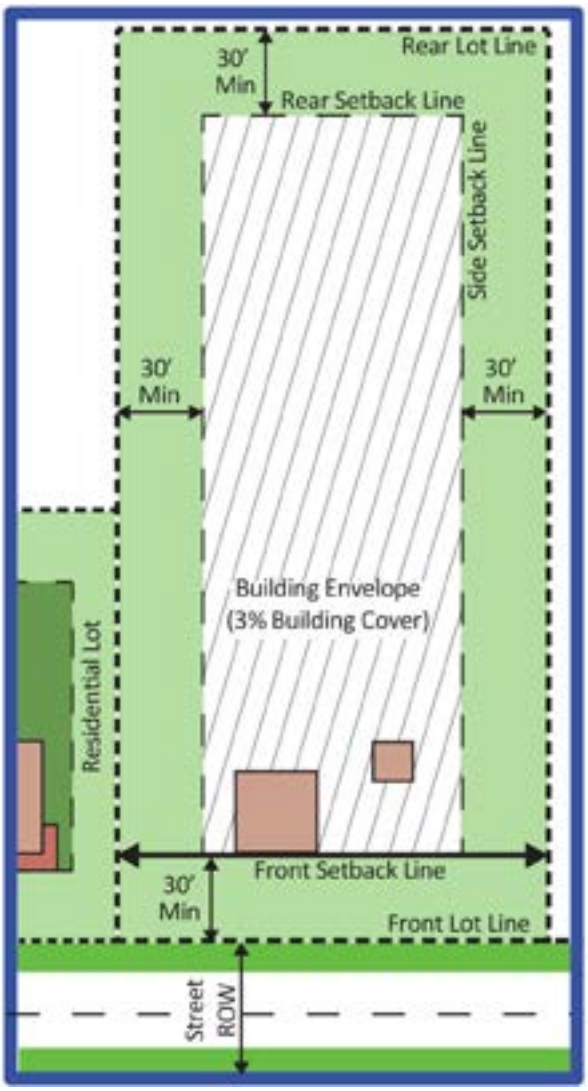
- Minimum setback from the borders of any non-GR zoning district: 30 ft

Maximum Building

For any enclosed and/or roofed building.

- Height: 25 ft or 2 stories
- Building Coverage: 3% of the total land area of any parcel or parcels making up a single park or recreation area.

GR



3.5-2 GREEN, CONSERVATION (GC) *(Rev. Eff. 08-15-2021)*

The GC district is meant to accommodate conservation land for sensitive environmental resources and limited recreation opportunities, such as hiking, walking trails, boating, bird watching, and the like. All parcels in this district must have an ownership structure or deed restriction that provides for long-term preservation of open space. Public access to these parcels may be prohibited or limited, in order to protect their natural resources.

GC Dimensional Standards

Setbacks

For any building.

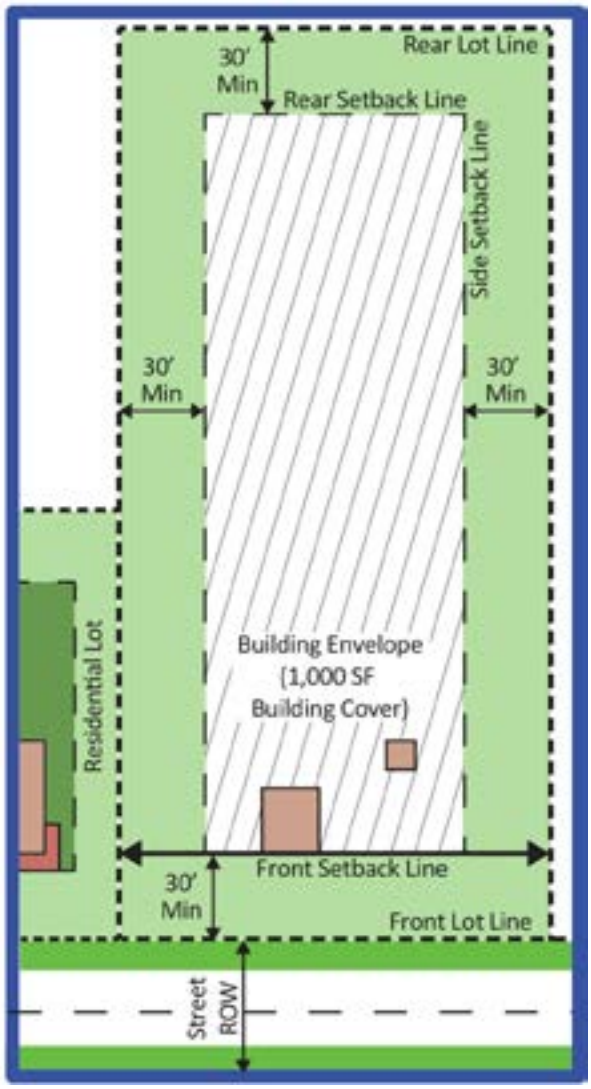
- Minimum setback from the borders of any non-GC or GR zoning district: 30 ft

Maximum Building

For any enclosed and/or roofed building.

- Height: 15 ft or 1 story
- Building Coverage: 1,000 SF.

GC



3.6 ZONING MAP

The boundaries of these districts are hereby established as shown on the map entitled Zoning, Town of Groton, Connecticut, and amendments thereto, which map, and amendments, are hereby declared to be part of these regulations. **Zoning Map**

3.7 EXTENT OF DISTRICTS

It is the intent of these regulations that all areas of the Town of Groton, including all land and land under water areas, be included in the zoning districts established by these regulations.

3.8 DISTRICT BOUNDARIES *(Rev. eff. 01-15-2020)*

Where uncertainty exists with respect to the boundaries of any of the districts shown on the zoning map, the following rules apply:

- Where district boundaries are within or adjacent to the right-of-way of a street, highway, or railroad, the center lines of such rights-of-way are construed to be such district boundaries.
- Where district boundaries are so indicated that they are approximately parallel to the right-of-way lines of streets, such district boundaries are construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.
- Where district boundaries are so indicated that they are approximately perpendicular to the center line or right-of-way lines of streets, such lines are construed as being perpendicular thereto.
- Where district boundaries are indicated as approximately following lot lines of record at the time of adoption of these regulations, such lot lines are construed to be such boundaries.
- Where a question arises and no dimensions or official lot lines of record are shown, then the district boundaries are determined by the Zoning Official. An appeal may be taken to the Zoning Board of Appeals.
- Where district boundaries are dimensioned on the zoning map, they are measured from the street or right-of-way line.

3.9 LOT LYING IN MORE THAN ONE DISTRICT

In the case of a lot lying in more than one district, the provisions of each district must be applied only within the portion of the lot within that district.

SECTION 4: DISTRICT REGULATIONS

4.1 TABLE OF PERMITTED USES *(Rev. Eff. 08-15-2021, Rev. Eff. 9-15-2021, Rev. Eff. 5-15-2023, Rev. Eff. 5-14-2024, 07-15-2026)*

Land, water, and buildings may be used only for the purposes set forth in the Table of Permitted Uses and only within those districts specified in the said table of permitted uses. As used in the table, the following symbols mean:

P = Permitted
C = Permitted with Conditions (Location of conditions noted in the "Conditions" column.)
SP = Permitted with Special Permit
SP/C = Permitted with Special Permit and Conditions (Location of conditions noted in the "Conditions" column.)
A = Permitted only as an accessory use to a permitted use in the underlying zone
A/C or **A/SP** or **A/SP/C** = Permitted only as an accessory use with conditions or a special permit or both
X = Prohibited

Key: Zoning Districts

RS = Residential, Single Unit (RS-12, RS-20)
R = Residential (R-7, R-12)
RU = Rural Residential (RU-20, RU-40, RU-80)
RM = Residential Multi-Unit
CN = Commercial, Neighborhood
CR = Commercial, Regional
WW = Working Waterfront
MDD = Mystic Downtown District
MTC = Mixed-Use Town Center
MVC = Mixed-Use Village Center
IM = Industrial, Mixed-Use
IG = Industrial, General
GR = Green Recreation Land*
GC = Green Conservation Land*

**Note on Green Districts: while certain uses are allowed under these zoning districts, such zoning will not supersede any use restrictions stipulated in state or federal law, conservation easements or any other legally binding lien or condition in a property's deed.*

Parking Standards

The column below marked "Pkng" contains numbers that correspond to the parking standards for various uses. Please see the parking standards in Sec. 8.2. Note: If a use is not marked in this column, it does NOT necessarily mean no parking is required. The Zoning Official may still determine a parking standard for such uses.

Water Resource Protection District (WRPD) Restrictions and Conditions

The WRPD is an overlay district designed to protect the Town's drinking water supply. Any uses marked in the WRPD column below must meet the requirements of the underlying zoning as well as any specific allowances, conditions or restrictions for the WRPD. ALL development, regardless of use and underlying zoning, within the WRPD must meet the general performance standards described in Sections 6.4-5 through 6.4-8. Where there may be conflicts between provisions of the WRPD and other provisions of this ordinance, the stricter of the two shall apply.

a. **X** = Prohibited
b. **W** = Permitted with Conditions as described in Sec. 6.4-9. This may include Special Permits or a requirement to use public sewers. This may also include uses that, while not categorically restricted, have certain related activities that may be prohibited, require a sewer connection or have additional conditions.
c. **_**= If left blank, the WRPD does not have any additional conditions or prohibitions on the use beyond the requirements to meet the General Performance Standards (Sections 6.4-5 through 6.4-8) of the WRPD and those of the underlying zoning district.
d. The following activities are prohibited in the WRPD across any and all use categories:
   - Any industrial, commercial or other use in which the manufacture, use, storage, transport, process or disposal of hazardous materials or waste is a principal activity.
   - Discharge to the ground of non-sanitary wastewater including industrial and commercial process wastewater, unless specifically exempt by these regulations.
   - Stockpiling and disposal of snow or ice containing sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for the removal of snow or ice on roads which has been removed from highways and streets located outside of the WRPD.

Interpretation

In the interpretation of the following Use Table, where a use is not specifically listed in the table, its status under this section shall be determined by the Zoning Official, by reference to that listed use, if any, which is so like the use in question in purpose, function, character, and effect as to be substantially similar to said listed use. If a use is not listed in the Use Table and the Zoning Official does not determine it to be substantially similar to a use in the Use Table, that use is prohibited.

Organization of Uses

To facilitate use of the table, all uses are organized by the following major categories:

AGRICULTURAL, ANIMAL & NATURAL RESOURCES
CULTURAL, RECREATION & ENTERTAINMENT
DAY CARE
HEALTH FACILITIES
INDUSTRIAL
RESIDENTIAL
RESTAURANT
RETAIL
SERVICES
SIGNS
TRANSPORTATION, COMMUNICATION & UTILITIES
VEHICLE & HEAVY EQUIPMENT

Table 4.1 TABLE OF PERMITTED USES

P = Permitted
C = Permitted with Conditions
SP = Permitted with Special Permit
A = Permitted only as an accessory use to a permitted use in the underlying zone
W = Additional conditions or restrictions under the WRPD
Blank = Meet General Performance Standards for WRPD
X = Prohibited
A/C or A/SP = Permitted only as an accessory use with conditions or a special permit

	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
AG., ANIMAL & NATURAL RESOURCES																		
Aquaculture	X	X	SP/C	X	X	X	X	X	C	X	X	C	C	X	X		6	*5.1-2.A* *5.1-14*
Agriculture, Commercial	C	C	C	C	X	C	C	X	X	X	C	C	C	X	X	W	-	*5.1-2.B* *5.1-14*
Agriculture Events	A/C	A/C	A/C	A/C	X	A/C	A/C	X	X	X	A/C	A/C	A/C	X	X		-	*5.1-3.H*
Agriculture, Home (Hens and Plants)	A/C	A/C	A/C	A/C	X	A/C	A/C	A/C	A/C	X	A/C	A/C	X	X	X	W	-	*5.1-2.C*
Agriculture, Home (Livestock)	A/C	X	A/C	X	X	X	X	X	X	X	A/C	X	X	X	X	W	-	*5.1-2.C*
Cannabis Cultivator	X	X	X	X	X	X	C	X	X	X	X	C	C	X	X			*5.1-15.B*
Cannabis Micro-Cultivator	X	X	C	X	X	X	C	X	X	X	X	C	C	X	X			*5.1-15.B* *5.1-14*
Community Garden	C	C	C	C	X	C	C	X	X	X	C	C	C	C	X		-	*5.1-2.D*
Filling and Removing Earth Products	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C	W	-	*5.1-2.E*
Kennel, Commercial/Animal Day Care	X	X	SP/C	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X	W	10	*5.1-2.F* *5.1-14*

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (AG., ANIMAL & NATURAL RESOURCES cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Nurseries and Greenhouses, Commercial	X	X	C	X	X	C	C	X	X	X	C	C	C	X	X	W	-	*5.1-2.B* *5.1-14*
Pet Grooming	X*	X*	SP/C	X	X	P	P	P	X	P	P	P	X	X	X	W	1	*5.1-2.G* *5.1-14*
Riding or Boarding Stable	X*	X*	SP/C	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X	W	-	*5.1-2.F* *5.1-14*
Veterinary Services	X*	X*	SP/C	X	X	C	C	C	X	C	C	C	C	X	X	W	1	*5.1-2.G* *5.1-14*
CULTURAL, RECREATION & ENTERTAINMENT																		
Art Gallery or Museum	X	X	SP	X	X	P	P	P	X	P	P	P	X	A	X		9	*5.1-14*
Campground	X	X	SP/C	X	X	X	X	X	X	X	X	X	X	X	X		-	*5.1-3.A* *5.1-14*

* Allowed or allowed with conditions as required when associated with an Open Space Common Interest Community approved under Section 6.6

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Club, Lodge or Association	SP/C	SP/C	SP/C	P	X	P	P	P	X	P	P	P	X	X	X		8	*5.1-3.B 5.1-14*
Commercial Recreation and Fitness, Indoor, Small Scale	X*	X*	X*	P	X	P	P	P	X	P	P	C	C	X	X		16	*5.1-3.C*
Commercial Recreation and Fitness, Indoor, Large Scale	X*	X*	X*	A/C	X	P	P	X	X	P	P	C	C	X	X		16	*5.1-3.C*
Commercial Recreation, Outdoor	X	X	SP/C	X	X	C	C	SP/C	X	C	C	C	C	SP/C	X		16	*5.1-3.D 5.1-14*
Conference/Exhibition Hall	X	X	X	X	X	P	P	P	X	P	P	P	P	X	X		8	-
Entertainment or Sports Facilities	X	X	SP/C	X	X	X	SP/C	X	X	SP/C	X	SP/C	SP/C	X	X		8	*5.1-3.E 5.1-14*
Golf Course	X	X	SP/C	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X		16	*5.1-3.D 5.1-14*
Library	P	P	P	P	X	P	P	P	X	P	P	X	X	X	X		9	*5.1-14*

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Marina or Yacht Club	SP/C	SP/C	SP/C	X	X	X	X	P	P	X	X	X	P	X	X		8/21	5.1-3.F 5.1-14
Public Recreation, Indoor or Outdoor	C	C	C	C	X	C	C	C	C	C	C	C	C	C	C		16	5.1-3.G 5.1-14
Temporary Events	C	C	C	C	X	C	C	C	C	C	C	C	C	C	C		-	5.1-3.H 5.1-14
Theater or Cinema – SP/C ONLY when located outdoors. P when located indoors.	X	X	X	X	X	P or SP/C	P or SP/C	P or SP/C	X	P or SP/C	P or SP/C	P or SP/C	X	P or SP/C	X		8	5.1-3.I
DAYCARE																		
Adult Day Care Facility	SP/C	SP/C	SP/C	SP/C	X	C	C	C	X	C	C	C	X	X	X		10	5.1-4.A 5.1-14
Child Care Center	SP/C	SP/C	SP/C	SP/C	X	C	C	C	X	C	C	C	X	X	X		10	5.1-4.B 5.1-14
Family Child Care Home	P	P	P	P	X	P	P	P	X	P	P	A	A	X	X		10	-
Group Child Care Home	C	C	C	C	X	C	C	C	X	C	C	C	X	X	X		10	5.1-4.C 5.1-14

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
HEALTH/RESEARCH/TESTING FACILITIES																		
Hospital/Emergency Treatment Center	X	X	SP/C	X	X	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	X	X	X	W	17	5.1-5.A 5.1-14
Laboratory, Medical/Science/Tech	X	X	X	X	X	C	P	X	X	C	C	P	P	X	X	W	5/6	5.1-5.B
Medical/Health Care Professional Office/Clinic	X	X	SP/C	X	X	P	P	P	X	P	P	P	X	X	X	W	5	5.1-4.C 5.1-14
INDUSTRIAL																		
Alcoholic Beverage Production, Sm Scale	X	X	SP/C	X	X	P	P	P	X	P	P	P	P	X	X	W	1	5.1-14
Alcoholic Beverage Production, Lg Scale	X	X	X	X	X	SP	P	X	X	SP	X	P	P	X	X	W	6	-
Artisan & Craft Workshop	X*	X*	C	X	X	P	P	P	P	P	P	P	P	X	X		6	5.1-14
Cannabis Delivery Service, Product Manufacturer, Product Packager or Transporter	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X		6	5.1-15.B
Cannabis Food and Beverage Manufacturer, Small-Scale	X	X	SP/C	X	X	C	C	X	X	C	X	C	C	X	X		6	5.1-15.B 5.1-14
Cannabis Food and Beverage Manufacturer, Large-Scale	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X		6	5.1-15.B
Data Center	X	X	X	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X			*5.1-6.F*

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (INDUSTRIAL, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Data Center, Accessory	A/C	A/C	A/C	A/C	X	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X			*5.1-6.F*
Flex Space	X	X	X	X	X	X	X	X	X	X	X	C	C	X	X	W	-	5.1-6.A
Food and Non-Alcoholic Beverage Production, Large Scale	X	X	X	X	X	X	X	X	X	X	X	P	P	X	X		6	-
Food and Non-Alcoholic Beverage Production, Small Scale	X	X	SP/C	X	X	P	P	P	X	P	P	P	P	X	X		1	5.1-6.B 5.1-14
Heavy Industrial	X	X	X	X	X	X	X	X	X	X	X	X	C	X	X	W	6	5.1-6.C for certain heavy industrial activities
Laundry, Commercial	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	6	-
Light Industrial	X	X	X	X	X	X	X	X	C	X	X	P	P	X	X	W	6	5.1-6.D
Outdoor Storage Yard, Accessory	X	X	X	X	X	A/C	A/C	X	A/C	A/C	A/C	A/C	A/C	X	X	W	6	5.1-1.F
Outdoor Storage Yard, Principal	X	X	X	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X	W	6	5.1-6.E
Sailmaking	X	X	X	X	X	P	P	P	P	X	P	P	P	X	X		6	-
Warehouse & Distribution	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	6	-

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
RESIDENTIAL																		
Residential, Household Living																		
Accessory Dwelling Unit	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X		3	5.1-1.A
Active Senior Housing	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	X		2/3	5.1-8.B
Cottage Community	C	C	X	C	X	X	X	X	X	X	C	X	X	X	X		3	5.1-8.E
Caretaker/Security Service Dwelling	A/C	A/C	A/C	A/C	X	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X		3	5.1-8.C
Dwelling, Multi-Unit	X	X	X	C	X	C	C	C	X	C	C	C	X	X	X		3	5.1-8.G
Dwelling, Multi-Unit, Conversion	X	X	X	SP/C	X	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	X	X	X		3	5.1-8.H
Dwelling, One Unit	P	P	P	P	P	C	C	P	X	X	P	C	X	X	X		2	5.1-8.A
Dwelling, Two Unit	X	P	P	P	X	C	C	P	X	X	P	C	X	X	X		2	5.1-8.A
Home-Based Business – 'SP' when a major home occupation	A/C	A/C	A/C	A/C	A Home Office only	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X	X		-	5.1-1.D

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (RESIDENTIAL, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Mobile Manufactured Home Park or Subdivision (Existing)	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	X	X	SP/C	SP/C	X	X	X	X		3	5.1-8.F
Open Space Common Interest Community	SP/C	SP/C	SP/C	X	X	X	X	X	X	X	X	X	X	X	X	W	2/3	6.6
Residential, Lodging																		
Bed & Breakfast	SP/C	SP/C	C	C	X	P	P	C	X	C	C	X	X	X	X		17	5.1-7.B 5.1-14
Hotel/Motel	X	X	X	X	X	P	P	SP	X	P	P	P	SP/C	X	X		17	5.1-7.A
Rooming/Boarding House	X	X	P	P	X	P	P	X	X	X	P	X	X	X	X		17	-
Short Term Rental	X	SP/C	SP/C	SP/C	C	C	C	SP/C	X	SP/C	SP/C	C	X	X	X			*5.1-7.C*
Residential, Health/Institutional																		
Nursing Facility	X	X	C	C	X	C	C	X	X	C	C	X	X	X	X		11	5.1-8.I
Residential Counseling Facility	X	X	X	SP/C	X	C	C	X	X	C	SP/C	X	X	X	X		11	5.1-8.D
Residential Life Care Community	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	X	X	SP/C	SP/C	SP/C	X	X	X		11	5.1-8.1

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
RESTAURANT																		
Drinking Establishment	X	X	X	X	X	C	C	SP/C	X	C	SP/C	X	X	X	X		12	5.1-9.A
Drive Through Facility for Restaurant	X	X	X	X	X	A/SP/C	A/SP/C	X	X	A/SP/C	X	X	X	X	X		-	5.1-1.C
Outdoor Patio, Commercial	X*	X*	X*	X	X	A/C	A/C	A/C	A/C	A/C	A/C	A/C	A/C	X	X		14	5.1-1.E
Restaurant, Drive Through	X*	X*	X*	X	X	X	SP/C	X	X	SP/C	X	X	X	X	X		15	5.1-9.C
Restaurant, Fast Food	X*	X*	X*	X	X	P	P	P	A/SP	P	P	P	X	X	X		13	-
Restaurant, Mobile	X*	X*	A/C	A/C	X	C	C	A/C	C	C	C	C	C	A/C	A/C		-	5.1-9.B 5.1-14
Restaurant, Standard	X*	X*	X*	X	X	P	P	P	A/SP	P	P	P	X	X	X		14	-
RETAIL																		
Cannabis Retailer or Hybrid Retailer	X	X	X	X	X	X	C	X	X	C	X	C	X	X	X		1	5.1-15.A
Drive Through Facility for Retail	X	X	X	X	X	A/C	A/C	X	X	A/SP/C	X	A/C	X	X	X		-	5.1-1.C
Retail, Small-Scale	X*	X*	X*	X	X	P	P	P	X	P	P	P	X	X	X	W	1	-

*Allowed or allowed with conditions as required when associated with an Open Space Common Interest Community approved under Section 6.6

P = Permitted
C = Permitted with Conditions
SP = Permitted with Special Permit
A = Permitted only as an accessory use to a permitted use in the underlying zone

W = Additional conditions or restrictions under the WRPD
Blank = Meet General Performance Standards for WRPD
X = Prohibited
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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (RETAIL, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Retail, Medium-Scale	X	X	X	X	X	P	P	P	X	P	X	P	X	X	X	W	1	-
Retail, Large-Scale	X	X	X	X	X	X	P	X	X	X	X	P	X	X	X	W	1	-
Retail with Large Indoor Display/Storage	X	X	X	X	X	P	P	X	X	P	P	P	X	X	X	W	1	-
Retail with Outdoor Sales and Storage, Retail with Outdoor Display	X	X	X	X	X	A/C	A/C	X	X	A/C	A/C	A	A	X	X	W	6	5.1-10.A
SERVICES																		
Cemetery (New)	X	X	SP/C	X	X	X	X	X	X	X	X	SP/C	SP/C	X	X	X	-	5.1-11.A
Cemetery (Existing)	SP/C	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	X	SP/C	SP/C	SP/C	SP/C	SP/C	SP/C		-	5.1-11.A
Churches and Other Places of Religious Worship	P	P	P	P	X	P	P	P	X	P	P	P	X	X	X		8	-

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (SERVICES, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Crematory Services	X	X	X	X	X	X	X	X	X	X	X	SP	P	X	X	X	6	-
Drive Through Facility for Services	X	X	X	X	X	A/C	A/C	X	X	X	A/C	A/C	X	X	X		-	5.1-1.C
Elementary and Secondary Schools, Colleges & Universities	C	C	C	C	X	P	P	C	X	P	C	P	X	X	X		-	5.1-11.B 5.1-14
Funeral Services	X	X	X	X	X	P	P	X	X	X	P	X	X	X	X	W	8	-
Personal Services	X*	X*	X*	X	X	P	P	P	X	P	P	P	X	X	X	W	1	-
Professional, Arts & Educational Schools and Studios, Non-Degree	X	X	SP/C	X	X	P	P	P	X	P	P	C	X	X	X	W	5	5.1-11.C 5.1-14
Professional Offices	X*	X*	SP/C	X	X	P	P	P	C	P	P	P	P	X	X		5	5.1-11.D 5.1-14
Self-Service Storage Facility	X	X	X	X	X	X	C	X	X	X	X	C	C	X	X	W	7	5.1-11.E
Town of Groton Services	P	P	P	P	X	P	P	P	P	P	P	P	P	P	P		-	5.1-14
SIGNS																		
On-Premise	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		-	8.4

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (SIGNS, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Off-Premise	X	X	X	X	X	C	C	C	C	C	C	C	C	X	X		-	8.4-7.C
Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		-	8.4
TRANSPORTATION, COMMUNICATION & UTILITIES																		
Airport/Heliport	X	X	X	X	X	X	X	X	X	X	X	X	P	X	X	X	-	
Telecommunication Facility	C	C	C	C	X	C	C	C	C	C	C	C	C	X	X		-	5.1-12.A
Telecommunication Tower	X	X	SP/C	SP/C	X	SP/C	SP/C	X	X	X	X	SP/C	SP/C	X	X		-	5.1-12.A
Transit Stations & Hubs	X	X	X	X	X	P	P	P	P	P	P	P	P	X	X	W	-	-
Utility Infrastructure	C	C	C	C	X	P	P	C	C	C	C	P	P	X	X	W	-	5.1-12.B
VEHICLE & HEAVY EQUIPMENT																		
Bus & Limo Garage and Maintenance	X	X	X	X	X	X	P	X	X	X	X	X	P	X	X	X	19	-

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	RESIDENTIAL DISTRICTS					COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		GREEN DISTRICTS		WRPD Overlay	Pkng	Conditions
PERMITTED USES (VEHICLE & HEAVY EQUIPMENT, cont.)	**RS**	**R**	**RU**	**RM**	**R-MI**	**CN**	**CR**	**MDD**	**WW**	**MTC**	**MVC**	**IM**	**IG**	**GR**	**GC**			
Construction, Farm & Heavy Equipment Rentals	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	X	19	-
Construction, Farm & Heavy Equipment Sales	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	19	-
Contractor Vehicle Parking & Const. Equipment Storage	X	X	A/C	X	X	X	P	X	X	X	X	P	P	X	X	X	19	5.1-1.B
Contractor Vehicle Parking & Const. Equipment Storage, Residential	A/C	A/C	A/C	A/C	X	A/C	X	X	X	A/C	A/C	A/C	X	X	X		19	5.1-1.B
Fuel Dealer with Storage	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	W	1	-
Fuel Dealer without Storage	X	X	X	X	X	P	P	P	X	P	P	P	P	X	X	W	1	-
Fuel Dispensing Station	X	X	X	X	X	C	C	X	SP	C	C	C	C	X	X	X	18	5.1-13.A
Marine/Water Craft, Construction, Maintenance, Repair, and Storage	X	X	X	X	X	X	X	X	P	X	X	C	C	X	X	W	19	5.1-13.B
Marine/Water Craft & Equip., Sales, and Rental	X	X	X	X	X	X	P	P	P	X	C	P	X	X	X	W	19	5.1-13.C
Vehicle Dealers (New Vehicles)	X	X	X	X	X	X	P	X	X	X	X	P	X	X	X	W	19	-
Vehicle Parts & Supplies (New Merchandise)	X	X	X	X	X	P	P	P	X	P	P	P	X	X	X		1	-
Vehicle Rental	X	X	X	X	X	X	P	SP	X	P	SP	P	P	X	X		1	-
Vehicle Repair & Service, Major	X	X	X	X	X	X	P	X	X	X	X	P	P	X	X	X	18	-
Vehicle Repair & Service, Minor	X	X	X	X	X	C	P	X	X	C	C	P	P	X	X	W	18	5.1-13.D
Vehicle Washing Facility	X	X	X	X	X	C	C	X	X	C	X	C	C	X	X	W	20	5.1-13.E

4.2 DIMENSIONAL, BUILDING, AND LOT STANDARDS

4.2-1 INTRODUCTION

Each use, building or structure must comply with the requirements in Table 4.2, Lot, Yard and Building Requirements by Zoning District, except where provided otherwise by these regulations. The information below is compiled here for convenience. If there are any discrepancies between Table 4.2 and the information for each individual zoning district found in Section 3.1, Zoning Districts, the information in Section 3.1 will apply.

Table 4.2 LOT, YARD AND BUILDING REQUIREMENTS BY ZONING DISTRICT *(Rev. Eff. 01-15-2020, Rev. Eff. 08-15-2021, Rev. Eff. 07-15-2025)*

	Minimum Lot			Minimum Yards			Maximum Bldg	
Zoning Districts	**Area (SF)**	**Width (Feet)**	**Area per Dwelling Unit (SF)**	**Front (Feet)**	**Rear (Feet)**	**Side (Feet)**	**Coverage (%)**	**Height (Feet)** (8)
Residential								
R-7	7,000	60	4,000	10	25	6	35	30
R-12	12,000	60	6,000	25	25	12	30	30
RS-12	12,000	60	12,000	25	25	12	30	30
RS-20	20,000	100	20,000	30	30	20	25	30
RU-20	20,000	100	15,000	30	30	20	25	30
RU-40	40,000	150	30,000	40	30	25	20 (Residential) 30 (Non-Res.)	30
RU-80	80,000	200	60,000	50	30	25	10 (Residential) 20 (Non-Res.)	30
RM	40,000	150	2,000	30	30	20	30	40(1)
RM (1- or 2-unit dwellings)	7,000	60	4,000	10	25	6	35	30
R-MI	2,500	N/A	N/A	N/A	N/A	N/A (11)	N/A	30(12)
Commercial and Mixed-Use								
CR	15,000	100	(7)	50	30	30	30	75(2)
CN	12,000	80	2,000	30	30	12	30	40/3 stories
WW	20,000	100	N/A	40	30	20	65	30(3)
MDD	8,000	60	2,000(9)	0(4)	10(10)	10(10)	65	35(6)
MTC	See Sec. 3.3-2.C							
MVC	See Sec. 3.3-2.E							
Industrial								
IG	40,000	150	N/A	40	30	30	40	40
IM	30,000	100	N/A	30	30	25	40	75(2)
Green								
GR	See Sec. 3.5-1							
GC	See Sec. 3.5-2							

Notes:

1. Building/structure height in the RM is 40 feet/3 stories. However, building/structure height can be increased to 65 feet/5 stories, provided the minimum lot area is 120,000 square feet. Any building exceeding 40 feet in height must be set back from its front, side, and rear building setback lines an additional two feet for each foot in height over 40 feet. A common lot line agreement (Section 4.2-2.H) or any variable to the setbacks in Table 4.2 must not be used to allow the additional increase in height above 40 ft.

2. Building/structure height in the CR and IM districts can be up to 6 stories or 75 ft, whichever is less. Any building/structure exceeding 40 ft in height must be set back from its front, side, and rear building setback lines an additional one foot for each foot in height over 40 feet. A common lot line agreement (Section 4.2-2.H) or any variable to the setbacks in Table 4.2 must not be used to allow the additional increase in height above 40 ft.

3. Except 45 feet for buildings/structures used for construction, repair or storage of boats.

4. Except 10 ft setback where any development fronts Fort Rachel Place.

5. Except 0 ft where a Common Lot Line Agreement is recorded with the abutting property owner; otherwise 10 ft.

6. Building height is a maximum 35 ft but may be increased to 45 ft with approval of a Special Permit, meeting the criteria of Section 9.4-6, and the additional requirements of Section 3.3-2.A.

7. For these zoning districts, there is no minimum lot area per dwelling unit.

8. In Special Flood Hazard Areas, as designated in Section 7.2-2, where the lowest floor of an existing building is elevated and the existing building and the site is designed to meet the requirements of Section 7.2 Flood Protection Regulations, the building/structure height may be increased a maximum of 5 ft above the allowed maximum building/structure height of the zone as specified in Section 3. This applies to the area of the existing building only. The maximum building/structure height shall be measured from average finished grade.

9. Minimum lot area per dwelling unit is 2,000 SF, or 1,000 SF if 100% of the parking requirements in Table 8.4-2 are met on the premises for residential units (50% reduction for MDD is not allowed if using 1,000 SF/Dwelling Unit).

10. See Section 3.3-2.B.2. for Non-Water Dependent Use setbacks along the Mystic River.

11. No structure may be placed within 6 ft of a property line of an abutting lot. *(New Eff. 07-15-2025)*

12. See Section 3.2-5 for exception to height maximum. *(New Eff. 07-15-2025)*

4.2-2 TOWN-WIDE STANDARDS

4.2-2.A Accessory Buildings (Rev. Eff. 07-15-2025)

Detached accessory buildings not more than 14 feet in height and not used for human habitation or for the housing of animals may be located in the required side or rear yard, provided that they are located not less than 40 feet from any street line and not less than six (6) feet from any side or rear yard line. In the case of the R-MI zoning district, accessory buildings may be located anywhere on the property other than within six (6) feet of a property line with an adjacent property on Mouse Island or seaward of the Connecticut Coastal Jurisdiction Line as defined in CGS 22a-359, as amended by Public Act 12-101.

4.2-2.B Existing Lots

1. The provisions of these regulations relative to required minimum lot area and required minimum lot width does not prevent the construction of an otherwise permitted building or the establishment of an otherwise permitted use on a lot which, at the time of the adoption of these regulations, or of any pertinent amendment thereto, and continuously thereafter, was owned separately from any adjoining lot, as evidenced by deed recorded in the Land Records of the Town of Groton.

2. An existing lot that was never improved and is part of an approved and recorded residential subdivision may comply with the zoning regulations that were in effect at the time of subdivision, per CGS 8-26a.

4.2-2.C Floor Area of Dwelling

All indoor calculations dealing with minimum floor area are governed by the applicable building code requirements, as determined by the Zoning Official.

4.2-2.D Front Yard Averaging

On any block where two or more buildings, existing before the adoption of these regulations, have a front yard setback less than required by these regulations, new buildings may be constructed to a front setback line which is the average of the improved lots along both sides of that same street between the two nearest intersections. Accessory buildings will not be included in this calculation.

4.2-2.E Height Limitation and Requirements (Rev. Eff. 08-15-2021)

The following are specific regulations and exceptions for the measure of height of buildings and structures within all zoning districts as outlined in Section 3 and Table 4.2.

1. The building/structure height limit in Section 3 and Table 4.2 for each zone is applied separately for each wing or other distinct portion of the building.

2. **Exception**: Spires, cupolas, towers (other than telecommunication towers referenced in 4.2-2.E.3), chimneys, flagpoles, mechanical penthouses, roof top equipment (including screening), and similar structural features may be erected to the following height if both requirements of Sections 4.2-2.E.2. a and b below are met:
   - 10 feet above the maximum height of the zone, with approval by the PZC if subject to a site plan approval (otherwise approval by an Administrative Site Plan), or
   - To a reasonable and necessary height as determined by the PZC by Special Permit, though no taller than 20 feet above the maximum height of the zone.

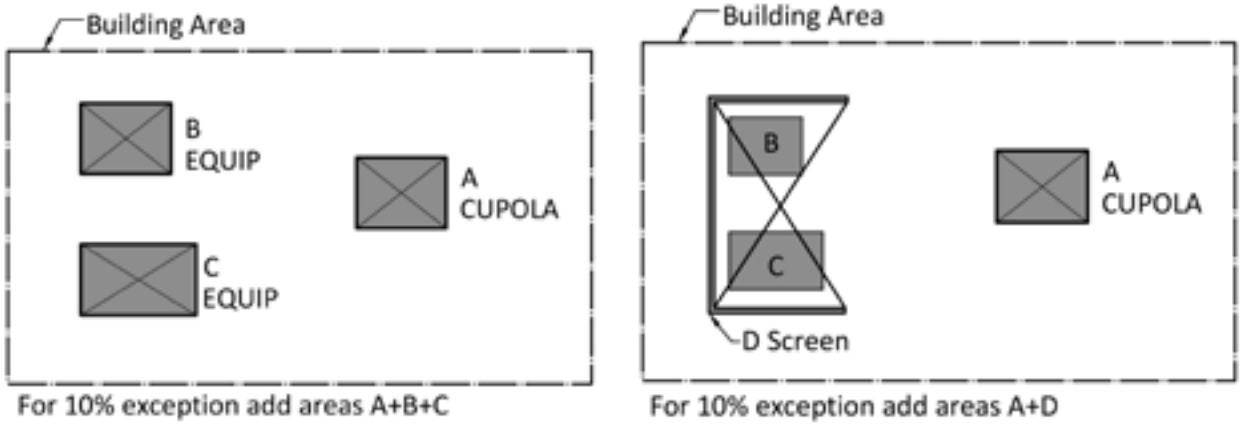
a. The building/structure(s) shall not be used for human occupancy.
b. The building/structure(s) shall not occupy an aggregate area of more than 10% of the building area. The counted area for a fence, wall, or other building/structure(s) placed on the roof for any purpose or used for screening or rooftop equipment shall be measured by the square footage within the perimeter of the fence, wall, or structure's areas.

3. **Exception**: Telecommunication towers may be erected to the minimum height necessary as specified in Section 5.1-12.A of the regulations and/or through the review and approval of the Connecticut Public Utility Regulatory Authority (PURA), as appropriate.
   a. Towers that are no more than 10 feet above the maximum height of the zone that are not in PURA's jurisdiction may be approved through Administrative Site Plan.
   b. Towers more than 10 feet above the maximum height for the zone that are not in PURA's jurisdiction must meet the approval requirements of Section 5.1-12.A.

4. **Exception**: Water storage tanks (owned and operated by a water supply company), ventilators, and other structures whose height is required in order to function in accordance with its intended purpose may be erected to a reasonable and necessary height as determined by the PZC by Special Permit. In making such a determination, the Commission must consider the need for and location of the proposed structure, and the relationship between its height and its ability to function in accordance with its intended purpose properly and safely.

5. **Exception**: In Special Flood Hazard Areas, as designated in Section 7.2-2, where the lowest floor of an existing building is elevated and the existing building and site are designed to meet the requirements of Section 7.2 Flood Protection Regulations, the building/structure height may be increased a maximum of 5-FT above the allowed maximum building/structure height of the zone specified in Section 3 and Table 4.2. This applies to the area of the existing building only. The maximum building/structure height shall be measured from average finished grade.

Height Limitation and Requirements



4.2-2.F Lots Adjacent to a Railroad

When a commercial or industrial use in a commercial or industrial district abuts a railroad, the use may be built up to the railroad along any side or rear lot line if it will be using the railroad for purposes of transporting passengers or freight, delivery, etc. In these cases, the use does not have to meet the underlying side or rear yard setbacks.

4.2-2.G More than One Principal Building on a Lot

Any lot in any residential district, except lots containing multi-unit or townhouse dwellings, Town of Groton services, active senior housing, or institutional services such as elementary and secondary schools, child care centers, adult day care, residential life care communities, community residential counseling facilities, colleges and universities, or an Open Space Common Interest Community approved under Section 6.6 must not contain more than one principal building, unless otherwise authorized in these regulations.

4.2-2.H Common Lot Line Agreement

In all commercial, mixed-use, and industrial districts, by perpetual agreement of the owners of two adjacent lots, duly recorded in the Land Records of the Town of Groton, one side yard for each lot may be omitted and buildings built on the common lot line, provided that the common or other walls separating them meet all relevant building and fire codes and that such agreement must be approved, prior to filing, by the Zoning Official. A common lot line agreement may allow for buildings to be built anywhere within the required yard areas along the property line associated with the common lot line agreement if all relevant building and fire codes can be met.

4.2-2.I Projection Into Required Yard Areas (Setbacks)

Pilasters, columns, belt courses, sills, cornices or other similar architectural features are allowed to project up to two feet into the required yard area on a site.

4.2-2.J Required Frontage and Access *(Rev. Eff. 08-15-2021, Rev. Eff. 07-15-2025)*

For a building to be built on any lot, the lot must have the minimum required legal frontage on a Town of Groton accepted public street or a State of Connecticut public street, or the lot must be in a legally approved and recorded subdivision, with the exception of any lot located in the R-MI zoning district. Minimum required frontage and access to any lot must meet the following standards:

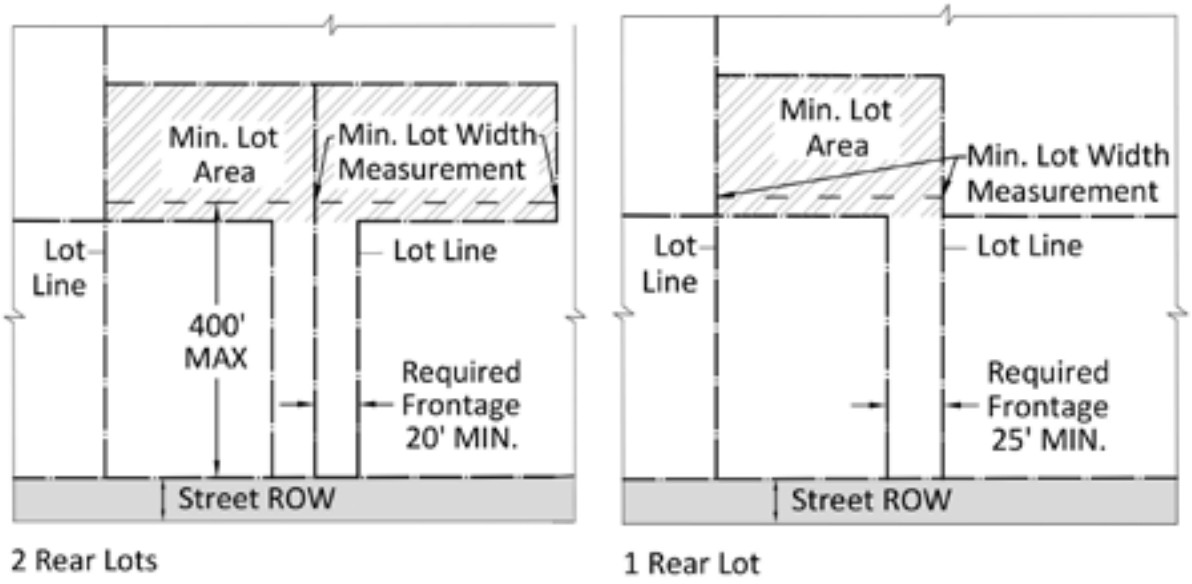
1. The minimum required lot frontage on a public street is 25-feet or 20-feet if meeting Section 4.2-2.J.6.

2. A private accessway to a rear lot must be a minimum of 25-feet in width and the private accessway must be owned in fee simple by the owner of the rear lot. (Exception: a private accessway for one single rear lot that is split from an existing lot of record may be accommodated by a 25-foot unobstructed easement).
3. Such private accessway shall not exceed a length of 400-feet measured from the edge of the public street line to a point where the rear lot can meet the minimum lot width for the zoning district.

4. The area of this private accessway must not be included in the minimum lot area requirements associated with the lot being served.

5. Each 25-foot wide private accessway must be associated with only one lot and must be shown to be able to be designed and used as an unobstructed private accessway or shown to be part of a designed private common access drive that meets the requirements of Section 4.2-2.K.

6. A maximum of three (3) private accessways are allowed to adjoin one another if a private common access driveway is used to serve the two or three lots and meets the requirements of Section 4.2-2.K. If two or three private accessways are adjoined, the required width of each private accessway and minimum required lot frontage may be reduced to 20-feet.



4.2-2.K Common Access Drive (Private) (Rev. Eff. 08-15-2021)

1. A private Common Access Drive must provide unobstructed access to all lots. A maximum of five (5) lots may use a Common Access Drive. The maximum of five (5) lots includes all lots that will take access off, or have rights of access to, the common access drive even though a lot may also have legal frontage on a public street.

2. A private Common Access Drive easement and maintenance agreement document(s) must be submitted for review and approval as part of the subdivision application and must be recorded in land records prior to sale or development of any lot. The document(s) must clearly indicate the maintenance responsibility of the owners of the benefiting lots.

3. A private Common Access Drive serving more than one lot should be of adequate width and construction that permits a safe and unimpeded route to accommodate any fire or emergency vehicle.

4. Minimum width of travel portion of the drive: 15-feet for two (2) or three (3) lots or 18-feet for four (4) to five (5) lots.

5. Minimum maintained clearance height: 14-feet

Common Access Drive (Private)



- Min width private access way for legal frontage = 20FT (Lots 2, 3, & 4)
- Lots 1+5 have legal frontage at street but choose to use common access drive.
- Lot 6 legal min. width of private access way = 25FT

4.2-2.L Zero Lot Line

Zero lot line lots for attached dwellings may be created in all residential zones, by agreement of the owners of the affected adjacent lots duly recorded in the Land Records of the Town of Groton, provided the following:

1. Each lot contains the minimum lot area per dwelling unit required in the applicable zone, and complies with all other lot, yard, and building requirements.

2. The side yard opposite the zero lot line must meet the combined side yard width required for both sides of the property.

3. Each individual lot must be vacant and abut another vacant lot to which side the zero lot line is being created.

4. Zero lot lines will only be allowed on side lot lines, and not on rear or front lot lines.

5. This section applies only to dwellings on zero lot lines, and not to dwellings that otherwise do not meet the minimum setback requirements.

6. A common lot line agreement and maintenance easement must be established between the two property owners and recorded with the Town. The common lot line agreement must address future enlargement or additions of the principal structure and is subject to the review and approval of the Zoning Official.

7. Attached zero lot line dwellings must be constructed in pairs with certificates of occupancy not issued until both units are complete.

8. Compliance with all building and fire codes can be achieved.

4.2-2.M Storage of Unregistered Vehicles and/or Waste Material

1. Temporary storage of unregistered vehicles is allowed in residential zones as follows:
   - In RS and R zones, one (1) unregistered vehicle may be stored outside. In RU zones, two (2) unregistered vehicles may be stored outside. Storage of these unregistered vehicles must be in the side or rear yard and must not be visible from the street.
   - All such storage must be temporary and such vehicles must be capable of and intended to be placed in running condition and registered within six (6) months' time.

2. In CN, CR, IM, and IG zones, storage of unregistered vehicles is an accessory use to businesses having the appropriate Department of Motor Vehicles license only.

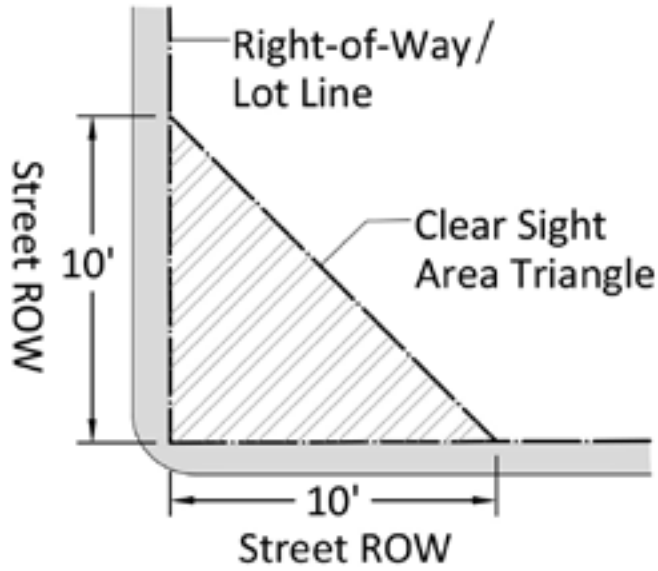
3. Except as provided above, any waste or scrap material, debris, motor vehicles which are partially or wholly dismantled, motor vehicle parts, abandoned machinery, junk or similar unsightly material must not be stored or allowed to accumulate in any open space or outside a completely enclosed building on any lot in any district other than as may be permitted in an industrial district. This provision does not apply to the temporary storage of waste material from a construction operation being legally executed on the same premises pursuant to an active Building Permit.

4.2-2.N Sight Lines *(Rev. Eff. 08-15-2021)*

In all zoning districts, any fence, signage, planting, foliage or other shrubbery is prohibited in the area of a corner lot so as to interfere with traffic visibility as follows:

- Visibility shall be maintained between a plane 2.5 feet and seven feet above curb level which is within a triangle bounded by the street ROW/lot lines and a straight line drawn between points on each such street ROW/lot line 10 feet from the intersection of said lines or extension thereof, or
- Visibility shall be maintained as per the sight line and distances required by the Town's Road and Drainage Standards and the CT Department of Transportation, whichever is more restrictive.

Sight Lines



4.2-3 RESIDENTIAL DENSITY CALCULATIONS

1. **Applicability:** The following standards for calculating residential density apply to the following uses:
   - Single-Unit and Two-Unit Subdivisions
   - Active Senior Housing Community
   - Cottage Communities
   - Residential Life Care Communities when located in the R, RS or RU zoning districts
   - Open Space Subdivisions
   - Open Space Common Interest Community

2. **Calculation:** The possible maximum number of dwelling units permitted for the above uses is determined by:
   - Calculating the total land area of the site (Gross Area).
   - Factoring out the portion of the site encumbered by steep slopes of 25% or greater, wetlands, and
   - Calculating the total land area of the site (Gross Area).
   - Factoring out the portion of the site encumbered by steep slopes of 25% or greater, wetlands, and watercourses (Net Area).
   - Use the Net Area to calculate density as follows:
     - Dividing the Net Area by the minimum lot area per dwelling unit required for the applicable zoning district in Section 3, Zoning Districts and Map for Single and Two-Unit Subdivisions and Active Senior Housing Community.
     - Using the Net Area and the density requirements for Cottage Community in Section 5.1-8.E.
     - Using the Net Area and the density requirements for Residential Life Care Communities in Section 5.1-8.H.
     - Using the Net Area and the density requirements for Open Space Subdivisions in Section 6.3-5.
     - Using the Net Area and density requirements for Open Space Common Interest Communities in Section 6.6-5.

Where extreme irregularity is determined to exist in the slope of a site (per the definition of steep slope in these regulations), the PZC may consider an equivalent method of measurement to determine steep slopes. Actual unit yield within any given development will result from the application of all applicable design requirements to a specific parcel of land. Accordingly, there is no right or entitlement to a maximum unit yield determined by the calculations applied in this section.

SECTION 5: USE STANDARDS

5.1 CONDITIONAL USES *(Rev. Eff. 06-15-2023)*

Each of the following uses is permitted in a specific district to the extent indicated in 4.1 Table of Permitted Uses for that use and district, subject to all provisions of the applicable district, and the provisions in this section. The uses are divided into two categories as follows:

- **Conditional:** A use that is permitted in the underlying zoning district if it meets all provisions of the regulations for that district and the specific conditions listed in this Section.

- **Special Permit/Conditional:** A use that is permitted in the underlying zoning district if it meets all the requirements for that district, the specific conditions listed in this Section, and receives an approval of a Special Permit by the PZC. Certain classes or kinds of buildings, structures or uses of land may only be appropriate in particular locations or districts based on how their attributes relate to a specific site. Such uses are permitted only after the grant of a special permit by the PZC pursuant to the requirements of Section 9.4, Special Permit of these Regulations.

Note that some uses require a Special Permit but are NOT subject to the conditions below. Such uses are noted both in this Section 5.1 and in 4.1 Table of Permitted Uses and are subject to the requirements of Section 9.4, Special Permits.

Application: Every application for the use of property subject to conditions set forth in this Section 5.1 must be filed in accordance with the provisions of these regulations. Conditional Uses that also require a Special Permit are noted in the descriptions below. Uses shall also be subject to site plan approval by the PZC or administrative site plan approval, whichever is appropriate, and any other approval stipulated in this section.

5.1-1 ACCESSORY USES

5.1-1.A Accessory Dwelling Units (Rev. Eff. 5-15-2023, Rev. Eff. 07-15-2025)

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

The intent of this regulation is to encourage the provision of affordable housing units for families and individuals and to encourage the provision of housing units for small and multi-generational households. An accessory dwelling unit is permitted within the principal dwelling unit or as a detached, freestanding unit subject to Administrative Site Plan approval and the following conditions:

1. **Associated with One Unit Dwelling:** Each accessory dwelling unit created must be associated with a one-unit dwelling and there may be only one accessory dwelling unit permitted for each one-unit dwelling.

2. **Owner Occupied**: The owner of the principal residence to which the accessory dwelling unit is associated must occupy at least one of the dwellings, except within the R-MI zoning district. *(Rev. Eff. 07-15-2025).*

3. **Standards:** Detached, freestanding accessory dwelling units are permitted, provided they meet all

lot, yard, and building requirements of Section 4.2, required of the principal dwelling.

4. **Size:** The accessory dwelling unit must clearly be the secondary use and its maximum net floor area must not exceed 1,000 SF. *(Rev. Eff. 05-15-2023)*

5. **Parking:** One off-street parking space must be provided for each accessory dwelling unit, except within the R-MI zoning district. *(Rev. Eff. 05-5-2023, Rev. Eff. 07-15-2025)*

6. **Facilities:** Each accessory dwelling unit must have its own independent bathroom and kitchen facilities.

7. **Design:** Unless prohibited by the State Building Code, all stairways to second or third stories should be enclosed within exterior walls.

When located within the principal dwelling unit, any new entrance to the accessory dwelling unit should be located on the side or in the rear of the principal dwelling unit, except within the R-MI zoning district. *(Rev. Eff. 07-15-2025).*

When located within a new detached, freestanding building, the unit must meet the required front yard set-back and should also be set back farther from the front property line than the façade of the principal dwelling unit, except within the R-MI zoning district. *(Rev. Eff. 07-15-2025).*

5.1-1.B Contractor Vehicle Parking and Construction Equipment Storage, Residential

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

1. **Residential Lot:** The storage/parking of no more than one contractor's construction or commercial motor vehicle per residential lot, not exceeding 1½ tons capacity, whether inside or outside a building, is a permitted accessory use. This limitation does not apply in those instances where a property is being primarily used for agricultural uses allowed by these regulations in the district where the lot is located.

2. **Residential Lot in RU District:** Contractor Vehicle Parking and Construction Equipment Storage is a permitted accessory use in the RU district, provided all such vehicles and equipment are stored or parked within a building. (Except for one vehicle meeting the above requirements in Sec. 5.1-1.B.1.)

5.1-1.C Drive Through Facilities

Special Permit required in certain districts (see specific details below).
Drive through facilities are permitted accessory uses subject to the following conditions:

1. **Location On-Site:** Drive through facilities, including required stacking lanes, must be located in the rear or side yards only.

2. **Curb- Cuts:** Drive through facilities must not generate the need for an additional driveway curb cut.

3. **Special Permits:** A Special Permit is required for the following types of drive-through facilities in the following zoning districts:

a. **Restaurants:** CN, CR, MTC
b. **Services:** N/A
c. **Retail:** MTC

4. **Minimum Lot Size**
   a. **Restaurants:** 20,000 SF
   b. **Services:** N/A
   c. **Retail:** N/A

5. **Stacking Spaces**
   a. **Restaurants:** For fast food restaurants or any window designated for the pick-up of readily consumable food or beverage, a minimum of ten (10) stacking spaces entering and one stacking space exiting must be provided for each drive through window, including the vehicle being serviced. Where an order board and pickup window are involved at such an establishment, a minimum of five (5) stacking spaces should be provided before the order board.
   b. **Services:** For banks, a minimum of five (5) stacking spaces entering and one (1) stacking space exiting must be provided for each drive through window or ATM, including the vehicle being serviced.
   c. **Retail:** For pharmacies or any window designated for the pick-up of retail goods to be used or consumed later, a minimum of three (3) stacking spaces entering and one (1) stacking space exiting must be provided for each drive through window, including the vehicle being serviced.

6. **Size:** Stacking lanes must be a minimum of 10 feet wide and each space shown must be 20 feet long.

7. **Circulation:** Stacking lanes should be separate from internal aisles which allow traffic to circulate through the site without entering the drive through facility.

8. **Exiting Space:** Exiting stacking space must be separate from other circulation aisles and must be at least 50 feet from the curb line of the street to which they will exit.

9. **Traffic/Pedestrian Circulation:** Stacking lanes should be designed and located to minimize traffic congestion and to promote pedestrian safety using pavement markings, signs, and designated walkways.

5.1-1.D Home-Based Business

Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MTC, MVC
Special Permit required for Major Home Occupations.

Home-based businesses are permitted accessory uses in residential dwellings, regulated according to business intensity as defined by the following three categories:

1. **Home Office** (No Zoning Permit Required) - The use of a dwelling as a home-based business where there is occasional business use (as part of employment typically occurring elsewhere) or a home-based business involving no non-resident employee(s) and no patron, client, or associate visits to the business, and in either case meets the following:
   a. No business is conducted on the premises except by computer, mail, telephone or future communication technology;
   b. No external evidence of the business is visible;
   c. No business signs are erected; and
   d. No pedestrian or vehicular traffic is generated by the business.

2. **Home Occupation, Minor** (Requires Administrative Site Plan) - The use of a dwelling for a home-based business involving any of the following:
   a. Business is other than what is allowed under a Home Office;
   b. Business has up to one (1) non-resident employee; or
   c. Business has up to five (5) patron, client, or associate visits per day.

3. **Home Occupation, Major** (Requires Special Permit in Residential Districts and Administrative Site Plan in all districts) - The use of a dwelling for a home-based business, other than a Home Office or Home Occupation, Minor, and involving any of the following:
   a. A maximum of two (2) non-resident employees;
   b. More than five (5) patron, client, or associate visits per day; or
   c. Classroom, studio or outdoor teaching activity not normally permitted in the district.

4. **Regulations/Applications:**
   a. **Home Office:** Allowed in one- and two-unit dwellings and multi-unit dwellings if the above requirements for a Home Office are met.
   b. **Home Occupation, Minor:** Allowed in one- and two-unit dwellings with an Administrative Site Plan approval and subject to the following conditions.
   c. **Home Occupation, Major:** Allowed in one- and two-unit dwellings with a Special Permit in Residential Districts and an Administrative Site Plan approval in all districts and subject to the following conditions.

5. **Conditions:**
   a. **Size:** The home-based business must not occupy more than an area equal to 25% of the gross floor area of the dwelling unit or 500 SF, whichever is less.
   b. **Residential Character:** The home-based business must not change the exterior residential character of the dwelling in any visible manner.
   c. **Residential Use:** The home-based business must be clearly incidental to the residential use of the dwelling.
   d. **Employees:** A home-based business may allow the following employees.
      - Home Occupation, Minor: Up to one (1) non-resident employee
      - Home Occupation, Major: Up to two (2) non-resident employees
   e. **Signage:** Any signage on the site must meet the requirements of Section 8.4 of these regulations.
   f. **Storage:** The home-based business must not store any materials, products, or equipment outside of the space allocated in subsection 5.a above.
   g. **Traffic:** The home-based business is allowed pedestrian or vehicular traffic based on the following:
      - **Home Occupation, Minor:** Maximum of five (5) patron, client or associate visits per day. Typically, by appointment only.
      - **Home Occupation, Major:** More than five (5) patron, client or associate visits per day or as stipulated in the Special Permit for the site. Typically, by appointment only.
   h. **Parking:** Parking spaces must be provided for the principal use in accordance with Section 8.2 and the following:
      - **Home Occupation, Minor:** One (1) additional onsite parking space must be provided for patrons, clients or associates.
      - **Home Occupation, Major:** Two (2) additional onsite parking spaces must be provided for patrons, clients or associates or as specified in the approved Special Permit.

5.1-1.E Outdoor Patio, Commercial *(Rev. eff. 10-01-2020)*

Conditions apply in the following zoning districts: CN, CR, MDD, WW, MTC, MVC, IM, IG
Any Outdoor Patio approved under the Temporary Certificate for Outdoor Dining (TCOD) process established pursuant to the 2020 Gubernatorial Executive Order 7MM which has not been the subject of a zoning enforcement action or nuisance complaint shall be permitted to operate until December 1, 2020. This extension shall not be interpreted to create any nonconforming right and the operation of the Outdoor Patio between the date of the suspension of the State's declared state of emergency and December 1, 2020 shall be deemed to be a complete and total waiver of any claim of nonconforming rights under any local, state, of federal legal authority.

Located in the Public Right-of-Way (ROW)
When located on a public right-of-way, outdoor patios accessory to a restaurant (standard, fast food or mobile), drinking establishment, food and non-alcoholic beverage production, small scale or alcoholic beverage production, small scale use is a permitted accessory use subject to the following conditions:

1. **Location**: Outdoor patios may be located on public sidewalks in front of, adjacent to or abutting the indoor establishment which operates the outdoor patio. Outdoor patios are not to extend beyond the actual street frontage of the operating establishment.

2. **Obstruction**: A minimum of five (5) contiguous feet of sidewalk clear of obstructions must be provided to allow unimpeded pedestrian traffic. At street corner intersections there is to be a minimum of eight (8) feet of unobstructed sidewalk. Obstructions include, but are not limited to, light poles, traffic signal poles, fire hydrants, utility structures, street signs, and other signage. Further, the location of outdoor patios cannot obstruct the clear sight distance for vehicles or pedestrians, or access or crossings for the disabled.

3. **Enclosures**: Outdoor patios must have an approved enclosure, such as a planter, railing or fence that separates the patio from the adjacent public area. Railings, fences or other enclosures are to be no more than 42 inches in height and must be removed from the sidewalk when an outdoor patio is not in use unless otherwise approved through the State and Local permitting process.

4. **Furnishings**: Furnishings for outdoor patios are to consist solely of movable tables, chairs, and decorative accessories. Furnishings must be kept in a state of good repair and in a clean and safe condition at all times. Furnishings must be removed from the sidewalk whenever the outdoor patio is not in operation, unless otherwise approved through the State and Local permitting process.

5. **Noise**: Outdoor patios in all districts, except IM, IG, CR, and MTC, are limited to the hours of 7:00 am to 10:00 pm.

6. **Awnings and Umbrellas**: Any awnings are to be adequately secured and retractable. Any umbrellas over tables must be adequately weighted and not project into the unobstructed area in # 2 above.

7. **Prohibitions**: Outdoor busing stations, trash receptacles, food preparation stations, and live music are not permitted in the outdoor patio area.

8. **Design and Maintenance**: Outdoor patios are to be at the same elevation as the public sidewalk unless otherwise approved through the State and Local permitting process. Paint, carpeting, artificial turf, platforms or other surfaces of any kind are not permitted at any time in the outdoor patio area. All surfaces, furniture, and equipment should be periodically cleaned and maintained in good repair by the lessee.

9. **Local and State Approvals**: In addition to the required site plan or administrative site plan approval, patios within a State ROW require approval from the CT Department of Transportation and patios within a Town ROW require approval from the Groton Public Works Department and appropriate lease.

Located on Site: When located on site, outdoor patios accessory to a restaurant (standard, fast food or mobile), drinking establishment, food and non-alcoholic beverage production, small scale or alcoholic beverage production, small scale use is a permitted accessory use subject to the following conditions:

1. **Obstruction**: The location of outdoor patios cannot obstruct the clear sight distance for vehicles or pedestrians and access or crossings for the disabled. A minimum of five (5) contiguous feet of sidewalk clear of obstructions must be provided to allow unimpeded pedestrian traffic if the patio is located on a sidewalk.

2. **Enclosures**: Outdoor patios that abut a public right-of-way must have an approved enclosure, such as planters, railings or fences between the patio and the right-of-way. Railings, fences or other enclosures are to be no more than 42 inches in height.

3. **Furnishings**: Furnishings, equipment, and patio surfaces must be kept in a state of good repair and in a clean and safe condition at all times. Portable furniture, outdoor heaters, busing stations, trash receptacles, and food preparation stations should be removed and stored whenever the patio is not in seasonal operation.

4. **Noise**: Outdoor patios in all districts, except IM, IG, CR, and MTC, are limited to the hours of 7:00 am to 10:00 pm.

5. **Awnings and Umbrellas**: Any awnings are to be adequately secured and retractable. Any umbrellas over tables must be adequately weighted.

5.1-1.F Outdoor Storage Yard, Accessory (Rev. Eff. 08-15-2021)

Conditions apply in the following zoning districts: CN, CR, WW, MTC, MVC, IM, IG

Outdoor storage of vehicles, equipment, product, supplies, and materials, as an accessory use, is a permitted use subject to the following conditions:

1. **Prohibited Activities**: Such use must not include dismantling, shredding, compressing, or any junk, salvage, or scrap yard activities.

2. **Screening**: Outdoor storage areas in the CN, CR, MTC, and MVC shall be screened on all sides with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height. Outdoor storage areas in the IM and IG shall be screened if visible from the street or a residential district with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height.

3. **Location**: Outdoor storage areas may not be located in a required front yard.

4. **Hazardous Materials**: Outdoor storage of hazardous materials is prohibited, except for bulk storage of fertilizers, pesticides, herbicides, and other typical products. These products must remain in their original package, and must be stored in a contained area, under permanent cover, and on an impermeable surface with no floor drains. Further, incidental hazardous materials, as defined in Sec.

6.4-8.A.1 (Water Resource Protection District), are permitted.

See different conditions in Section 5.1-10.A for Outdoor Sales, Storage, and Display associated with a Retail Establishment.

5.1-2 AGRICULTURAL, ANIMAL & NATURAL RESOURCES

5.1-2.A Aquaculture

Conditions apply in the following zoning districts: WW, IM, IG

Conditions and Special Permit apply in the following zoning districts: RU

1. **Lot Size**: The minimum lot size in the RU District is five (5) acres.

2. **Setback**: No building or other facilities associated with the aquaculture use in an RU district is permitted within 100 feet of any property line.

3. **Outdoor Storage**: In all zoning districts where aquaculture is permitted, the outdoor storage of hazardous material or waste material from aquaculture activities is prohibited.

4. **Stormwater**: Compliance with the Town's Stormwater Regulations must be demonstrated (see Section 7.3).

5.1-2.B Agriculture, Commercial and Nurseries and Greenhouses, Commercial

Agriculture, Commercial: Conditions apply in the following zoning districts:
RS, R, RU, RM, CN, CR, MVC, IM, IG

Nurseries and Greenhouses, Commercial: Conditions apply in the following zoning districts:
RU, CN, CR, MVC, IM, IG

Commercial agriculture, nurseries or greenhouses, including truck gardens, are permitted subject to the following conditions:

1. **Lot Size**: There must be a minimum lot area of five (5) acres.

2. **Setbacks**:
   a. No livestock, horses, or poultry are allowed to be housed or permitted to graze within 100 feet of any property line.
   b. No building or structure other than a dwelling or display and sales area is permitted within 75 feet of any property line.

3. **Waste**: All animal wastes should be properly stored and disposed of in a manner to maintain sanitary and nuisance free conditions satisfactory to the Director of Health. Manure should be removed from the site or composted. Any compost piles must be located a minimum of 200 feet from a lot line and any areas where manure is stored or composted must be visually screened from dwellings on adjacent lots.

4. **CT Public Health Code**: Nothing in this section diminishes the property owner's separate responsibility

for addressing compliance with the keeping of livestock and storage and disposal of waste under the State of Connecticut Public Health Code.

5. **Sales for Commercial Agriculture**: The sale of farm produce raised on the lot is permitted as an accessory use to any commercial agriculture use provided:
   a. The indoor display and sales area is limited to one building or structure not to exceed 200 SF in area. Additional display and sales areas are allowed outdoors.
   b. Provision is made for at least four (4) off-street parking spaces.

6. **Sales for Commercial Nurseries and Greenhouses**: The sale of garden produce and nursery stock raised on the lot is permitted as an accessory use to any commercial nursery and greenhouse use, provided:
   a. Provision is made for at least one (1) parking space for every 1,000 SF of indoor sales area.

7. **Stormwater**: Compliance with the Town's Stormwater Regulations must be demonstrated (see Section 7.3).

5.1-2.C Agriculture, Home

1. **Conditions Applicable to All Home Agriculture**
   Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MVC, IM

   a. **Sales**: The sale of produce and other home agriculture products raised and prepared on the lot is permitted as an accessory use with an Administrative Site Plan and subject to the standards below:
      - **Size**: A farm stand and display area must not exceed a total of 50 SF.
      - **Residential Use**: The sales and display area must be clearly incidental to the residential use of the dwelling.
      - **Parking**: One (1) parking space is required for the farm stand in addition to any parking required for the main use on the site.
      - **Employees**: Only residents of the dwelling unit are allowed as employees.
      - **Signage**: Any signage on the site must meet the requirements of Section 8.4 of these Regulations.
      - **Storage**: Materials, products, or equipment related to sales must not be stored outside of the space allocated in subsection 1.a. above.
   b. **Home-Based Business**: Any sale of Home Agriculture products that does not meet the above standards (1.a) must comply with and receive approval under the Home-Based Business Section 5.1-1.D of these regulations.
   c. **Keeping of Animals**: The keeping of hens and other livestock animals have additional conditions as described below.

2. **Conditions Applicable to Keeping of Hens**
   Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MVC, IM

   Purpose: This regulation provides for the limited keeping of female chickens, referred to as hens, on residentially used properties, for the health, convenience, personal enjoyment and benefits afforded by such use, and in a manner which preserves the quality of life of the surrounding neighborhood.

   The keeping of hens on properties used for residential purposes shall be subject to the following

standards:

a. **Number of Hens**: No more than four (4) hens may be kept on any lot of twenty thousand (20,000) square feet or less. On lots greater than twenty thousand (20,000) square feet and up to five (5) acres, no more than ten (10) hens may be kept. In any case, the keeping of hens shall be considered a non-commercial accessory use to a residential use. Keeping of hens on lots greater than five (5) acres shall be considered a commercial farm use subject to Section 7.1-9.

b. **Location on Lot**: Hens shall be confined to a fenced enclosure located in a rear or side yard only. In lieu of the buffer requirements of Section 7.4-4, the enclosure, coop, and any storage area for food or compost waste shall be at least ten (10) feet from any property line and at least twenty (20) feet from any residential structure on adjacent properties.

c. **Enclosure, Food, and Waste**: A coop shall be required and shall be located entirely within the fenced enclosure or the coop shall have direct access to the fenced enclosure for the hens. The coop shall be no greater than eight (8) feet in height and no more than twenty five (25) square feet for up to four (4) hens and no more than fifty (50) square feet for up to ten (10) hens. The coop and the enclosure shall be designed and constructed so hens do not have access outside of the enclosed area. All food products and waste shall be kept so as to limit offensive odors and the presence of pests and predators, including, without limitation, by keeping all food products in waterproof and sealed containers off the ground at all times. Waste may be composted.

d. **Residential Buildings**: No hens shall be kept inside any building or structure used for residential purposes.

e. **Roosters**: No rooster shall be kept on any property under five (5) acres.

f. **CT Public Health Code**: The keeping of hens shall be conducted in a manner consistent with and in compliance with the State of Connecticut Public Health Code, including, without limitation, Section 19-13-B32(e) with regard to properties within a public water supply watershed.

g. **Certificate of Zoning Compliance**: A Certificate of Zoning Compliance is required for the keeping of hens which must be accompanied by a plot plan showing the location and dimensions of the fenced area, coop, and any storage area for food and/or compost waste.

3. **Conditions Applicable to Keeping of Other Livestock Animals (not hens)**

Conditions apply in the following zoning districts: RS, RU, MVC

Within the RS-20, RU-20, RU-40, RU-80, and MVC zoning districts, Home Agriculture and the non-farm keeping of livestock is permitted on properties between 2 and 4.99 acres, subject to the criteria below. With the exception of hens (see Sec. 5.1-2.C.2 above), and a total of one miniature pig, goat or sheep kept as a household pet, the non-farm keeping of livestock is not permitted in other zoning districts.

a. **Lot Size and # of Animals**: The minimum lot area is two acres. The keeping of a combination of animal types (Group 1, 2 and 3) must be limited as described below. In no case shall a lot contain more than 12 total livestock animals, including hens. *This limitation does not apply to household pets.* The following list specifies maximums for animals by the size of animals kept:
   - **Group 1**. Animals whose average adult weight is less than 10 pounds (ducks, rabbits, etc.) are permitted with a maximum number of 12 animals. Any hens kept per this Sec. 5.1-2.C.2 (above) will count toward this maximum.
   - **Group 2**. Animals whose average adult weight is between 10 and 65 pounds (goats, miniature pigs, turkeys, geese, etc.) are permitted with a maximum number of four (4) animals.
   - **Group 3**. Animals whose average adult weight is greater than 65 pounds (e.g. horses, cows, alpacas, llamas, sheep, etc.) are permitted with a maximum number of two (2) animals.

b. **Setbacks**: The following lists minimum setbacks (from all property lines) for any pasture or recreation area and any structure used to house non-farm livestock. Should one structure be used to house a combination of animal types, the most restrictive setback will apply:
   - **Group 1 Animals**. A minimum twenty-foot setback (ten-foot setback for hens only – see this

Sec. 5.1-2.C.2 above).

- **Group 2 Animals**. A minimum fifty-foot setback.
- **Group 3 Animals**. A minimum seventy-five-foot setback.

c. **Buildings and Structures**: All buildings and structures used to house non-farm livestock must meet the following:
   - Be prohibited from placement in the front yard.
   - Be predator resistant and well-ventilated.
   - Be kept clean, dry, and sanitary at all times.

d. **Pasture/Recreation Areas**: All outdoor pasture/recreation areas must be enclosed with fencing to prevent the escape of the animals.

e. **Maintenance**: All animals, their housing and their outdoor pasture/recreation areas must be properly maintained so as not to become a nuisance to adjoining properties.

f. **Animal Waste**: All animal wastes must be properly stored and disposed of. Manure must be removed from the site or must be composted in enclosed bins, which must not be stored within 50 feet of a lot line. Areas where manure is stored or composted must be visually screened from dwellings on adjacent lots.

g. **Feed Storage**: All feed must be stored, secured and covered in a tamper resistant container or area.

h. **CT Public Health Code**: Nothing in this section diminishes the property owner's separate responsibility for addressing compliance with the keeping of livestock and storage and disposal of waste under the State of Connecticut Public Health Code.

i. **Certificate of Zoning Compliance**: A Certificate of Zoning Compliance is required for the non-farm keeping of livestock which must be accompanied by a plot plan showing the location and dimensions of the fenced area, animal housing structures, and any storage area for food and/or compost waste.

j. **Stormwater**: Compliance with the Town's Stormwater Regulations must be demonstrated (see Section 7.3).

k. **Commercial Agriculture**: Any parcel of land with five (5) acres or more, and which meets the definition of Agriculture, Commercial under Section 2.1, and which is used in the raising of agricultural products, livestock, poultry or dairy products, including necessary farm structures and the storage of equipment customarily incidental to the primary use, is considered a farm and must follow the appropriate regulations relating to Commercial Agriculture.

5.1-2.D Community Garden

Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MVC, IM, IG, GR

Community gardens are permitted uses subject to the following conditions:

1. **Administrative Site Plan**: Administrative Site Plan is required in allowed zones.

2. **Rules of Operation**: The name and telephone number of the garden coordinator and a copy of the operating rules must be provided with the Administrative Site Plan.

3. **Use and Storage of Pesticides, Herbicides, and Fertilizers**: The site will be designed and maintained so that water and fertilizer will not drain onto adjacent property. Storage of anything defined as a hazardous material must follow the requirements of Section 6.4-8, Hazardous Materials.

4. **Stormwater**: Compliance with the Town's Stormwater Regulations must be demonstrated (see Section 7.3).

5. **Buffer from adjacent residential uses/zone**: Any storage area for compost waste must be at least 20 feet from any property line and any structure must be at least ten (10) feet from any property line.

6. **Parking**: If daytime on-street parking is allowed on one or more streets adjacent to the community garden, no off-site parking is required. Otherwise, at least two (2) parking spaces are required. Such spaces may or may not be paved.

7. **Sales**: There will be no retail sales on site, except for produce grown on the site. A farm stand of no more than 100 SF is allowed. Two (2) parking spaces are required for the farm stand in addition to any parking required under sub-section 6 above.

5.1-2.E Filling and Removing Earth Products (Rev. Eff. 08-15-2021)

Conditions apply in all zoning districts.
A Special Permit is required for all Major Filling and Removal of Earth Products.

1. **Applicability**. The filling with and/or removal of earth products, such as, but not limited to, earth loam, topsoil, sand, gravel, clay, stone, or minerals, is permitted in any district subject to the following standards and conditions.

   Exception: In the GR and GC district, the filling and removal of earth products is only allowed for environmental remediation or restoration and for the expansion and maintenance of a public drinking water reservoir.

   Exception: The filling of earth products in the FEMA designated V-zone is not allowed. All other placement of fill within any other flood zone is regulated by the Flood Protection Regulations (Section 7.2) and subject to the additional requirements of this Section.

   The filling and/or removal of earth products is also subject to a site plan or administrative site plan approval as provided below.

   The filling with and/or removal of earth products includes:
   a. Cutting and filling of materials on the site where there is no import or export activity
   b. Import or export of materials from the site
   c. A combination of a. and b. above

2. **Exemptions**. The provisions of this section and the requirement to obtain additional approvals does not apply to filling or removal in the following cases, provided that the filling or removal is only the minimum quantity of material necessary to make such lot, site, or right-of-way suitable for the proposed use.
   a. Necessary filling with or removal of earth products in direct connection with the building construction, structural alteration, or site improvements on a lot for which appropriate planning and/or subdivision approvals have been obtained and a building permit has been issued.
   b. Necessary filling with or removal of earth products in direct connection with required site improvements in accordance with an approved site plan or subdivision plan.
   c. Necessary filling with or removal of earth products in direct connection with street or utility improvements within a public right-of-way for which the Town Department of Public Works or State Department of Transportation has granted a street opening permit.

3. **Standards**. For the following categories, quantity calculations are based on the total amount of earth product movement whether: (1) onsite through cutting or filling, (2) importing or exporting of materials to or from the site, or (3) a combination of the two.

4. **Approval and Permit Requirements**.
   a. **Minor**: The filling with or removal of earth products in a total amount of less than 50 cubic yards in a 2-year period is exempt from the requirements for a formal application to the Office of Planning and Development. The owner of the site should notify the Zoning Official of the proposed activity to determine whether the activity is subject to any additional standards or regulations such as the Town's Inland Wetlands and Watercourse Regulations and should provide appropriate Erosion and Sediment Controls on the site.
   b. **Incidental**: The filling with or removal of earth products of between 50 cubic yards and 1000 cubic yards on a site requires the submittal of a grading plan and the approval of an administrative site plan. Compliance with Section 7.1 for Erosion and Sediment Control must be demonstrated as part of the administrative site plan application.
   c. **Major**: The filling or removal of earth products over 1000 cubic yards requires the submittal of a grading plan and the approval of a special permit and a site plan by the PZC.

5. **Considerations for Approval of Special Permit and Site/Grading Plan**. All applications for a special permit to fill or remove earth products shall be accompanied by a grading plan. In reviewing all plans, the PZC will take into consideration the Special Permit Criteria of Section 9.4, and the following specific considerations. The PZC will consider the location, intensity, and type of operation contemplated and may impose conditions with regard to safety of operations and damage to adjacent lands or improvements, including the application of the following appropriate performance standards:
   a. Filling with and/or removing earth products is restricted to areas which have access to roads of sufficient width and capacity to carry maximum projected loads.
   b. The grading and site plan must demonstrate compliance with Section 7.1 for Erosion Control and Section 7.3 for Stormwater.
   c. Locations should be avoided where it is anticipated that the activity may cause slides, sinking, collapse of supporting soil, erosion, water pollution, or undue alteration of the water table of adjoining properties. Specifically, no bank must exceed a slope of one foot of vertical rise in two feet of horizontal distance, except in ledge rock. No removal must take place within 25 feet of a property line, except that where the grade from a property line raises towards the lot where removal is to take place, material lying above the grade at the property line may be removed.
   d. Proper measures must be taken to minimize the nuisance of noise, flying dust or rock, and unsightly or dangerous conditions. Such measures may include, when considered necessary, limitations on the time of operation and upon the practice of stockpiling excavated materials or fill upon the site. The PZC may impose additional buffering requirements beyond what is required in Section 8.1 to address compatibility issues with adjacent properties.
   e. Filling and/or removing activities will also be reviewed with concern for the condition in which the site will be left after completion of the operation and the relationship of that site to existing and permitted development in the general area in which the site is located. As part of the grading plan, the applicant must submit a restoration plan to the PZC showing final grading and landscaping and whatever other information is necessary to indicate how the site will be restored to permit future development of the site.
   f. In reviewing the grading plan, the PZC will evaluate the extent to which the site can and reliably will be restored to a condition that will facilitate, and not impede, the appropriate development of its general area. For this purpose, the PZC may specify such topographic and landscaping and other conditions and require surety bonds as in its judgment are warranted by the circumstances of each case.
   g. The PZC may condition the Special Permit for the period of time during the year when the specific

activities on the site can take place and may limit the special permit to a certain amount of total time for the filling and removal activity on a site.

5.1-2.F Kennel, Commercial/Animal Day Care and Riding or Boarding Stable

Conditions and Special Permit apply in the following zoning districts: RU, IM, IG

Commercial kennels/animal daycare, riding stables, and boarding stables are permitted uses subject to approval of a special permit and the following conditions:

1. **Minimum Lot Area**: A minimum lot area must be five (5) acres for riding and boarding stables and three (3) acres for commercial kennels/animal daycare, with the exception that commercial kennels/animal daycare serving only domestic cats need only meet the minimum lot size required by the applicable zoning district on which they are located.

2. **Setbacks**: Open exercise areas and buildings containing animals must be a minimum of 100 feet from any property line, with the exception of the following:
   a. Commercial kennels/animal daycare serving only domestic cats need only meet the minimum setbacks required by the applicable zoning district on which they are located.
   b. A building that is sufficiently soundproof so as not to create a nuisance to adjoining property owners or the general public, and that has no outdoor area for animals, may meet a 50-foot setback from any property line. Documentation of soundproofing must be provided with any application.

3. **Open Exercise Areas**: Open exercise areas must be enclosed by a fence at least five (5) feet in height and such areas must always be maintained in a sanitary and odor-free condition.

4. **Animal Enclosures**: All stalls, pens, and similar enclosures for animals must have a floor made from concrete or other impervious material which must contain adequate drainage facilities connected to an acceptable sanitary system for proper washing and maintenance.

5. **Animal Waste**: All animal wastes must be properly stored and disposed of. Manure and other animal waste must be removed from the site or must be composted in enclosed bins, which must not be stored within 100 feet of a lot line. Areas where manure or other animal waste is stored or composted must be visually screened from dwellings on adjacent lots.

5.1-2.G Veterinary Services & Pet Grooming Establishments

Veterinary Services:
Conditions apply in the following zoning districts: CN, CR, MDD, MTC, MVC, IM, IG
Conditions and Special Permit apply in the following zoning districts: RU

Pet Grooming:
Conditions and Special Permit apply in the following zoning districts: RU

Veterinary Services and Pet Grooming Establishments are permitted uses subject to the following conditions:

1. **Minimum Lot Area**: The minimum lot area for Veterinary Services is as required by the applicable district or 60,000 SF, whichever is greater. This does not apply to Pet Grooming.

2. **Location of Activities**: All activities, except as provided in 4. below, must be conducted within an enclosed building.

3. **Noise**: The building must be sufficiently soundproof so as not to create a nuisance to adjoining property owners or the general public.

4. **Open Areas**: Open areas such as exercise areas are permitted subject to the additional conditions of Section 5.1-2.F Kennel, Commercial/Animal Daycare and Riding or Boarding Stable.

5.1-3 CULTURAL, RECREATION & ENTERTAINMENT

5.1-3.A Campground

Conditions and Special Permit apply in the following zoning districts: RU

A campground is a permitted use in the RU district subject to approval of a special permit and the following conditions:

1. **Minimum Lot Area**: There shall be a minimum lot area of ten (10) acres.

2. **Campsite Density**: The average density of the campground shall not exceed eight (8) campsites per acre.

3. **Campsite Area**: Each campsite shall have a minimum width of 50 feet and a minimum area of 2,500 SF.

4. **Setbacks**: No building or campsite shall be located within 100 feet of any property line.

5. **Large Recreational Vehicles**: Campsites for recreational vehicles over 20 feet in length shall be grouped in an area separate from other campsites.

6. **Campground Roads**: Campground roads shall have a minimum width of ten (10) feet per travel lane and shall be readily traversable with a well-drained surface.

7. **Roads for Recreational Vehicles**: Roads to be used by recreational vehicles over 20 feet in length shall have a minimum internal radius of 60 feet.

8. **Turnarounds**: Turnarounds shall be provided for all dead-end roads over 100 feet in length and those to be used by recreational vehicles over 20 feet in length shall have a minimum internal radius of 60 feet.

9. **Water and Sewage**: Water supply, sanitary conveniences and sewage facilities shall be provided in accordance with the Standards for Recreational Vehicle Parks and Campgrounds of the National Fire Protection Association (Chapter 7 of NFPA publication 1194 as amended).

10. **Electrical Systems**: If provided, electrical systems shall be in accordance with Chapter 4 of NFPA publication 1194 as amended.

11. **Fire Safety**: Provision shall be made for fire safety in accordance with Chapter 6 of NFPA publication 1194 as amended.

12. **Residence**: Within the campground, one dwelling unit may be permitted for the residence of the campground owner or operator.
13. **Retail Sales**: Within the campground, the sale of camp supplies and a snack bar are permitted accessory uses provided they do not exceed a total of 500 SF of floor area and they are used only by persons using the campground.

5.1-3.B Club, Lodge or Association

Conditions and Special Permit apply in the following zoning districts: RS, R, RU

Clubs, lodges, and associations are permitted uses subject to a special permit and the conditions below:

1. **Minimum Lot Size**: In all R, RS, and RU zoning districts, the minimum lot size for a club, lodge or association is 50% more than the underlying zoning otherwise requires (e.g. R-7 = 10,500SF, RU-40 = 60,000SF, etc.).

2. **Accessory Outdoor Facilities**: Outdoor facilities other than parking, such as, but not limited to, swimming pools, tennis courts, and putting greens are permitted as accessory uses in the RU districts, provided the minimum lot area is five (5) acres. Such uses are subject to the conditions for 5.1-3.D *Commercial Recreation, Outdoor and Golf Courses* per the underlying zoning.

3. **Setbacks**: All buildings or outdoor facilities other than parking must not be located within 75 feet of any property line.

5.1-3.C Commercial Recreation, Health and Fitness, Indoor (small and large)

Conditions apply in the following zoning districts: RM, IM, IG

Indoor commercial recreation, health, and fitness facilities, when located in Industrial Districts (IM and IG), are subject to the following conditions:

1. **Accessory Facilities**: Indoor commercial recreation, health, and fitness facilities in the IM and IG districts may include related accessory facilities which are supportive but supplemental to the principal use, subject to the following conditions:
   a. Services provided to patrons of the principal facility and their guests may include:
      - Food and beverage service
      - Retail sale of items directly related to the principal use
      - Child care services to patrons while they are utilizing the facility
   b. The floor space of these services in the IG district must not exceed 20% of the total floor area of the building.

2. **Co-Location with Industrial Uses**: Indoor commercial recreation, health, and fitness facilities, when located in an Industrial district and in a building or complex that also includes industrial uses, are subject to the following conditions:
   a. The applicant must accommodate all pedestrian and vehicular traffic to and on site and provide an acceptable area for dropping people off on site. To the extent possible, parking stalls dedicated to the public must be located to preclude pedestrian crossing of interior drives.
   b. Clearly demarcated and direct pedestrian routes should extend from any public sidewalks to any

sidewalks or pedestrian ways that front on-site buildings and along driveways.

Large indoor commercial recreation, health, and fitness facilities, when located in the RM district, are subject to the following condition:

3. **Co-Location with Multi-Unit Dwellings**: Large indoor commercial recreation, health, and fitness facilities, may only be located in an RM district when accessory to a multi-unit dwelling.

5.1-3.D Commercial Recreation, Outdoor and Golf Courses

Commercial Recreation, Outdoor:
Conditions apply in the following zoning districts: CN, CR, MTC, MVC, IM, IG
Conditions and Special Permit apply in the following zoning districts: RU, MDD, GR

Golf Courses:
Conditions and Special Permit apply in the following zoning districts: RU, IM, IG

Golf courses and other outdoor commercial recreation facilities are permitted subject to the following conditions:

1. **Setbacks**:
   a. Proximity of any active recreation portion of the site to any property line associated with a residential dwelling existing at the time of application for a special permit or site plan (other than a dwelling occupied or owned by the applicant) or to any residentially-zoned property, must not be less than 100 feet.
   b. Any individual outdoor commercial recreation activity must be setback an additional one (1) foot for every one (1) foot of height over 30 feet up to the maximum height allowed in the underlying zone.

2. **Motorized Vehicles**: No motorized vehicles may be used for competitive or exhibition purposes.

3. **Noise**: In considering the application for special permit, the PZC may condition the special permit and may limit the hours of operation of a use in the interest of minimizing/eliminating noise.

4. **Buffers**: Section 8.1-6 of the Zoning Regulations concerning required buffer areas applies, except no buffer adjacent to residentially-zoned property may be less than 50 feet in width.

5.1-3.E Entertainment or Sports Facilities

Conditions and Special Permit apply in the following zoning districts: RU, CR, MTC, IM, IG

The purpose of this regulation is to regulate entertainment and sports facilities that are large in scale and attract visitors from beyond the Town's and even the region's boundaries. Such facilities may provide ancillary services that are customarily associated with the principal use, and are permitted subject to approval of a special permit and the following conditions:

1. **Minimum Lot Area**: The minimum lot area must be five (5) acres.

2. **Public Water & Sewer**: The site must be served by public water and sewer.

3. **Setbacks**: All structures and outdoor activities must be located a minimum of 100 feet from any property line.

4. **Height**: The maximum height of any structure must not exceed that allowed in the underlying zone, except where for each additional foot of setback from all property lines an additional foot of height may be achieved to a maximum of 65 feet.

5. **Access**: Primary access to and from these facilities should be via arterial streets or State highways.
   a. The special permit application will include a detailed traffic study projecting daily and peak hour traffic generation and probable routes of travel to the site.
   b. Where the existing road network is deemed substandard to accept the projected traffic, the PZC may condition the issuance of the special permit on upgrade/improvements to the road system, the specific details of which shall be approved by the PZC at the time of site plan approval.
   c. Provision shall be made to accommodate the use of mass transit and other modes of travel to the site.

6. **Noise**: In considering the application for special permit, the PZC may condition the special permit and may limit the hours of operation of a use in the interest of minimizing/eliminating noise.

7. **Lighting**: Outdoor lighting at the proposed facility must not spill over beyond the site's property lines and must be the minimum intensity necessary to adequately and safely light the facility and its parking lot and access drives. The applicant must provide a photometric plan to demonstrate compliance with these regulations.

8. **Signs**: The maximum size of freestanding signs must be no greater than 300 SF or as allowed in the underlying zone, whichever is greater.

9. **Buffer**: A landscaped buffer area of 75 feet in width must be provided along all property lines.

5.1-3.F Marina /Yacht Club

Conditions and Special Permit apply in the following zoning districts: RS, R, RU

1. **Fuel**: The sale of fuel and or bottled gas on a marina site must conform to the following conditions: Fuel storage facilities shall be adequately containerized so as to prevent spillage, leakage or damage from storms and shall be set back no less than 50 feet from the mean high-water line. However, gasoline pumps may be located conveniently to serve boats, if precautions are taken to prevent spillage in the waters of the town. The vessel containing the fuel or gas must comply with Federal Emergency Management Agency flood hazard regulations and the National Fire Protection Association regulations.

2. **Wastes**: There must be provisions made for the collection and disposal of boat-generated wastes.

3. **Setbacks**: All structures and outdoor activities must be located a minimum of 100 feet from any residential property line.

4. **Noise**: In considering the application for special permit, the PZC may condition the special permit and may limit the hours of operation of a use in the interest of minimizing/eliminating noise.

5. **Lighting**: Outdoor lighting at the proposed facility must not spill over beyond the site's property lines

and must be the minimum intensity necessary to adequately and safely light the facility and its parking lot and access drives. When located adjacent to a residential district, the applicant must provide a photometric plan to demonstrate compliance with these regulations.

6. **Accessory Outdoor Facilities**: Outdoor facilities other than parking, such as, but not limited to, swimming pools, tennis courts, and putting greens, are permitted as accessory uses, provided the minimum lot area is five (5) acres. Such uses are subject to the conditions for 5.1-3.D *Commercial Recreation, Outdoor and Golf Courses* per the underlying zoning.

7. **Accessory Indoor Facilities**: Marinas and Yacht Clubs may include related accessory facilities which are supportive but supplemental to the principal use, subject to the following conditions:
   a. Services provided to patrons of the principal facility and their guests may include:
      - Food and beverage service
      - Retail sale of items directly related to the principal use

      The floor space of these services must not exceed 20% of the total floor area of the building. Documentation must be filed with the Commission indicating that such services are for the benefit of patrons and guests of the principal use only and will not be open to the general public. Hours of operations as related to those of the principal use must be indicated, and the conditions pertaining to guest usage must be defined.

5.1-3.G Public Recreation

Conditions apply in all zoning districts.
In the GC district, public recreation is allowed only for the construction of trails, non-motorized boating, and other passive recreation uses.

1. **Lighting**: Outdoor lighting at the proposed facility must not spill over beyond the site's property lines and should be the minimum intensity necessary to adequately and safely light the facility and its parking lot and access drives. When located adjacent to a residential district, the Town must provide a photometric plan to demonstrate compliance with these regulations.

2. **Setbacks**: All buildings and outdoor activities must be located a minimum of 50 feet from any residential property line.

3. **Buffer**: A landscaped buffer area of 25 feet in width must be provided between public recreation uses and any abutting residential property.

4. **Parking**: If one or more facilities for team sports (such as a baseball or soccer field, basketball or tennis courts, swimming pool, etc.) is located on the premises, the recreation area will meet the following:
   a. Parking standard #15 for Commercial Recreation, Indoor and Outdoor, to the extent possible.
   b. Accommodate all pedestrian and vehicular traffic to and on site and provide an acceptable area for dropping off children and other visitors on site. To the extent possible, parking stalls dedicated to the public will be located to preclude pedestrian crossing of interior drives.

5. **Noise**: Public address loudspeakers will be directed away from populated areas and shall only be used from 9:00 a.m. to 8:00 p.m.

5.1-3.H Temporary Event/Agricultural Event (Rev. Eff. 08-15-2021)

Conditions apply for Temporary Events in all zoning districts and for Agricultural Events in Zoning Districts where allowed. Also requires Administrative Site Plan in all zoning districts.

Temporary Events are permitted in the CN, CR, MDD, WW, MTC, MVC, IM, IG, and GR zoning districts with an Administrative Site Plan approval and subject to the following conditions.
Temporary events are permitted in the GC zoning district only for non-profit events with an administrative site plan and subject to the following conditions.

Temporary Events are permitted as an accessory use to a non-residential use in the RS, R, RU, and RM zoning districts with an Administrative Site Plan and subject to Section 5.1-14 and the following conditions.

Agricultural Events are permitted as an accessory use to an ongoing Commercial Agricultural operation in the RS, R, RU, RM, CN, CR, MVC, IM, and IG districts subject to the following conditions.

1. **Minimum Lot Area**:
   a. **Vacant Site**: There must be a minimum lot area of two (2) acres for a stand-alone temporary event on a vacant site.
   b. **Non-Vacant Site**: Sites with existing uses should demonstrate that the area taken up by the temporary event will not impede normal access to the existing uses on the site.

2. **Time Period**: No event shall exceed a time period of nine (9) consecutive calendar days (Exception: maximum of three (3) consecutive days in the GC district), and no site may be permitted more than six (6) temporary events per calendar year.

3. **Alcohol Sales**: The sale of alcohol must follow all State and Local regulations and ordinances.

4. **Noise**: The Town may limit the hours of operation of a temporary use in the interest of minimizing/eliminating noise and no event shall extend beyond 10:00 pm in a residential district or on a site adjacent to a residential district.

5. **Lighting**: Outdoor lighting at the proposed event must not spill over beyond the site's property lines and should be the minimum intensity necessary to adequately and safely light the event area, including any parking lots and access drives.

6. **Tents and Fencing**: All tents and fencing will meet all relevant Building and Fire Code.

7. **Waste and Recycling**: The application will include a detailed description of the number and location of all waste and recycling bins or barrels at the event, along with the process for removing waste from the event.
   a. Locate recycling bins or barrels close to trash receptacles near concession areas, rest rooms, entrances, and exits, and make sure they are clearly marked.

8. **Sanitary Facilities**: The application will include a detailed description of the number and location of all sanitary facilities.

9. **Emergency Management**: Notification of the temporary event must be made by the applicant to the Local Police and Fire Department.

10. **Parking**: The application will include a detailed description of how parking for the expected number of guests will be accommodated on site. Parking must not spill over into the surrounding neighborhood

unless a specific parking plan is approved by the Town.

5.1-3.I Theater or Cinema

Conditions and Special Permit apply in the following zoning districts ONLY when the theater or cinema is located outdoors: CN, CR, MDD, MTC, MVC, IM, GR

Outdoor theaters or cinemas require a special permit and are subject to the following conditions:

1. **Noise**: In considering the application for special permit, the PZC may condition the special permit and may limit the hours of operation of a use in the interest of minimizing/eliminating noise.

2. **Lighting**: Outdoor lighting at the proposed event may not spill over beyond the site's property lines and will be the minimum intensity necessary to adequately and safely light the event area, including any parking lots and access drives. Stage lighting and any special effects involving lighting also may not spill over beyond the site's property lines. The applicant must provide a photometric plan to demonstrate compliance with these regulations.

3. **One-Time Events**: One-time events are considered temporary events and will meet the use conditions for 5.1-3.H Temporary Events.

5.1-4 DAY CARE (Rev. Eff. 07-15-2024)

5.1-4.A Adult Day Care Facility

Conditions apply in the following zoning districts: CN, CR, MDD, MTC, MVC, IM

Conditions apply for facilities with more than seven (7) adults and conditions and a Special Permit apply to facilities with more than 20 adults in the following zoning districts: RS, R, RU, RM.

Adult Day Care Facilities are permitted uses subject to the conditions listed below.

1. **Setbacks**: No building may be located within 50 feet of any property line, except in non-residential districts, where the required setbacks of the respective zone apply.

2. **Outdoor Activity Area**: All facilities must include an outdoor activity area for the adults being cared for. A graded, suitably surfaced, and fenced or otherwise protected outdoor area should be free of hazards and provide appropriate means of access from the building. In RS, R, and RU zones, outdoor activity areas are restricted to the hours of 7:00 a.m. and 10:00 p.m.

3. **Buffers**: Section 8.1-6 of the Zoning Regulations concerning required buffer areas applies. The buffer area will be designed to mitigate impacts from adjacent uses, particularly where facilities are located in commercial and industrial districts. This buffer area is typically applied to the portion of the site dedicated to day care uses, including any outdoor activity areas. The outdoor activity area may not be located within the designated buffer area. The PZC may modify the width requirement of the buffer area per Section 8.1-6.

4. **Access**: The applicant will accommodate all pedestrian and vehicular traffic to and on the site and must provide an acceptable area for dropping off and picking up adults using the facility. To the extent

possible, parking stalls should be located to preclude pedestrian crossing of interior drives.

5. **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.

5.1-4.B Child Care Center

Conditions apply in the following zoning districts: CN, CR, MDD, MTC, MVC, IM
Conditions and Special Permit apply in the following zoning districts for any Care Facilities of 20 or more children: RS, R, RU, RM

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

1. **Setbacks**: No building may be located within 50 feet of any property lot line, except in non-residential districts, where the required setbacks of the respective zone apply.

2. **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.

3. **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.

4. **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.

5. **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.

5.1-4.C Group Child Care Home (Rev. Eff. 07-15-2024)

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: CN, CR, MDD, MTC, MVC, IM

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

1. **Setbacks**: No 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.

2. **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.

3. **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.

4. **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.

5. **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.

5.1-5 HEALTH/RESEARCH/TESTING FACILITIES *(Rev. Eff. 08-15-2021)*

5.1-5.A Hospital/Emergency Treatment Center

Conditions and Special Permit apply in the following zoning districts: RU, CN, CR, MDD, MTC, MVC, IM

Public and private hospitals and emergency treatment centers (other than drug rehabilitation centers and psychiatric institutions) are permitted uses subject to approval of a special permit and the following conditions:

1. **Lot Area**: There must be a minimum lot area of five (5) acres.

2. **Emergency Entrance**: The emergency entrance must have direct access to a collector or greater public street if the facility is located within a residential district. Public parking areas should be separated from the emergency entrance area.

3. **Setbacks**: Any building must not be located within 75 feet of any property line. Any generator or laundry facility must not be located within 100 feet of any property line.

5.1-5.B Laboratory, Medical/Scientific/Technical *(New Eff. 08-15-2021)*

Conditions apply in the following zoning districts: CN, MTC, MVC

1. **Size**: Gross floor area of the facility must not exceed 5,000 SF.

2. **Outdoor Activities**: Outdoor activities and testing shall be screened from the street and any adjacent property by a 6-foot high fence or wall and shall not be located in a required front yard.

5.1-5.C Medical/Health Care Professional Office/Clinic *(Rev. Eff. 08-15-2021)*

Conditions and Special Permit apply in the following zoning districts: RU

1. **Lot Area**: Minimum lot area of 60,000 SF.

2. **Building Dimensions**: Gross floor area of the building must not exceed 6,000 SF and the maximum horizontal cross section of a building must not exceed 3,000 SF.

3. **Setbacks**: Any building must not be located within 75 feet of a rear or side property line.

4. **Parking**: All parking must be located in the side or rear yards.

5. **Accessory Uses**: Medical and dental laboratories are permitted as accessory uses to medical and dental offices and outpatient clinics.

5.1-6 INDUSTRIAL

5.1-6.A Flex Space

Conditions apply in the following zoning districts: IM, IG

1. **Parking**: Any Flex Space use will follow the parking requirements of Section 8.2, Off-Street Parking and Loading, Bike Parking for the types and proportion of uses proposed for the Flex Space at the time of application. Any change of use that results in a more intensive use of the property, including the need for more parking, or a more commercial use of the site, will trigger Site Plan Review per Section 9.5.

2. **Drop Off and Circulation**: Flex Spaces that include or will include a commercial use or non-industrial uses in a building or complex that also includes an industrial use or uses, are subject to the following conditions:
   a. The applicant must accommodate all pedestrian and vehicular traffic to and on site and should provide an acceptable area for dropping people off on site and a safe access route from the parking to the building entrance. To the extent possible, parking stalls dedicated to the public must be located to preclude pedestrian crossing of interior drives.

b. Clearly demarcated and direct pedestrian routes should extend from any public sidewalks to any sidewalks or pedestrian ways that front on-site buildings and along driveways.

5.1-6.B Food and Non-Alcoholic Beverage Production, Small Scale

Conditions and Special Permit apply in the following zoning districts: RU

1. **Lot Area**: Minimum lot area of 60,000 SF.

5.1-6.C Heavy Industrial

Heavy Industrial uses encompass a wide array of activities. Not all heavy industrial activities are subject to the same restrictions. Below is a description of specific heavy industrial activities that are prohibited or conditioned.

1. **For All Heavy Industrial Uses**. The following industrial activities are prohibited anywhere in Town:
   - **a. Chemicals, Drugs & Plastics Related:**
     - Rendering, reduction, or refining of animal or marine fats and oils
     - Distillation of bones
     - Manufacture of corrosive, poisonous, or malodorous acids and chemicals
     - Refining of petroleum
     - Manufacture of glue, gelatin, printing ink, carbon black, and explosives other than small arms ammunition
   - **b. Fabricated Metals Related:**
     - Use of drop hammers and punch presses of over 10 tons rated capacity
   - **c. Food Related:**
     - Rendering, reduction, or refining of animal or marine fats and oils
     - Distillation of bones
     - Slaughtering of animals
   - **d. Textile Related:**
     - Manufacture of artificial leather and oil cloth
     - Coating or impregnating or fabrics
     - Leather tanning and finishing
   - **e. Waste and Scrap Related:**
     - Junk, salvage, and scrap yard activities
     - Waste handling/reduction activities except Town of Groton services

2. **Display and Sales**
   Any permitted wholesale or industrial use in an Industrial, Heavy district may use up to 25% of the building floor area for display/sales to the general public of goods stored or manufactured on the lot.

5.1-6.D Light Industrial *(Rev. Eff. 08-15-2021)*

Conditions apply in the following zoning districts: WW

1. **Water Dependent Uses**. In the WW zoning district, light industrial uses are only allowed if they are water dependent or associated with a water-dependent use, meaning that a location on the waterfront is critical to their core operations.

5.1-6.E Outdoor Storage Yard, Principal

Conditions and Special Permit apply in the following zoning districts: IM, IG
Outdoor storage of vehicles, equipment, product, supplies, and materials, as a primary use, is a permitted use subject to approval of a special permit and the following conditions:

1. **Prohibited Activities**: Such use must not include dismantling, shredding, compressing, or any junk, salvage, or scrap yard activities.

2. **When located within an IM or IG district**: Outdoor storage areas may not be located in a required front yard, side yard, or rear yard.

3. **When located adjacent to any district other than IM or IG**: Outdoor storage areas must be set back 100 feet from the front lot line, and fifty feet from all other property lines.

4. **Screening**: Outdoor storage areas shall be screened on all sides with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height.

5. **Hazardous Materials**: Outdoor storage of hazardous materials is prohibited, except for bulk storage of fertilizers, pesticides, herbicides, and other typical products. These products must remain in their original package, and must be stored in a contained area, under permanent cover, and on an impermeable surface with no floor drains. Further, incidental hazardous materials, as defined in Sec. 6.4-8.A.1 (Water Resource Protection District), are permitted.

5.1-6.F Data Center *(New Eff. 07-14-2023)*

Conditions apply as specified below. Special Permits are not required for Accessory Data Centers. Applicants must provide eveidence establishing compliance with the standards below.

Size: The size of any Data Center, excluding space for personnel needs and office and maintenance use, must not exceed 12,500 square feet in total floor area, whether located in a single structure or multiple structures. Any Accessory Data Center must be no greater in gross square footage than 20% of the gross square footage of the principal use, or 1,000 square feet, whichever is less, so long as the dimensional, building, and lot standards of the underlying zoning district are met per Sec. 4.2.
Location: A lot with a Data Center cannot be located within 1,500 feet of another lot containing a Data Center, measured from and to the closest property lines. This distance limitation does not apply to an Accessory Data Center. No Accessory Data Center may be collocated with a Data Center.
Cooling: Facility cooling using water evaporation technique is prohibited.
Power Generation: On-site power generation using fossil fuels is prohibited except for an occurrence of unforeseen loss of off-site power.
Noise: Noise standards of Section 7.4-3.I shall be satisfied. A Data Center must meet the standards for Class B emitters per the State of Connecticut's noise standards. Confirmation of compliance must be submitted to the Office of Planning and Development Services prior to the issuance of a Certificate of Site Plan Compliance.
Fire Suppression and Mitigation Plan: A written fire suppression plan acceptable to and approved by the Fire Chief of the fire district within which the Data Center is located shall be required, demonstrating the protocol and capacity to prevent, contain, and mitigate fires. Fire suppression systems shall be installed that meet the codes and standards of the National Fire Protection Association.
Utility Notification: An agreement with water and electrical utilities demonstrating that the Data Center's utility demands can be met at the proposed location shall be submitted as part of a site plan application.
Residential Districts: In residential zoning districts and the MDD, Data Centers are not allowed accessory to residential uses but may be allowed accessory to permitted institutional or commercial uses.

Buffers: All Data Centers on a lot abutting a property in any zoning district other than IG and IM, or abutting a residential use in any zoning district, must follow the buffer standards of Sec. 8.1-6.

5.1-7 LODGING *(Rev. Eff. 5-15-2024)*

5.1-7.A Hotel/Motel

Conditions and Special Permit apply in the following zoning district: IG
Special Permit ONLY (no Conditions) apply in the following zoning district: MDD

1. **Accessory Facilities**. Hotels/motels allowed in IG zones may include related accessory facilities which are supportive, but supplemental to the principal use, and which would not otherwise be allowed in the IG unless accessory to a hotel/motel. Examples of such accessory facilities include drinking establishments, barber and beauty shops, books and stationery, cameras and photo supplies, gifts, novelties and souvenirs, newspapers and magazines, restaurants, apparel and accessories, etc.

5.1-7.B Bed & Breakfast

Conditions apply in the following zoning districts: RU, RM, MDD, MTC, MVC
Conditions and Special Permit apply in the following zoning districts: RS, R

Bed and Breakfasts are permitted uses that may be conducted in any one-unit residential dwelling by the owner-occupant, provided the following conditions are met:

1. **Meals**: Breakfast is to be the only common meal provided.

2. **Occupants**: There must not be more than 16 occupants at any one time, including the property owner and any other permanent residents. In the R and RS zoning districts, there must not be more than 12 occupants.

3. **Exterior Evidence**: There is to be no exterior evidence of the activity other than a sign permitted pursuant to Section 8.4 of these regulations and the required parking.

4. **Location of Guest Rooms**: Guest rooms may be located in the principal building and/or up to one accessory building.

5. **Code Compliance**: The building is to be in compliance with all applicable zoning, building, fire, electrical and plumbing codes.
6. **Length of Stay**: No guest may be registered for more than 21 consecutive nights.

7. **Registration Records**: The owner is to maintain a guest register and retain registration records for a minimum of three (3) years. The register and all records are to be made available for inspection by the zoning official or designee.

8. **Parking**: All required parking must be accommodated on site.

9. **Temporary Events**: All events other than the renting of rooms must follow the requirements of Section 5.1-3.H, Temporary Events. Temporary Events as part of a Bed & Breakfast are not allowed in the R and RS districts or in a RU district on a site of less than two (2) acres.

5.1-7.C *Short Term Rental (New Eff. 5-15-2024, Rev. Eff. 4-15-2026)*

Conditions apply in the following zoning districts: R, RU, RM, R-MI, CN, CR, MDD, MTC, MVC, IM
Conditions and Special Permit apply in the following zoning districts: R, RU, RM, MDD, MTC, MVC

1. **Number of Short Term Rentals per Lot:** No more than one Short Term Rental may be allowed per lot in R, R-MI, and RU districts. Not more than one Short Term Rental may be allowed per lot in RM districts with existing single- and two-unit dwellings
2. **Location of Short Term Rentals:** Short Term Rental may be located in the principle dwelling unit or not to exceed one accessory building.
3. **When Located in an R, RU or RM District:** The owner or lessee of the lot must have their primary residence in one unit of a two-unit dwelling, in the principal dwelling unit, or in a legally permitted accessory dwelling unit.
4. **Off-street Parking:** One off-street parking space must be provided for every Short Term Rental bedroom on the lot. All required off-street parking must be located on the lot where the Short Term Rental is located. In the R-MI district, evidence of parking provided on the mainland will satisfy this requirement.
5. **Noise and Nuisance:** The Environmental Performance Standards of Sec. 7.4 shall apply to any Short Term Rental. Further, the applicant shall demonstrate that, through setbacks, buffering, topography, or other means that the Short Term Rental shall not be a nuisance to abutting residential neighbors.
6. **Lighting:** For all Short Term Rentals, except those physically connected with the principal residential dwelling on a lot, the lighting standards of Sec. 8.5-3.A (Standards, General) and Sec. 8.5-3.B (Standards, Security, Aesthetics, and Display) apply.
7. **Code Compliance:** The Short Term Rental building shall be in compliance with all applicable zoning, building, fire, electrical and plumbing codes.
8. **Residential and Mixed-Use Districts**: The following conditions apply in residential and mixed-use districts (R, RU, RM, R-MI, MDD, MTC and MVC).
   a. **Exterior Evidence:** There is to be no exterior evidence of the activity other than a sign permitted pursuant to Section 8.4 of these regulations and the required parking.
   b. **Temporary Events**: Temporary Events, as regulated by Section 5.1-3.H, hosted by the occupant(s) of a short Term Rental are not allowed in the R districts or in a RU district on a site of less than two (2) acres.
9. **Septic Holding Tank:** In the R-MI zone, the septic holding tank shall be pumped once a year and annual evidence of pumping shall be provided to the Office of Planning and Development Services each April. Evidence of an alarm system for the septic holding tank shall also be provided.

5.1-8 RESIDENTIAL

5.1-8.A *Single-Unit Dwellings and Two-Unit Dwellings*

Conditions apply in the following zoning districts: CN, CR, IM

1. **Existing Lots**. Single-unit dwellings and two-unit dwellings are permitted uses in the CN, CR, and IM zoning districts, but only on lots existing at the time of the adoption of these zoning regulations, subject to the dimensional regulations of the R-12 Zoning District. Residential subdivision for such uses is not permitted.

5.1-8.B *Active Senior Housing Community (New Eff. 06-1-2025)*

Conditions and Special Permit apply in the following zoning districts: RS, R, RU, RM, CN, CR, MTC, MVC, IM

Purpose: The purpose of this section is to provide for the construction of diverse alternative housing types for active seniors age 55 and over that are designed for aging in place and including common recreational and socialization amenities to meet the needs of this population while balancing the need to protect existing neighborhood character in the Town of Groton.

No provisions in this regulation shall be applied, enforced or implemented in a manner that is inconsistent with or prohibited by the Fair Housing laws of the United States (42USCA Section 3607) and the State of Connecticut (46a-64b).

Active Senior Housing Communities are permitted uses subject to approval of a special permit and the following conditions:

1. **Location**: The site and the primary access thereto shall be located on a collector road or higher classification in the Town's system as shown in the Plan of Conservation and Development.

2. **Minimum Lot Area**:
   RS-20, RU-20, RU-40: 10 acres
   RS-12, R-12, RM, CN, CR, MTC, MVC, IM: In accordance with the minimum lot area for the underlying zoning district

3. **Minimum Lot Width**: In accordance with the minimum lot width for the underlying zoning district.
4. **Permitted Number of Dwelling Units**: The possible maximum number of dwelling units permitted in the Active Senior Housing Community is determined per Section 4.2-3 Residential Density calculations.

5. **Allowed Dwelling Types**: In order to maintain consistency of project scale with its neighboring surroundings, the following respective product types shall be allowed:
   RS and RU Zones: Product Type = Single-Unit, Two-Unit, and Townhouse (maximum three units attached)
   R Zone: Product Type = Single-Unit, Two-Unit, and Townhouse (maximum 4 units attached)
   MVC and RM Zone: Product Type = Single-Unit, Two-Unit Townhouse, and Multi-Unit.
   IM, MTC, CN, and CR Zones: Product Type = Townhouse, Multi-Unit.

6. **Setbacks**: Any building containing a dwelling unit or community facilities must not be located within 75 feet of any property line or within 150 feet of any existing residential structure in an R, RU or RS zone, except in the case of single-unit or two-unit dwellings where the minimum setback is in accordance with the underlying zone.

7. **Building Height and Coverage**: The maximum building height and coverage of all buildings on the lot must be in accordance with the underlying zone.

8. **Occupancy**:
   a. Active Senior Housing Communities are intended for senior citizens and must be restricted to persons 55 years of age and older subject to the following exceptions:
      - If a couple resides in one unit, one member of the couple must meet this age requirement. At any time, the total number of dwelling units occupied by persons under 55 years of age cannot exceed 20% of the total number of units. The community or facility is responsible for submitting verification of this requirement annually to the Town of Groton Zoning Official.
   b. Active Senior Housing shall meet all requirements of the United States Federal Fair Housing Act, as amended. The Active Senior Housing facility or community shall be responsible for compliance with

the Fair Housing Act and must publish and adhere to policies and procedures that demonstrate intent to comply with the requirement of the Fair Housing Act and shall so state in the appropriate legal documents for the community or facility.

c. The Town shall have the right, but not the obligation, to review continuing compliance with the criteria of the Federal Fair Housing Act.

9. **Multi-Unit Dwelling Standards**: The provisions of Section 5.1-8.G for Multi-Unit Dwellings apply to all residential dwellings except for single-unit and two-unit dwellings. Where a conflict exists for a specific standard such as Recreation/Community Space, this Section 5.1-8.B shall apply.

10. **Recreation and Community Amenities**:
    a. The community shall be designed to promote mobility, recreation, and socialization of residents with each other and throughout the community, provide appropriate facilities and amenities for the intended community, and provide for a variety of common and shared spaces. The development should encourage open space development patterns to preserve meaningful open space.
    b. Total Recreation/Community Space: 250 SF per dwelling unit.
    c. Indoor Recreation/Community Space: 25 SF of the total 250 SF per dwelling unit must be in indoor recreation/community space. In no case must the community building or indoor recreation/community space area be less than 500 SF in size.

11. **Universal Design Standards**: Active Senior Housing must, at a minimum, meet the following universal design standards:
    a. The required percentage of residential units and all common spaces must conform to requirements for accessibility in accordance with the Connecticut Building Code.
    b. All units must also be designed with an accessible means of egress, as defined by Connecticut Building Code (i.e. at least one means of level access into the area of the unit that is used for living, eating, and sleeping).
    c. All units must be designed for the ability for living, sleeping, and eating to be accommodated on a single accessible floor.
    d. All units must be designed with a full bath on the accessible floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended, for accessibility.
    e. All interior doorways must provide a minimum 32" wide unobstructed opening.

    The applicant for special permit must provide, and have approved by the PZC, a list of all universal design features and all social and recreational amenities for active senior housing that will be incorporated into the project.

12. **Parking**: Parking shall be provided in accordance with Section 8.2.

13. **Utilities**: The active senior housing community must connect to a municipal or public water and sewer system that has the capacity to serve the proposed development.

14. **Common Area Maintenance**: Active Senior Housing communities are required to implement a mechanism that ensures the continued care and maintenance of all common areas (including recreation/community facilities, common open space, parking facilities, common accessory structures, etc.). A typical example would be the creation of a homeowner's association or condominium association with authority and funding necessary to maintain the common areas. Documents for the mechanism of continued care and maintenance must be submitted for review as part of the site plan application.

5.1-8.C Caretaker/Security Service Dwelling

Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MTC, MVC, IM, IG
One (1) dwelling for the provision of caretaker/security services may be provided as an accessory use to the principal use in all zones, subject to the following conditions:

1. **Location**. Such dwelling unit may be located in the same building as the principal use or in a separate accessory building.

2. **Size**. The size of the unit must not exceed 800 SF.

3. **Documentation**. The applicant must provide documentation that this dwelling unit will be occupied by an employee or principal of the proposed use, and that the occupant will be residing on the premises for the legitimate provision of maintenance/security services.

5.1-8.D Residential Counseling Facility

Conditions and Special Permit apply in the following zoning districts: RM, MVC
Conditions apply in the following districts; CN, CR, MTC

Community residential counseling facilities are permitted uses subject to the conditions below.

1. **Minimum Lot Area**: 20,000 SF

2. **Maximum Residential Density**: The lot shall contain 1,500 SF for each resident of the facility.

3. **Parking**: Notwithstanding the provisions of Section 8.2 of the regulations, the minimum number of off-street parking spaces provided is to be one space for each staff member plus one space for each three adult residents. Additional parking spaces may be required by the PZC at the special permit stage based upon the nature of the specific facility.

4. **Non-Resident Services**: A facility may provide counseling services to non-residents as well as residents in non-residential districts provided that the facility includes a separate waiting area and separate meeting room for such non-resident services. Parking for non-resident counseling services shall be provided in accordance with the requirements of Section 8.2.

5. **Room/Apartment Standards**: Residents and their dependents must be housed in rooms and/or apartments. Each room or apartment must have its own kitchen facilities unless the residential counseling facility contains a common kitchen adequate to prepare and serve meals for all residents.

6. **Staff**: A staff member must be on site at the residential facility at all times.

7. **Occupancy Limit**: No more than 16 residents are permitted in any facility.

8. **Licenses and Permits**: Any facility must not be operated without obtaining all licenses and permits otherwise required by state or federal law.

5.1-8.E Cottage Community

Conditions apply in the following zoning districts: RS, R, RM, MVC

Cottage Communities are permitted uses subject to the following conditions:

1. **Density**: The maximum density is twelve (12) cottage units per acre of land.

2. **Number of Units**: An individual cottage community must contain a minimum of six (6) cottage units and may contain a maximum of twenty-four (24) cottage units. Within this range, the possible maximum number of dwelling units permitted in a Cottage Community is determined per Section 4.2-3 Residential Density calculations.

3. **Utilities**: Utility lines and cables (e.g., electricity, telecommunications, etc.) must be located underground. The cottage community must connect to a municipal or public water and sewer system.

4. **Dimensional Requirements**:
   a. A cottage community may be developed with cottage units on a single lot.
   b. One private attached or detached accessory building at a maximum of 100 SF is allowed per unit.
   c. Shared facilities such as storage sheds, garages, utility structures, or similar common facilities are allowed.
   d. Dwelling units must be separated by a minimum of ten (10) feet from the side edge of one building to another. Where attached architectural features such as eaves, window bays, bulkheads, etc. project into the space between residences, the ten (10) foot separation is measured from the outside edge of these features.
   e. Front yards of cottage units not abutting or oriented towards a right-of-way must be oriented towards the common open space.
   f. The total floor area of each cottage unit is no greater than 1,200 SF. Any building footprint, excluding any covered porch area, is not to exceed 900 SF.
   g. The distance between the front building edge and the right of way or the edge of the common space must be at least fifteen (15) feet.
   h. The building height for all structures must not exceed eighteen (18) feet.
   i. Any building or structure in a cottage community will be set back from the lot boundary by the minimum standards for the underlying zoning district Accessory dwelling units are not allowed within a cottage community.
   j. The development may include a maximum of 200 SF of designated private yard area per unit.

5. **Common Open Space**:
   a. A minimum of 250 SF of common open space per cottage unit must be provided. However, not less than 3,000 SF of total common area regardless of number of cottage units.
   b. No dimension of a common open space area used to satisfy the minimum square footage requirement may be less than 20 feet, unless part of a pathway or trail.
   c. Required common open space may be divided into no more than two separate areas per cluster of cottage units.
   d. Cottage units face each other across common open spaces.
   e. Common open space is designed for passive or active recreational use. Examples may include but are not limited to courtyards, orchards, landscaped picnic areas, or gardens. Common open space includes amenities such as seating, landscaping, trails, gazebos, outdoor cooking facilities, covered shelters, or ornamental water features.
   f. Common open space areas should consist of plantings and pervious surfaces to the greatest extent possible, while accommodating pedestrian access to homes and parking areas.
   g. Stormwater management facilities may be incorporated below a common open space area but must not be located on the surface of a common open space area.
   h. All dwelling units must have access to the common open spaces.
   i. Any significant changes to the common areas from the site plan approved by the PZC will require

additional review and approvals by the PZC. Minor changes may be handled by the Administrative Site Plan process in accordance with Section 9.5.

j. With the approval of the PZC, a maximum of 25% of the required common open space may be substituted for a community building with recreational/social amenities.

6. **Cottage Building Design Standards**: In addition to the dimensional requirements in subsection 4. above, the following building design standards apply. . .

a. **Variety in Building Design**. The same combination of building elements, features and treatments must not be repeated on individual cottage units for more than twenty (20) percent of the total cottage units in a cottage community. Cottage units with the same combination of features and treatments must not be located adjacent to each other. A minimum of five (5) of the following building elements, features, and treatments must be provided in a manner that creates visual variety between adjacent structures and within clusters of cottage units:

- Fascia boards;
- Bay windows;
- Entry enhancement such as a well detailed door (multi-panel or glass insert), window adjacent to front door, or roof extension;
- Trellis;
- Modulation;
- Chimney (shown on the exterior of the house);
- Other building elements, treatments, features, or site designs approved through the site plan process that provide variety and visual interest;
- Additional porches and patios (required porch not included).

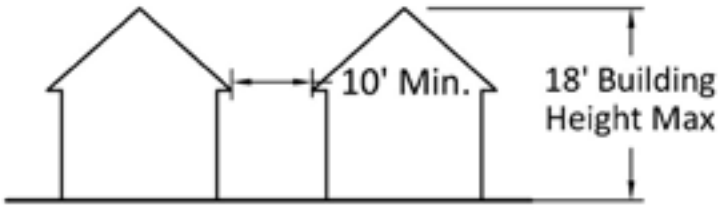
b. **Porches**. Cottage units must have a covered porch over the primary entrance at least sixty (60) square feet in size with a minimum dimension of six feet on any side. The covered porch of any main entry of a cottage unit is oriented to the common open space or the public street right-of-way as applicable.

c. **Fences**. All fences interior to the development are no more than thirty-six (36) inches in height.

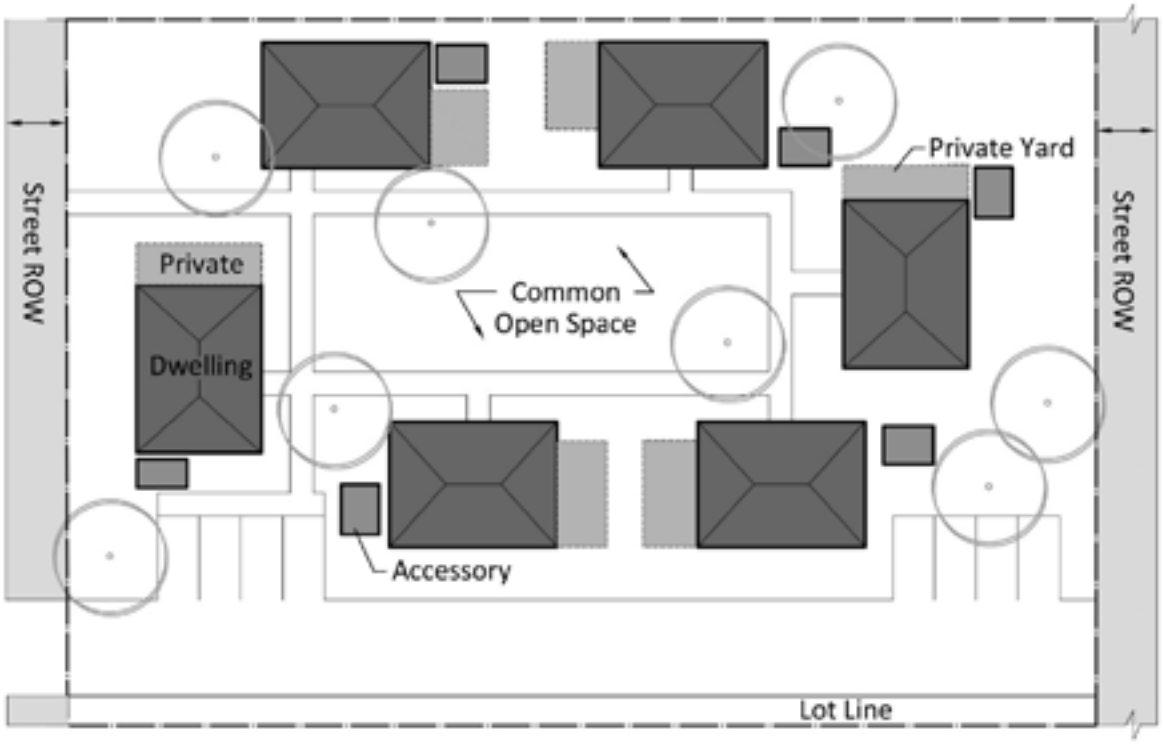
d. **Design for Visitability**: In any cottage community development, 100% of all cottage units must be developed to incorporate the three "visitable" features defined in Section 29-269 of the Connecticut General Statutes:

- Interior doorways that provide a minimum 32-inch-wide unobstructed opening;
- An accessible means of egress, as defined in Appendix A to 28 C.F.R. Part 36, including a ramp complying with the International Residential Code portion of the State Building Code intending to allow access by a wheelchair; and
- A full or half bathroom on the first floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended, 42 USC 12101.

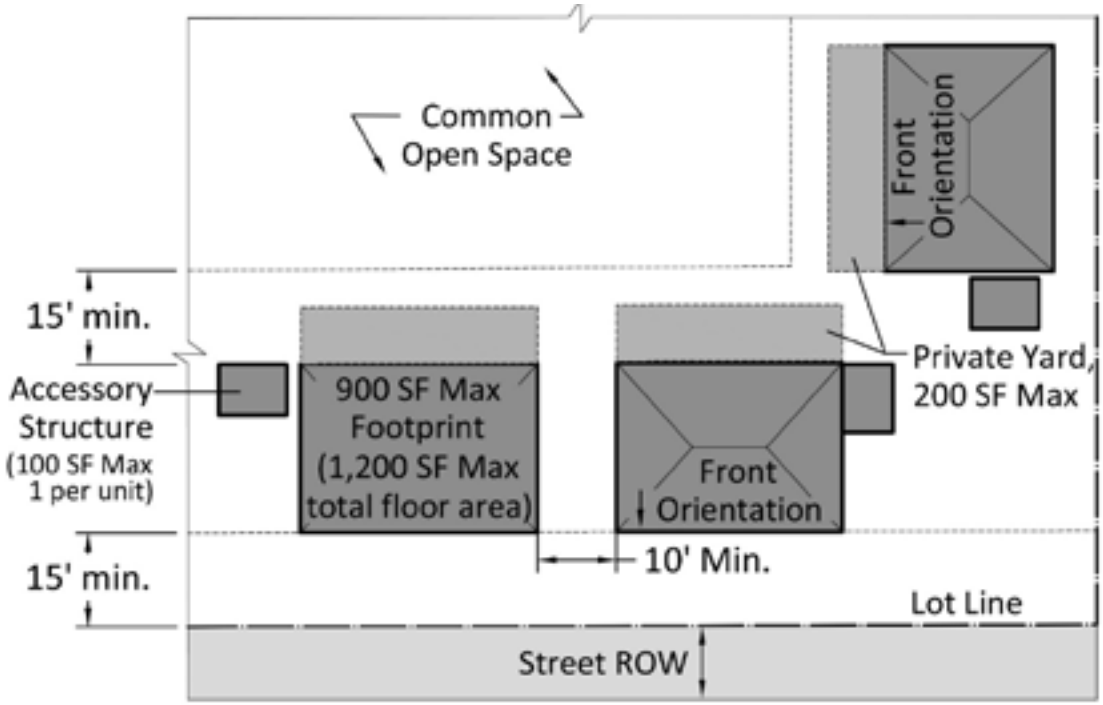
Cottage Community - Height and Spacing



Cottage Community - Site



Cottage Community - Detail



7. **Parking**:
   a. A minimum of 1.5 spaces per dwelling unit is provided for the entire cottage community. Parking spaces located within garages and driveways may count towards this requirement.
   b. Parking for cottage units is combined into shared parking garage structures or surface parking clusters in order to facilitate housing clusters that are oriented to common open space areas. An individual garage structure for a unit, whether attached or detached, is not permitted.
   c. Garage doors are not to be oriented towards a public right-of-way, with the exception of an alley.
   d. Garages and carports are not to be located between the common open space and the cottage units.
   e. Surface parking lots are to be broken into sub-lots of no more than fifteen (15) parking spaces.
   f. Parking in the form of garages, carports, or surface lots may occupy no more than 40 percent of site frontage on a public right-of-way, except in the case of an alley, in which case no restriction applies.
   g. Surface parking lots are to be set back twenty (20) feet from the outside perimeter of the cottage community.
   h. Parking is to be set back a minimum of twenty (20) feet from a public street.
   i. Surface parking lots of more than four (4) spaces, visible from a public right-of-way (not including alleys) or adjacent single-family uses or zones, are to be at least partially screened by landscaping, walls, and/or other architectural features.
   j. Any enclosed parking structures should generally be consistent with the architectural style of the cottage units. However, a pitched roof design is generally preferred.

8. **Common Area Maintenance**: Cottage communities are required to implement a mechanism that ensures the continued care and maintenance of all common areas (including common open space, parking facilities, common accessory structures, etc.). A typical example would be the creation of a homeowner's association or condominium association with authority and funding necessary to maintain the common areas. Documents for the mechanism of continued care and maintenance must be submitted for review as part of the site plan application.

5.1-8.F Mobile Manufactured Home Park or Subdivisions (Existing)

Conditions and Special Permit apply in the following zoning districts: RS, R, RU, RM, CN, CR, MTC, MVC

Mobile manufactured home parks or subdivisions existing at the time of the adoption of these regulations may be permitted to expand in the RS, R, RU, RM, CN, CR, MTC, and MVC zoning districts, subject to approval of a special permit and the following conditions:

1. **Location**: The expansion area is to be contiguous to the existing mobile manufactured home park or subdivision.

2. **Expansion**: The mobile manufactured home park or subdivision may be permitted to expand its land area without increasing the number of mobile manufactured home lots or spaces.

3. **Objectives and Guidelines**: In evaluating the proposal, the PZC is to take into consideration the site plan objectives in Section 9.5-4 and the following guidelines:
   a. The principal purpose of expanding an existing mobile manufactured home park is to improve the living environment for the residents within the park.
   b. This may be accomplished by enlarging and rearranging the mobile manufactured homes, increasing open space around the periphery of the park, providing recreation areas for residents, and/or providing additional automobile parking spaces.

5.1-8.G Multi-Unit Dwellings (Rev. Eff. 06-15-2023, 06-1-2025)

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

Multi-unit dwellings should adhere to the following design objectives: The architectural design, scale and mass of buildings including, among other elements, the exterior building material, roof line, and building elevation, should be of such character as to harmonize and be compatible, so as to protect the property values in the neighborhood and to preserve and improve the appearance of the area. Where appropriate and applicable, individual treatment of areas is encouraged, whereby each unit is accented architecturally to indicate its individuality.

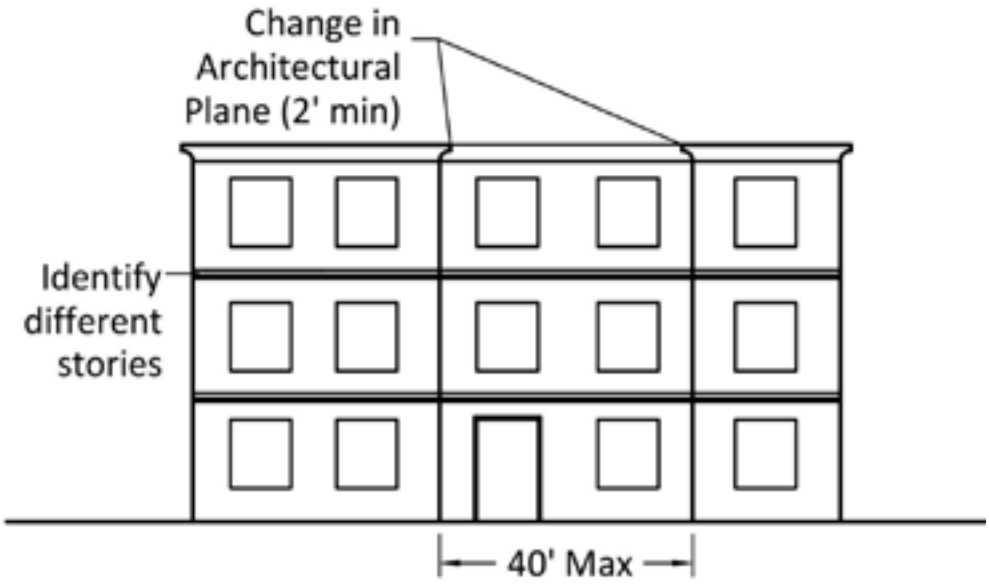
In addition to the dimensional requirements of the underlying zoning district, multi-unit dwellings, located in any zoning district in which they are a permitted use (with the exception of the MTC and MDD, in which multi-unit dwellings must simply follow the standards for those underlying zoning districts), are subject to the following building and site requirements.

1. **Storage/Laundry**: At least 50% of the multi-unit dwellings will be provided with a long-term storage area in adequate dimension to house large recreational equipment (such as kayaks or bicycles). If allowed by building and fire code, the storage shall be easily accessible to a storage area equipped with electrical outlet. Indoor laundry facilities shall be provided within individual units or as a common onsite facility providing at least one (1) washer/dryer set per every ten (10) units. *(Revised Eff. 06-15-2023)*

2. **Private Outdoor Space**: At least 50% of the dwelling units have at least one balcony, porch, deck, or patio, to afford relative privacy by architectural articulation or in the case of patios, by fencing and planting. The minimum size of these areas is 30 square feet.

3. **Building Form**: The exterior of a multi-unit structure shall use articulation to reduce the perceived massing of the structure. At a minimum, decorative horizontal borders, trim, cornices, or similar features shall be used to identify the different stories of a building. Changes in material and color are encouraged between these dividing features to further differentiate the stories of a multi-unit building. No multi-unit building surface shall occupy the same architectural plane for more than forty (40) feet measured from one vertical edge of the surface to the other. Protrusions, recesses, window bays or other similar features that provide at least two (2) feet of depth or extend outward at least two (2) feet from the primary architectural plane shall be used to meet these requirements.

Multi-Unit Dwellings,
Building Form



4. **Setbacks**: Required front, side, and rear yard setbacks of the underlying zone apply to any residential building or group of residential buildings. All residential buildings must also be set back at least ten (10) feet from the edge of any pavement associated with a driveway or parking area. Accessory structures, except for carports, garages, trash enclosures, and fences must be set back at least ten (10) feet from the edge of pavement associated with a driveway or parking area.

5. **Residential Building Setbacks**: The minimum separation distance between residential buildings up to 40 feet in height on the same site is 30 feet. For buildings over 40 feet in height, this minimum separation distance between residential buildings on the same site is 40 feet. Where a residential building has an attached accessory structure, the minimum separation distance to another residential building shall be measured from the outside of the accessory structure as applicable.

6. **Detached Accessory Structures**: Detached accessory structures shall be separated from any other building by a minimum of ten (10) feet.

7. **Recreation/Community Space**: The developer must provide at least 100 SF per unit of recreation/ community space amenities onsite, but no less than 2,000 SF in total. The areas may be located inside or outside, and should include suitable recreation equipment, socialization amenities, and facilities.

8. **Water/Sewer Service**: Public sewer and water systems must be available and used. Multi-Unit dwellings must be connected to systems before a certificate of occupancy can be issued.

9. **Utilities**: Utilities must be placed underground.

10. **Solid Waste/Recycling**: Outdoor solid waste/recycling storage areas will be screened on all sides by a solid fence or wall and meet the design standards of Section 8.1-7.

5.1-8.H Multi-Unit Dwellings, Conversion(Rev. Eff. 06-15-2023, 06-1-2025)

Conditions and Special Permit apply in the following zoning districts: RM, CN, CR, MDD, MTC, MVC, IM

Conversion of existing non-residential buildings into multi-unit dwellings is a permitted use in all zoning districts where multi-unit dwellings are a permitted use subject to approval of a special permit and the conditions below. Note that such conversions are NOT subject to the use conditions for Multi-Unit Dwellings found in Sec. 5.1-8.G.

1. **Utilities**: The building must be connected to the public sewer and water system.

2. **Dimensional Requirements**: Where an addition or expansion is proposed, all lot area and yard requirements for the underlying zone must be met. Additions or expansions may extend into a required setback where such additions or expansions are necessary to comply with the state Fire Code or the Americans with Disabilities Act (ADA) and where such intrusion represents only what is necessary to have the building meet these requirements. For example, an applicant must not extend the living space of a building to the setback line and then further add on ADA access structures.

3. **Laundry Facilities**: Conversions without individual laundry facilities in each unit will provide one or more common indoor laundry facilities. At least one (1) washer/dryer set will be provided for every ten (10) dwelling units.

4. **Solid Waste/Recycling**: Outdoor solid waste/recycling storage areas will be screened on all sides by a solid fence or wall and meet the design standards of Section 8.1-7.

5. **Number of Dwelling Units**: So long as all requirements can be accommodated on site and any expansion does not include more than 10% of the area of the existing building, there is no minimum or maximum allowed number of dwelling units under these zoning regulations. Otherwise, the density of the underlying zone shall apply.

6. **Parking and Circulation**: Clearly demarcated and direct pedestrian routes should extend from any onsite parking areas and public frontage sidewalks to building entrances.

7. **Partial Conversions**: Any conversion that maintains some non-residential use is permitted only if residents have access to their dwelling without needing to pass through non-residential floor areas.

8. **Recreation/Community Space**: Where possible, based on existing building layout and parking requirements, the developer should provide recreation/community space amenities onsite. The areas may be located inside or outside, and should include suitable recreation equipment, socialization amenities, and facilities.

9. **Storage**: Where possible, based on existing building layout, the developer shall provide long term storage in adequate dimension to house large recreational equipment such as bicycles and kayaks. The storage may be provided within a common electrified on-site storage area. *(New Eff. 06-15-2023)*

5.1-8.I Residential Life Care Communities

Conditions and Special Permit apply in the following zoning districts: R, RS, RU, RM, CN, CR, MTC, MVC, IM

Residential Life Care Communities are permitted uses subject to a special permit and the conditions below. Nursing Homes are allowed as an accessory use when incorporated into a Residential Life Care Community in the above zones. Such accessory Nursing Homes are subject to the same special permit and the conditions below. Individual nursing homes are permitted as a standalone use in the RM, CN and CR districts subject to a site plan approval.

Purpose: The purpose of Residential Life Care Communities is to provide housing and/or health care facilities for elderly persons and/or those persons of any age having permanent and/or temporary handicaps. The communities are designed to meet the needs of its residents through various stages of the aging process by, for example, incorporating universal design features as defined in these regulations and other measures appropriate to the type of residential life care community being proposed at a site. Residential Life Care Communities are to be designed as harmonious units, promote semi-independent living of residents, provide appropriate services to accommodate the needs of the residents, and are consistent with the character and scale of the neighborhood. This provision recognizes housing and care facilities for elderly persons and persons of any age having permanent and/or temporary handicaps as having less impact than other higher density housing options, and therefore meriting unique consideration.

Residential Life Care Communities are permitted uses subject to approval of a special permit and the conditions listed below and may not be constructed within coastal flood hazard areas unless, at a minimum, it can be demonstrated that hazards to life and property are minimized and all potential flood hazard impacts have been mitigated to the maximum extent practicable.

1. **Minimum Lot Width**: 250 feet.

2. **Permitted Number of Dwelling Units**: When located in the R, RS or RU zoning districts, the possible maximum number of dwelling units permitted in the Residential Life Care Community is determined per Section 4.2-3 Residential Density Calculations.
3. **Minimum Lot Area per Dwelling Unit**: The minimum respective lot area per dwelling unit is in accordance with the permissible density standards in the case of the RM, MTC, MVC, and CN zones, and as follows for other zones:
   a. **Congregate Living Facility**: 5,500 SF per dwelling unit
   b. **Assisted Living Facility**: 3,000 SF per dwelling unit
   c. **Nursing Home Facility**: 1,500 SF per patient accommodation or bed or three (3) acres, whichever is greater.

4. **Setbacks**: No building containing a dwelling unit or related facilities may be located within 75 feet of any property line or within 150 feet of any existing residential structure in an R, RU or RS zone, except

in the case of areas of the site that contain individual, single unit dwellings when the setback may be reduced to the required setback for the underlying zone for this area of the site. This section does not supersede other, more restrictive requirements and standards of the Zoning Regulations.

5. **Maximum Coverage**: The maximum coverage of all buildings on the lot may not exceed 20%.

6. **Minimum Floor Area**: The minimum floor area for dwelling units is as follows:
   a. **Congregate Living**: 400 SF per dwelling unit
   b. **Assisted Living**: 300 SF per dwelling unit
   In the case of the above congregate or assisted living units, the minimum area per dwelling unit requirements as noted in Table 4.2 (Lot, Yard and Building Requirements by Zoning District) do not apply; for all other types of dwelling units, the provisions of Table 4.2 control.

7. **Age Restrictions**: Residential Life Care Communities are primarily intended for senior citizens and are restricted to persons 55 years of age and older subject to the following exceptions: If a couple resides in one unit, one member of the couple must meet this age requirement. Persons having permanent or temporary handicaps are eligible to reside in such facilities. At any time, the total number of dwelling units occupied by persons under 55 years of age cannot exceed 20% of the total number of units. Age restrictions specified in this section shall not apply to duly licensed and authorized nursing homes.

8. **Building Height**: Building height shall be regulated by the height requirements of the zone in which the facility is to be located, in accordance with Table 4.2 of these regulations. However, if the proposed building is to be located in an R, RU, RS or IM zone, it may exceed the underlying height limits to no more than three (3) stories or 40 feet, whichever is less. In order to achieve this increase in height over 30 feet in the R, RU, RS or IM zones, the proposed building(s) must be set back from its front, side, and rear lot lines one (1) additional foot for each foot in height over the allowed height of that zone.

9. **Building Design**: Information must be submitted to the PZC during site plan review noting that the exterior walls of the proposed facility provide for variation with respect to surface treatment and/or variation in the plane of the exterior walls and roof areas, to provide visual relief. Compliance with the standard for visual relief requires that the design, arrangement, size, mass and bulk, and location of buildings or other created or natural elements are sufficiently consistent in scale, character, and siting with its surroundings, to avoid abrupt or severe differences in scale.

10. **Kitchen Facilities**: All congregate living facility dwelling units and assisted living facilities shall provide, at minimum, a kitchenette for all living units. A kitchenette will include a sink, refrigerator, and counter space for a microwave or toaster oven.

11. **Design for Socialization**: The community shall be designed to promote mobility and socialization of residents, provide appropriate recreation/community facilities and amenities for the intended community, and provide for a variety of common and shared spaces to provide a social support system for residents.

12. **Detached Accessory Structures**: Detached accessory structures shall be separated from any other building by a minimum of ten (10) feet.

13. **Water/Sewer Service**: Public sewer and water systems must be available and used and must be connected to systems before a certificate of occupancy can be issued.

14. **Utilities**: Utilities must be placed underground.

15. **Solid Waste/Recycling**: Outdoor solid waste/recycling storage areas will be screened on all sides by a solid fence or wall and meet the design standards of Section 8.1-7.

16. **Signage**: A comprehensive plan for directional signage shall be provided to assure that major pathways connect housing with on- and off-site activities and that visitors and residents can easily orient themselves.

17. **Management Plan**: A management plan or community design package must be provided with the application for special permit and site plan approvals to provide, in perpetuity, for the following service enrichment as necessary for the projected population:
    a. Congregate Facilities must, at a minimum, include the following:
        - A communal dining room and kitchen which will provide at least one (1) meal/day for residents.
        - Services including regular cleaning of resident spaces.
        - Regular scheduled social activities.
        - Regular scheduled transportation for residents to shopping, commercial services, doctors' appointments, community facilities, and institutions.
        - A 24-hour on-site presence of management staff.
        - A Residential Services Coordinator to facilitate residents' program needs and activities.
        - All common spaces must conform to Connecticut Building Code requirements for accessibility.
        - Universal design features must be as defined in these regulations, and additionally meet the following universal design standards:
            - The required percentage of residential units and all common spaces must conform to requirements for accessibility in accordance with the Connecticut Building Code.
            - All units must also be designed with an accessible means of egress, as defined by the Connecticut Building Code (i.e. at least one means of level access into the area of the unit that is used for living, eating, and sleeping).
            - All units must be designed for the ability for living, sleeping, and eating to be accommodated on a single accessible floor.
            - All units must be designed with a full bath on the accessible floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended, for accessibility.
            - All interior doorways must provide a minimum 32" wide unobstructed opening.
            - All residential units must be provided with alarms in bedroom and toilet areas to connect to onsite management and an off-site emergency alarm organization.
            - Community and/or recreation space must be provided at 100 SF per dwelling unit. A community building or indoor community space within the complex at 25 SF per dwelling unit of the total 100 SF per dwelling unit must be in indoor community space. In no case must the community building or indoor community space area be less than 1,000 SF in size.
    b. Assisted Living Facilities will, at a minimum, include all requirements as outlined for Congregate Living Facilities (5.1-8.I.17.A above) plus the following:
        - Services for the facility must be provided by an Assisted Living Services Agency licensed by the State of Connecticut and include all services for a managed residential facility as required by the State of Connecticut Department of Public Health.
        - All units must meet the Connecticut Building Code requirement for accessibility.
        - Food service requirements, management staff for nursing services, transportation services, and assistance with daily living functions such as eating, dressing, bathing, medication management, etc., must be administered in accordance with licensing requirements.

18. **Parking**: Parking must be provided in accordance with the provisions of Section 8.2. Clearly

demarcated and direct pedestrian routes should extend from any onsite parking areas and public frontage sidewalks to building entrances.

5.1-9 RESTAURANT/DRINKING ESTABLISHMENT

5.1-9.A Drinking Establishment

Conditions apply in the following zoning districts: CN, CR, MTC

Conditions and Special Permit apply in the following zoning districts: MDD, MVC

A drinking establishment is a permitted use subject to the following conditions:

1. **Setbacks**: No outdoor patio area for customers is to be within 125 feet of any residential district boundary.

2. **Buffer**: A buffer area having a minimum width of 25 feet must be provided where the use abuts a lot zoned R, RS, RU or RM and in accordance with the provisions of Section 8.1-6.

5.1-9.B Restaurant, Mobile

Conditions apply in the following zoning districts: RU, RM, CN, CR, MDD, WW, MTC, MVC, IM, IG, GR, GC

Any mobile restaurant (aka "food truck") is a permitted use subject to approval of an administrative site plan and the following conditions (the following does NOT apply to mobile restaurants that are permitted under a vendor's license issued by the Police Department.)

RM, RU, MDD, GR, and GC: Allowed as accessory use only for a Temporary Event associated with a permitted use and the following conditions.

CN, CR, MTC, MVC, IM, IG, and WW: Allowed with administrative site plan and the following conditions.

1. **Location**: Any mobile restaurant must be parked on private property and must not be located within required parking or landscaped areas of a site.

2. **Outdoor Patio**: Any outdoor patio for a mobile restaurant is subject to the standards found in Section 5.1-1.E Outdoor Patio, Commercial.

3. **Dimensional Standards**: The mobile restaurant is subject to all the dimensional standards for the underlying zoning district as found in Table 4.2 Lot, Yard and Building Requirements by Zoning District.

4. **Waste and Recycling**: The site plan must include a detailed description of the number and location of all waste and recycling bins or barrels, along with the process for removing waste from the area. Recycling bins or barrels should be located close to trash receptacles and be clearly marked.

5. **Maintenance Standards**: The owner of the premises on which a mobile restaurant is located is ultimately responsible for ensuring that all exterior conditions of the mobile restaurant, including any seating, signs, and other associated components, are in good repair and in safe, attractive condition.

5.1-9.C Restaurant, Drive Through (New eff. 06-05-2026)

Conditions apply in the following zoning districts: MTC, CR

Any drive through restaurant is a special permitted use subject to the following conditions:

1. **Location On-Site:** Drive through facilities, including required stacking lanes, must be located in the rear or side yards only.

2. **Minimum Lot Size:** 10,000 SF

3. **Stacking Spaces:** A minimum of eight (8) stacking spaces entering and one stacking space exiting must be provided for each drive through window or service location, including the vehicle being serviced. Stacking lanes may be double stacked based on anticipated customer traffic. Where an order board and pickup window are involved at such an establishment, a minimum of five (5) stacking spaces should be provided before the order board.

4. **Size:** Stacking lanes must be a minimum of 10 feet wide and each space shown must be 20 feet long.

5. **Circulation:** Stacking lanes should be separate from internal aisles which allow traffic to circulate through the site without entering the drive through facility.

6. **Existing Space:** Exiting stacking space must be separate from other circulation aisles.

7. **Traffic/Pedestrian Circulation:** Stacking lanes should be designed and located to minimize traffic congestion and to promote pedestrian safety using pavement markings, signs, and designated walkways. Restaurants shall provide provisions for the service of pedestrian customers.

5.1-10 RETAIL

5.1-10.A Retail with Outdoor Sales and Storage; and Retail with Outdoor Display

Conditions apply in the following zoning districts: CN, CR, MTC, MVC

Retail with Outdoor Sales and Storage and Retail with Outdoor Display are permitted as an accessory use to a Retail Establishment subject to the following conditions:

For both Retail with Outdoor Sales and Storage and Retail with Outdoor Display

1. **Location**: Must not be located on any required parking area or in the public right-of-way.

2. **Obstructions**: Activity must not obstruct building exits, fire lanes and handicap parking spaces.

3. **Pedestrian Flow**: Activity must not obstruct pedestrian flow through the site or from abutting properties and must provide not less than five contiguous feet of sidewalk clear of obstructions.

4. **Size**: Outdoor sales, display, and storage shall not collectively exceed 25% of the total retail floor area for that use or business.

5. **Hazardous Materials**: Outdoor storage of any hazardous materials is prohibited, except for incidental hazardous materials, as defined in Sec. 6.4-8.A.1 (Water Resource Protection District).

6. **Temporary Sales and Display**: For temporary outdoor sales and display, goods shall be returned to the inside of the structure while the business is not in operation. Seasonal temporary outdoor displays may be left out overnight for no more than a total of 90 days over the course of a calendar year, whether consecutive or nonconsecutive. All sales and display are considered temporary unless said goods are generally too heavy to be returned to the inside of the structure.

For Retail with Outdoor Display

7. **Pedestrian Access**: Pedestrian access to outdoor display areas shall be clearly delineated and separated from any traffic flow or movements on the property either by permanent walls, barriers or vegetation; or removable barriers that can create a safe barrier between pedestrians and vehicles.

For Retail with Outdoor Sales and Storage

8. **Screening**: All outdoor storage areas shall be adequately screened from the front and side property lines with a solid fence or wall that is six (6) feet tall, or eight (8) feet tall if what is stored is greater than six (6) feet in height.
9. **Storage**: Storage shall be either on the side or rear of the building.

5.1-11 SERVICES

5.1-11.A Cemetery

1. **New**: A new cemetery is a permitted use in the RU and all industrial districts subject to a special permit and the following conditions:
   a. There is to be a minimum lot area of 15 acres.
   b. The location of all buildings, structures, and burial plots is to adhere to the yard requirements of the applicable zoning district.
2. **Expansion of Existing**: Expansion of cemeteries (defined as any expansion of the area set aside for burials) existing at the time of the adoption of this regulation into a contiguous area is permitted subject to a special permit and the following conditions:
   a. The location of all buildings, structures, and burial plots is to adhere to the yard requirements of the applicable zoning district.

5.1-11.B Elementary and Secondary School, College and University

Conditions apply in the following zoning districts: RS, R, RU, RM, MDD, MVC

Regularly organized elementary schools, secondary schools (including vocational schools), colleges, and universities are permitted uses subject to the following conditions. For colleges or universities, these conditions only apply to those schools that are located on a campus setting and/or in the RS, R, RU or RM zoning districts, and not to those schools that locate in an existing non-residential building. They also apply to any child care center accessory to an elementary or secondary school, college or university.

1. **Lot Coverage**: Lot coverage must not exceed 15% of the lot area, except for Colleges and Universities which are subject to the standards of the underlying zoning district.

2. **Lighting**: Outdoor lighting shall not spill over beyond the site's property lines and shall be the minimum intensity necessary to adequately and safely light the facility and its parking lot and access drives. The applicant must provide a photometric plan to demonstrate compliance with these regulations.

3. **Circulation**: Bus and other vehicular drop off areas should be separated from one another and designed and located to minimize traffic congestion and to promote pedestrian safety using pavement markings, signs, and designated walkways.

When located in a RS, R, RU or RM district, the following will apply in addition to items 1, 2, and 3 above:

4. **Minimum Lot Area**: There shall be a minimum lot area of five (5) acres or 1,000 SF for each student based on enrollment capacity, whichever is greater. Enrollment capacity is based on the number of seats/desks or other facilities available to students for educational purposes in a classroom situation.

5. **Building Setbacks**: Any building must not be located within 75 feet of any side or rear property line.

6. **Active Outdoor Area Setbacks**: Any playground, field, outdoor classroom or other actively used outdoor space must not be located within 50 feet of any property line.

When located in a MDD or MVC district, the following will apply in addition to items 1, 2, and 3 above:

7. **Building Setbacks**: Any new building must not be located within 30 feet of any side or rear property line. Otherwise, building setbacks must meet the requirements of the underlying zoning district.

8. **Active Outdoor Area Setbacks**: Any playground, field or other actively used outdoor space must not be located within 50 feet of any property line.

5.1-11.C Professional, Arts, and Educational Schools and Studios, Non-Degree

Conditions apply in the following zoning districts: IM

Conditions and Special Permit apply in the following zoning districts: RU

Non-degree granting professional, arts, and educational schools and studios are permitted uses subject to the following conditions:

1. **Drop Off Areas**: Drop off areas should be designed and located to minimize traffic congestion and to promote pedestrian safety using pavement markings, signs, and designated walkways.

When located in the RU district, the following will apply in addition to item 1 above:

2. **Minimum Lot Area**: 60,000 SF.

3. **Building Setbacks**: Any building must not be located within 75 feet of any side or rear property line.

4. **Active Outdoor Area Setbacks**: Any playground, field, outdoor classroom or other actively used outdoor space must not be located within 50 feet of any property line.

5. **Parking**: Located in the side or rear yard.

When located in the IM district, the following will apply in addition to item 1 above:

6. **Circulation**: The applicant must accommodate all pedestrian and vehicular traffic to and on site and must clearly show safe pedestrian access from the parking spaces to the front door of the business served. To the

extent possible, parking stalls dedicated to the public should be located to preclude pedestrian crossing of interior drives. Clearly demarcated and direct pedestrian routes should extend from any public sidewalks to any sidewalks or pedestrian ways that front on-site buildings and along driveways.

5.1-11.D Professional Offices

Conditions apply in the following zoning districts: WW

Conditions and Special Permit apply in the following zoning districts: RU

Professional offices, as defined in these regulations, are permitted uses subject to the following:

When located in an RU district: permitted with a Special Permit and the following conditions:

1. **Minimum Lot Area**: 60,000 SF
2. **Setbacks**: Any building must not be located within 75 feet of any rear or side property line.
3. **Parking**: Must be located in the side or rear yard.
4. **Location**: Such uses may only take vehicular access off public streets defined as collector roads or higher.

When located in the WW district:

5. **Water-Dependent Use**: Professional Office permitted only when accessory to a water-dependent use.

5.1-11.E Self-Service Storage Facilities

Conditions apply in the following zoning districts: CR, IM, IG

Self-service storage facilities are permitted uses subject to the following conditions:

1. **Minimum Lot Area**: The minimum lot area on which a self-service storage facility is located will be two (2) acres.
2. **Loading**: For multi-storied facilities, adequate loading spaces must be provided in the vicinity of elevators and other points of access into the facility.
3. **Interior Drives**: Interior drives in and around buildings must be a minimum of 24 feet in width.
4. **Barrier**: A barrier will be provided around the rear and sides of the developed portion of the site. Said barrier will be located within the property line and may consist of either the solid facades of the storage structures or a fence. If the barrier used is a fence, it must be a minimum of six (6) feet in height and be constructed of opaque materials such as brick, stone, architectural tile, masonry units, wood or similar materials, but expressly prohibiting woven wire. The appearance of the barrier should be in harmony with the existing uses and structures within the vicinity of the site.
5. **Landscaping and Buffers**: All areas outside of the barrier required in condition 4 must be landscaped to provide appropriate visual screening from adjacent properties. Buffer areas required per Section 8.1-6 apply.

6. **Limitation of Activities**: These facilities are limited to dead storage use only, meaning the storage of furniture, files or other unused or seldom used items for an indefinite period, as opposed to items that are more frequently circulated or in use. No business activities, such as those for a contractor, are allowed on the lot. No hazardous materials are permitted to be stored on site.

7. **Outdoor Storage**: No outdoor storage is permitted other than the storage of recreational vehicles. The storage areas must be shown on the approved site plan and additional parking must be calculated based on this outdoor storage area.

5.1-12 TRANSPORTATION, COMMUNICATION & UTILITIES

5.1-12.A Telecommunication Towers and Facilities

Telecommunication Facility:
Conditions apply in the following zoning districts: RS, R, RU, RM, CN, CR, MDD, WW, MTC, MVC, IM, IG

Telecommunication Tower:
Conditions and Special Permit apply in the following zoning districts: RU, RM, CN, CR, IM, IG

Purpose: The purpose of this regulation is to provide guidance to the Connecticut Public Utility Regulatory Authority (PURA) and to regulate the location and number of telecommunication towers and facilities, including antennae; minimizing their adverse visual effect through careful design, siting, and vegetative screening; and to encourage the shared or joint use of such facilities. These regulations are consistent with the Federal Telecommunications Act of 1996 in that they do not discriminate among providers of functionally equivalent services, prohibit or act to prohibit the provision of personal wireless services, or regulate the placement and construction of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with the FCC regulations regarding such emissions.
Telecommunication towers and facilities that are not under the jurisdiction of PURA are regulated herein. PURA typically has jurisdiction over telecommunications towers owned or operated by the state, a public service company, certified telecommunications provider or used in a cellular system. The following conditions may be used as a guide for the Town to review and comment on any telecommunication towers under PURA jurisdiction. Any other telecommunication towers, including antennae, are permitted uses subject to the conditions below and approval of a special permit.

1. **Shared Use**: To discourage the proliferation of telecommunication towers, shared use of tower structures is both permitted and encouraged. Placement of more than one tower on a lot may be permitted if all setbacks, design, and landscape requirements are met for each tower. Applications for new towers shall be accompanied by documentation that no existing or planned tower or other structure can accommodate the applicant's antenna or transmitter. The application shall include documentation regarding the availability of any existing or approved telecommunication towers or other structures within the transmission area that meets the needs of the applicant.

   It is a condition of any special permit issued under this regulation that the permit holder shall exercise good faith in allowing other providers to share space or co-locate on the site, provided that such shared use does not impair the technical level or quality of service. In the event that a dispute arises as to whether the permit holder has exercised good faith in accommodating other users, the Town may require a third-party technical study at the expense of either or both the permit holder and the applicant.

2. **Co-Location**: Applications involving the co-location of antennae on existing telecommunication towers or on other existing structures previously approved for telecommunication location are exempt from the need for a special permit and shall only be subject to site plan approval from the PZC.

3. **Historic Districts and Scenic Roads**: Telecommunication towers are prohibited within existing Town and National Register Historic Districts and along designated scenic roads.

4. **Minimum Lot Area**: The lot on which a new telecommunication tower is constructed shall meet the minimum lot area requirements for the underlying zone.

5. **Height**: The tower and/or antenna shall be erected to the minimum height necessary to satisfy the technical requirements of the telecommunication facility. Documentation of the minimum height needed, prepared by a professional telecommunication systems engineer, must accompany any required application for special permit. Such documentation may include propagation modeling and/or test results.

6. **Setbacks**: All new structures shall meet the setback requirements of the respective zone or be set back from all property lines a distance equal to the height of the structure, whichever is greater. Guy anchors shall meet the setback requirements of the respective zone.

7. **Color**: Towers and antennae shall be a subdued, non-reflective color which shall blend in with its surroundings.

8. **Buffers**: Buffer area must meet the requirement of Section 8.1-6.

9. **Lighting**: Signal lights or illumination shall not be permitted unless required by the Federal Communications Commission or the Federal Aviation Administration.

10. **Signs**: No advertising or signage, other than warning signs, is permitted on any tower.

11. **Cessation of Use**: All unused telecommunication towers shall be removed within 12 months of cessation of use. If an unused tower is not removed within 12 months of cessation of use, the tower and associated facilities may be removed by the Town and the cost of removal assessed against the property. As a condition of site plan approval, the PZC may require a bond to insure removal of abandoned towers where the cost of the removal of the tower may equal or exceed the value of the lot on which it is located.

12. **Signal Interference**: No new or existing telecommunications service shall interfere with public safety telecommunications or with any existing television or radio signal. All applications for facilities under this regulation shall be accompanied by a study which provides a technical evaluation of existing and proposed transmissions and indicates all potential interference problems.

13. **Exemption**: Satellite dishes under 10 feet in diameter are exempt from this regulation when ground mounted or located on an existing building.

14. **RU Zoning District**: New towers may be placed on lots in RU zoning districts which already contain a principal building, provided that all other conditions of this section are met.

5.1-12.B Utility Infrastructure

Conditions apply in the following zoning districts: RS, R, RU, RM, MDD, WW, MTC, MVC

Utility infrastructure is a permitted use subject to the following conditions:

1. **Setbacks and Screening**: As stipulated below based on the size of the structure.
   a. **Small Structures**- between two (2) feet and eight (8) feet in height
      - No setbacks are required
      - Screening or landscaping around the structure is required (Sec. 8.1-6 for Buffers does not apply)
   b. **Medium Structures** – over eight (8) feet in height and 1,500 SF or less. Medium structures for this section also include any free-standing solar panels of any height that are not accessory to a single-unit or two-unit dwelling on the site.
      - Must meet setbacks for underlying zone
      - Screening or landscaping around the structure is required (Sec. 8.1-6 for Buffers does not apply)
      - A curb cut and designated parking area should be provided if no on-site or on-street parking.
   c. **Larger Facilities/Buildings**.
      - Provide a setback of 100 feet to the property line if the facility is in or adjacent to residential districts.
      - All other requirements of zoning, including landscaping and buffers, must be met.
      - Parking must be provided to adequately serve the intended use of the facility or building, as determined by the Zoning Official

5.1-13 VEHICLE & HEAVY EQUIPMENT

5.1-13.A Fuel Dispensing Station

Conditions apply in the following zoning districts: CN, CR, MTC, MVC, IM, IG

A Fuel Dispensing Station ONLY to service boats is allowed in the WW with a Special Permit (not subject to the following Conditions).

1. **Setbacks**: All pumps or other devices for the dispensing of fuel must be located not less than 25 feet from any front lot line and will adhere to the other setbacks for the underlying zoning district.

2. **Canopy**: Fueling areas must be covered with a canopy. The canopy must not drain into the fueling area. All such canopies will be located not less than 15 feet from a front lot line. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy will be 20 feet, the maximum width of the canopy fascia will be 30 inches, and any lighting will be from the underside of the canopy. The canopy fascia must not be illuminated, except for allowed signage.

3. **Containment**: Concrete pads at fuel dispensing stations must have containment grooves that can trap and facilitate the recovery of spilled gasoline or other hazardous materials, and these groves must be covered by the canopy.

4. **Access/Circulation**: The intent of the specific access and circulation standards below is to ensure safe and convenient internal circulation and access to and from the site, while minimizing the negative

visual impact of multiple curb cuts, discontinuous landscape, and excessive pavement.

a. No more than two (2) driveway access points are allowed for each fueling station, regardless of the length or number of street frontages. Within integrated developments, shared access driveways are preferred.
b. The internal circulation system must allow for vehicle stacking without blocking ingress and egress on and off the site.

5.1-13.B Marine/Water Craft, Construction, Maintenance, Repair, Storage (New Eff. 08-15-2021)

Conditions apply in the following zoning districts: IM, IG

The construction, maintenance, repair, or storage of marine/water craft is permitted subject to the following conditions:

1. **Location of Storage**: Any outdoor storage shall meet Section 5.1-1.F for storage as an accessory use or Section 5.1-6.F for storage as a principal use.
2. **Hazardous Materials**: Hazardous materials use must be consistent with Sections 6.4-8 (WRPD Overlay) or Section 8.6 (Town-wide).
3. **Repairs and Maintenance**: Any repair or routine maintenance must be conducted inside a building or under a structure.

5.1-13.C Marine/Water Craft and Equipment Display Sales (Rev. Eff. 08-15-2021)

Conditions apply in the following zoning districts: MVC

The display and sales of marine/water craft and equipment is permitted subject to the following conditions when located in MVC districts:

1. **Location of Display**: All displays must be in the side or rear yard and must not be located in the front yard.
2. **Repairs and Maintenance**: Any minor repair or routine maintenance must be conducted inside the building. Major repairs are not allowed.

5.1-13.D Vehicle Repair and Service, Minor (Rev. Eff. 08-15-2021)

Conditions apply in the following zoning districts: CN, MTC, MVC

Minor vehicle repair and service are permitted subject to the following conditions when located in CN, MVC or MTC districts:

1. **Vehicular Access**: Vehicular access into the building should be positioned so as not to be visible from the public way.
2. **Repair Activities**: Limited repair activities must be conducted within the principal building and not consist of any work defined herein as major vehicle repair and service.
3. **Location**: When located in a shopping center or co-located with a group of commercial structures on the same lot, the use should be located to the side or rear of these commercial buildings.

4. **Storage**: All materials must be stored within the building. Vehicles that are not actively under repair or vehicles that are used as a source for parts must not be stored on the site.

5.1-13.E Vehicle Washing Facility (Rev. Eff. 08-15-2021)

Conditions apply in the following zoning districts: CN, CR, MTC, IM, IG

Automobile washing facilities are permitted subject to the following conditions:

1. **Minimum Lot Size**: For self-service type facilities: 25,000 SF. For automatic facilities: 35,000 SF.

2. **Automobile Access**: Automobile access into the building should be positioned so as not to be visible from the public way.

3. **Water Recycling**: Water should be recycled on site.

4. **Stacking Spaces**: Adequate vehicle stacking space must be provided for all car wash facilities. For self-service facilities: minimum of three (3) vehicles per bay at the entrance and one (1) vehicle per bay at the exit. For automatic washing facilities: minimum of five (5) vehicles per bay at the entrance and two (2) vehicles per bay at the exit, or one (1) vehicle per bay at the exit if the facility includes automatic drying and no additional manual services past the exit.

5. **Water and Sewer**: Public water and sewers must be provided to the facility.

6. **Building Surfaces**: Building surfaces should be faced with impact resistant materials such as brick or other masonry surfaces.

7. **Vacuuming Facilities**: Vacuuming facilities may be outside the building but must not be located within the front yard and must meet setback requirements if adjacent to a residential district

8. **Storage**: All storage must take place indoors, and any work materials such as racks, towels, etc. used outdoors during business hours must be moved indoors during non-business hours.

9. **Waiting Areas**: All non-self-service facilities must have a safe waiting area for patrons, separated from the stacking lanes and work areas.

5.1-14 STANDARDS FOR NON-RESIDENTIAL USES IN THE RU ZONING DISTRICTS *(Rev. Eff. 08-15-2021)*

The standards below apply to any non-residential use permitted in an RU zoning district. Where there are conflicts with any standards for a particular use per Section 5, Use Standards, the stricter applies.

1. **Retail Sales**: Any retail sales are clearly subordinate to the primary use.

2. **Hours of Operation and Deliveries**: With the exception of Town of Groton services and Hospital emergency rooms, no earlier than 7:00 a.m. and no later than 10:00 p.m.

3. **Lighting**: Outdoor lighting at the proposed facility must not spill over beyond the site's property lines and should be the minimum intensity necessary to adequately and safely light the facility and its parking lot and access drives.

4. **Outdoor Storage, Sales, and Display**: Outdoor storage, sales, and display are prohibited except for Town of Groton services, Commercial Nurseries and Greenhouses, and Agricultural uses.

5. **Parking**: Any non-residential use in an RU zoning district will follow the parking requirements of Section 8.2, Off-Street Parking and Loading, Bike Parking. Parking for any special event, class or other such gathering that attracts more than the usual number of customers must be accommodated on site, and must not spill over into the surrounding neighborhood, unless a specific parking plan is approved by the Town through a site plan application process for the event.

6. **Temporary Events**: Any non-residential use in the RU district that hosts a temporary event is limited to six (6) temporary events in any calendar year and must meet the requirements of Section 5.1-3.H.

7. **Environmental Performance Standards**: All non-residential uses, wherever they are located, are also subject to Section 7.4, Environmental Performance Standards.

5.1-15 ADULT - USE CANNABIS USES *(New Eff. 05-15-2023)*

Any permitted Adult-Use Cannabis Use shall require a Special Permit when abutting a lot in a residential zoning district.

5.1-15.A Retail Sale of Cannabis to Consumers for Off-Premises Consumption

The sale of cannabis under the Cannabis Hybrid Retailer or Cannabis Retailer class of permit as defined by Connecticut General Statutes 21a-420 as amended, issued by the State of Connecticut for consumption off the premises, shall be permitted only under the following conditions:

1. **Distance Between Establishments:** No building or premises, or part of any building or premises, shall be permitted for adult-use cannabis use if the lot upon which said building or premises is located is within 1,500 feet from any lot on which another permitted adult-use cannabis use is located. The distance shall be determined as the shortest distance between the lot lines of the proposed premises and the lot lines of the pre-existing permitted premises.

2. **Distance from Protected Uses:** No building or premises, or part of any building or premises, shall be permitted for adult-use cannabis use if the lot upon which said building or premises is located is within 1,500 feet from any lot on which a protected use is located. For purposes of this section, a protected use shall include elementary or secondary school (public, private or parochial), church or other place of worship, hospital, charitable institution, or veterans' home or any camp, barracks or flying field of the armed forces. The distance shall be determined as the shortest distance between the lot lines of the proposed premises and the lot lines of the protected uses. This required distance shall not apply when there is a permanent barrier between the adult-use cannabis use and a protected use that impedes pedestrian connections. Permanent barriers include limited access interstate highways, and active railway tracks.

3. **Security Plan**: A written security plan to prevent and detect diversion, theft or loss of cannabis acceptable to, and approved by, the Town of Groton Chief of Police shall be submitted with the application.

4. Permit Issuance: No Zoning Permit shall be issued to any applicant granted a Permit or Special Permit under this section until a certified copy of a corresponding Cannabis Hybrid Retailer or Cannabis Retailer permit issued by the State of Connecticut to the applicant is filed with the application for the Zoning Permit.

5. **Medical Marijuana Dispensary Facility:** A business establishment solely engaged in the sale of cannabis under Connecticut General Statutes Chapter 420f - Palliative Use of Marijuana (Medical Marijuana Dispensary Facility) shall be considered a general Retail use and regulated as a general Retail use under these regulations and not subject to this section of the regulations.

5.1-15.B Retail Sale of Cannabis Not Directly to Consumers

The sale of cannabis under the Cannabis Cultivator, Cannabis Delivery Service, Cannabis Food and Beverage Manufacturer, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Product Packager, and Cannabis Transporter class of permit as defined by Connecticut General Statutes 21a-420 as amended, issued by the State of Connecticut, which do not involve sales directly to any consumer, shall be permitted only under the following conditions:

Indoors: All cultivation and/or manufacturing activities shall be conducted indoors.

Security Plan: A written security plan to prevent and detect diversion, theft or loss of cannabis acceptable to, and approved by, the Town of Groton Chief of Police shall be submitted with the application.

Permit Issuance: No Zoning Permit or Special Permit shall be issued to any applicant granted a Permit or Special Permit under this section until a certified copy of a corresponding Cannabis Cultivator, Cannabis Delivery Service, Cannabis Food and Beverage Manufacturer, Cannabis Micro-Cultivator, Cannabis Product Manufacturer, Cannabis Transporter permit issued by the State of Connecticut to the applicant is filed with the application for the Zoning Permit.

SECTION 6: SPECIAL DISTRICTS AND DEVELOPMENT OPTIONS

6.1 COASTAL AREA MANAGEMENT (CAM) BOUNDARY

6.1-1 APPLICABILITY

The following requirements apply to all lots within the Town of Groton designated Coastal Area Management (CAM) Boundary, as adopted.

Within the CAM Boundary, Chapter 444, Section 22a-93 of the Connecticut General Statutes will be followed for all definitions not specifically listed in these regulations.

6.1-2 COASTAL SITE PLAN

All activities or development within the CAM Boundary are subject to the requirements of Section 9.5-5, Coastal Site Plan Review and to the requirements of Chapter 444, Sections 22a-90 through 22a-113 of the Connecticut General Statutes, as amended.
In addition to the requirements of Section 9.5-1, shoreline flood and erosion control structures require a referral to the Land and Water Resource Division of CT DEEP.

6.1-3 COASTAL RESOURCE SETBACK (REV. EFF. 07-15-2025)

New development of the following types are not permitted within 50 feet of any of the following Coastal Resource Areas, as defined by Chapter 444, Section 22a-93 of the Connecticut General Statutes and as shown on a map entitled “Coastal Area Management Resource Map”: coastal waters, tidal wetlands, coastal bluffs, escarpments, beaches or dunes:

- New building construction, including minor additions to or modifications of existing buildings
- Accessory buildings or structures, such as garages, utility sheds, in-ground and above ground pools, and tennis or other courts
- Driveways, parking lots, and utility areas

This Section 6.1-3 Coastal Resource Setback does not apply to the Mystic Downtown District (MDD) where Section 3.3-2.B.2.a applies, to water-dependent uses as defined by Chapter 444, Section 22a-93 of the Connecticut General Statutes, or to the Residential Mouse Island (R-MI) zoning district.

6.2 HISTORIC/INSTITUTIONAL REUSE

Special Permit Required

6.2-1 PURPOSE

The purpose of this provision is to provide reuse opportunities for existing buildings that have historic, architectural or aesthetic significance. These structures constitute a significant element in the visual historic character of the community and therefore priority is put on their preservation and restoration.

6.2-2 APPLICABILITY

In order to utilize this provision, facilities need to be located on lots two acres or more in size; have historically provided educational and/or other institutional uses to the community and/or neighborhood; and have been most recently owned by the town and/or other institutional users.

6.2-3 REUSE OPTIONS

Reuse options for these facilities may be in addition to those permitted by the underlying zoning classification only when it is determined by the PZC, through its special permit process, to be necessary to accomplish the objectives and intent of this section. Proposed reuse options include residential, educational, cultural, community, and/or other similar uses deemed appropriate by the PZC. The PZC may employ bulk and density standards that are appropriate to the building and site conditions. Notwithstanding anything to the contrary, the bulk and density standards contained in Table 4.2 of these regulations apply to one-unit, two-unit, and multi-unit dwellings based upon the zoning district in which the facility is located.

6.2-4 EVALUATION CRITERIA

In evaluating the appropriateness of the proposed new use, the PZC, in addition to the special permit criteria, should consider the following items among others: the historic use of the site during its institutional use; the character of the surrounding area; the topography of the area; the bulk of the buildings existing on the site; and the extent of the benefit to the welfare of the community to be derived by preserving the existing aesthetic appearance of the site.

6.3 OPEN SPACE SUBDIVISIONS

6.3-1 PURPOSE

Development under this provision is optional and is intended to promote imaginative, well designed subdivisions which preserve open space, respect the physical qualities of the land, and reduce the overall development and long-term maintenance costs of a subdivision.

The PZC has the authority to approve residential Open Space Subdivisions in the RS, R, and RU districts per the Town's Subdivision Regulations, provided the following conditions are met:

6.3-2 LAND AREA

The minimum land area required for an Open Space Subdivision is 20 acres.

6.3-3 PERMITTED DWELLING UNITS

The possible maximum number of dwelling units permitted in the Open Space Subdivision is determined per Section 4.2-3 Residential Density calculations.

6.3-4 PERMITTED USES

All residential uses permitted in the underlying zoning district are permitted uses in an open space subdivision, where lot area is provided as required below.

6.3-5 MINIMUM LOT AREA

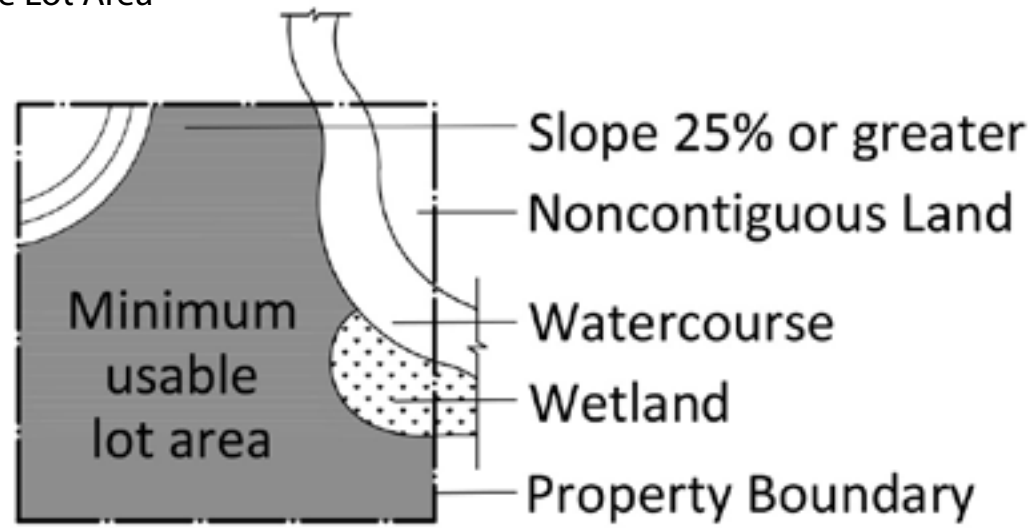
In an Open Space Subdivision, the minimum lot area per dwelling and the minimum useable lot are determined by the following table. In the context of an Open Space Subdivision, minimum usable lot area is defined as the minimum lot area minus any wetlands, watercourses, and steep slopes in excess of 25% as defined by these regulations. The minimum usable lot area must be contiguous.

Table 6.3 – Minimum Lot Area for Open Space Subdivisions

Zoning Districts	Minimum Lot Area (SF) One-Unit	Minimum Lot Area (SF) Two-Unit	Minimum Useable Lot Area (SF) Per Dwelling Unit
RS-20	10,000	Not Permitted	5,000
RS-12	7,500	Not Permitted	4,000
R-7	5,000	Not Permitted	4,000
R-12	7,500	12,000	4,000
RU-80	40,000	60,000	10,000
RU-40	20,000	30,000	10,000
RU-20	10,000	15,000	5,000

No development of land under this section shall take place unless the land is in fact subdivided into lots with each structure having a separate lot described on an approved subdivision plan.

Minimum Useable Lot Area



6.3-6 DIMENSIONAL AND BUILDING REQUIREMENTS

(Rev. Eff. 01-15-2020, Rev. Eff. 08-15-2021)

The following standards will apply to all proposed and future development within an open space subdivision approved by the PZC under this Section or for any lot previously approved as part of an open space subdivision or manufactured home subdivision (Deerfield) and listed on the Town of Groton Open Space Subdivision Map.

6.3-6.A Minimum Required Yard Setback

1. **Minimum Front Yard**: 20 feet. Porches are allowed if in compliance with the underlying zoning district.

2. **Minimum Side Yard**: 10 feet

3. **Minimum Rear Yard**: 25 feet

6.3-6.B Lot Frontage

Lot frontage shall be provided pursuant to Table 4.2 of these regulations.

6.3-6.C Minimum Lot Width

1. R-7, R-12, RS-12: 50 feet

2. RS-20, RU-20:
   a. 25% of lots: 70 feet
   b. Other 75% of lots: 50 feet

3. RU-40, RU-80:
   a. 25% of lots: 80 feet
   b. Other 75% of lots: 50 feet

6.3-6.D Maximum Building Coverage

30%.

6.3-7 OPEN SPACE LANDS

At least 20% of the gross area of the Open Space Subdivision shall be designated as common open space. The plan shall provide for open space lands in a location deemed suitable by the PZC as per the Town of Groton Subdivision Regulations.

6.3-8 UTILITIES

The subdivision must connect to a municipal or public water and sewer system that has the capacity to serve the proposed development.

6.3-9 DESIGN REQUIREMENTS

In addition to the site plan objectives set forth in Section 9.5, an Open Space Subdivision shall comply with the following specific design requirements:

6.3-9.A Architectural Variety

Within the subdivision, a variety of architectural styles must be constructed.

6.3-9.B Foundation Plantings

A minimum of six (6) foundation plantings must be provided on each lot.

6.3-9.C Shade Trees

Shade trees, in accordance with the specifications of Section 8.1, must be provided along all streets. Removal of existing trees on a lot should be minimized. A minimum of one (1) shade tree is required to be planted along a side or rear property line if all trees are removed along the corresponding side or rear property line.

6.3-9.D Driveways

Driveways must be paved or covered with a surface of crushed stone or equal material compacted to a depth of 4 inches and must meet the driveway standards of Section 8.2-12.

6.3-9.E Garages

Garages should be set behind the front façade of the dwelling unit.

6.3-9.F Drainage Plans

Drainage plans must address proper drainage between lots (cross-lot drainage). The need for private drainage easements should be minimized.

6.3-9.G Grading Plans

Grading plans should minimize elevation changes between lots and the need for retaining walls.

6.3-9.H Design for Visitability

In any Open Space Subdivision, dwelling units are encouraged to be developed to incorporate the three "visitable" features defined in Section 29-269 of the Connecticut General Statutes:

1. Interior doorways that provide a minimum 32-inch-wide unobstructed opening;

2. An accessible means of egress, as defined in Appendix A to 28 C.F.R. Part 36, including a ramp complying with the International Residential Code portion of the State Building Code intending to allow access by a wheelchair; and

3. A full or half bathroom on the first floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended, 42 USC 12101.

6.3-10 COMMON AREA MAINTENANCE

Open Space Subdivisions are required to implement a mechanism that ensures the continued care and maintenance of open space lands, per the Town of Groton's Subdivision Regulations.

6.3-11 OPEN SPACE SUBDIVISION MAP *(Rev. Eff. 08-15-2021)*

Approval of an Open Space Subdivision will be referenced on the Town of Groton's Open Space Subdivision Map. All approved Open Space Subdivisions will be identified and marked on the map for the purpose of knowing in the future which development standards, including dimensional and building standards, apply.

6.4 WATER RESOURCE PROTECTION DISTRICT

6.4-1 STATEMENT OF INTENT

Creation of this district is essential to protect drinking water supply sources in the Town and is supported by Connecticut General Statutes 8-2 and 8-23(d). As ground waters and surface waters have been shown to be easily, and in many cases, irrevocably contaminated by many common land uses, it is imperative that all reasonable controls over land use, waste disposal, and material storage be exercised within this district. This district is designed to protect existing and future water supply resources including extensive stratified drift aquifers, surface water reservoirs, and areas of future water supply.-

If there is a conflict between this Section 6.4 and any other Section of the Zoning Regulations, Section 6.4 takes precedence for land within the Water Resource Protection District (WRPD).-

6.4-2 ESTABLISHMENT OF DISTRICT

The Water Resource Protection District (WRPD) is established as an overlay district. The boundaries of this district are those shown on the map entitled Town of Groton Zoning on file with the Town Clerk and the Office of Planning and Development Services. The district includes all land over and upgradient of the current and future water supply resources as defined by the watershed drainage boundaries.

6.4-3 DIVIDED LOTS AND DETERMINATION OF APPLICABILITY

6.4-3.A Applicability

If the boundary line of the WRPD divides a lot or parcel, the requirements established by this regulation apply only to the portion of the lot or parcel located within the WRPD.

6.4-3.B Separation

Where a lot is divided by the WRPD boundary line, applicants must demonstrate, through the use of site plans, that development activity outside of the boundary will not be connected to land within the boundary in such a way that could lead to the contamination of groundwater, wetlands, or watercourses within the WRPD.

6.4-3.C Determination of Applicability

If an applicant questions the accuracy of the WRPD boundary as shown on the Zoning Map, the applicant may request an interpretation of the map from the Zoning Official per section 3.8 or may apply to amend the zoning map per section 9.3 of these regulations.

6.4-3.D Application

Where an applicant files for a zoning map change to move the WRPD boundary, the burden of proof is on the applicant to demonstrate an error or omission on the zoning map. An application shall be submitted in accordance with the process for Zoning Amendments in Section 9.3 and must include a plan signed by a

professional engineer or State of Connecticut registered Land Surveyor. The plan(s) will be used to accurately determine the boundaries of the district with respect to individual parcels of land and must include the following information.

1. **General Plan Information**:
   a. Name and address of the applicant and current owner as listed on the Town's tax rolls.
   b. Date, north arrow, and numerical and graphical scale on each map.
   c. The property address and/or parcel identification number.
   d. Location Map.

2. **Vicinity Map**: Applications must include an accurate scale vicinity map showing the subject property and all property and streets within 1,000 feet of any part of the subject property, and the following information:
   a. All lots and lot lines.
   b. All zoning district boundaries including the WRPD.
   c. All existing streets and roads with associated names.

3. **Proposed WRPD Boundary Plan**: Plan(s) must be prepared at the extent and scale required to demonstrate the justification for a determination of applicability and must include the following information within 200 feet from the boundary of the subject property:
   a. Existing and proposed WRPD boundary lines.
   b. Topography field survey information shown with a minimum of two-foot contours and with details necessary to support requested modification.
   c. Arrows indicating the direction of overland flow that demonstrate the need to adjust the applicability of the WRPD on the subject site.
   d. All existing drainage structures and direction of stormwater flow.

6.4-4 USE REGULATIONS WRPD *(Rev. Eff. 08-15-2021)*

6.4-4.A Allowed Uses

Allowable uses within the WRPD are all those listed as allowed in the underlying zone in the Table of Permitted Uses per Section 4.1 of these regulations that do NOT have any WRPD prohibitions or specific conditions associated with the use.

All development, re-development, or expansion of allowable uses within the WRPD is required to meet the General Performance Standards for:

- Erosion and Sediment Control (6.4-5)
- Stormwater Management (6.4-6)
- Site Design (6.4-7)
- Hazardous Materials (6.4-8)

6.4-4.B Exempt Uses and Activities

The following uses and activities are specifically exempt from the General Performance Standards related to the WRPD overlay district, contained in sections 6.4-5 through 6.4-8.

1. **Pollution Treatment Facilities**: Pollution treatment facilities exclusively designed for the temporary treatment of contaminated ground water, wetlands, or watercourses.

2. **Water Control Devices**: Normal operation and maintenance by water companies (as defined by CGS 16-1) of existing watercourses and dams, and other water control, supply and conservation devices related to reservoirs and public drinking water supply.

3. **Drinking Water Supply Facilities**: Construction, maintenance, repair, and enlargement of ancillary drinking water supply related facilities such as, but not limited to, wells, pipelines, aqueducts, and tunnels. This exemption does not include new or expanded buildings, parking lots, or facility site construction activities.

4. **One- and Two-Unit Dwellings**: The construction of one-unit or two-unit dwellings, either within a subdivision or on lots not subject to subdivision review but not including such dwellings within an Open Space Common Interest Community approved under Section 6.6.

6.4-4.C Prohibited Uses and Activities

1. **Categorical Prohibited Activities**: The following activities are ***prohibited*** in the WRPD across any and all use categories, including exempt uses and activities listed in Section 6.4-4.B:
   a. The establishment of any industrial, commercial, or other enterprise in which the manufacture, use, storage, transport, process or disposal of hazardous material is a principal activity.
   b. Discharge to the ground, watercourse, or wetlands of non-sanitary or significantly heated wastewater including industrial and commercial process wastewater, unless specifically exempt for temporary treatment of contaminated ground water, wetlands or watercourses.
   c. Establishment of septic processing and other waste treatment lagoons.
   d. The application of sodium chloride for the removal of snow or ice on roads, parking areas, sidewalks, or any other surface is prohibited with the WRPD.
   e. Outdoor stockpiling of sodium chloride, calcium chloride, chemically treated abrasives, or other chemicals used for the removal of snow or ice on roads is prohibited. Such storage is only allowed by a public agency in a secure, watertight structure with an impervious floor.
   f. Stockpiling or disposal of snow or ice containing sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for the removal of snow or ice on roads which has been removed from highways and streets located outside of the WRPD.

2. **Prohibited Uses**: Uses specifically prohibited in the WRPD are listed in Table 6.4.

6.4-4.D Conditional Uses

Table 6.4 lists uses that are allowed in the WRPD if certain conditions are met and that use is also allowed in the underlying zoning district. These conditions may require that the use be connected to a municipal sewer line or that specific conditions as listed in Section 6.4-9 for each use can be met. All development, re-development, or expansion of conditional uses within the WRPD is also required to meet the General Performance Standards for:

- Erosion and Sediment Control (6.4-5)
- Stormwater Management (6.4-6)
- Site Design (6.4-7)
- Hazardous Materials (6.4-8)

Table 6.4: WRPD Prohibited Uses and Uses with Specific Conditions

Key: S = Use Allowed if connected to a municipal sewer line
C = Use Allowed with Specific Conditions (See Section 6.4-9 for Conditions)
X = Use Prohibited
A = Permitted as an Accessory for an Allowed Use (Conditions Still Apply)

USE	ALLOWANCE & LOCATION OF CONDITIONS		CONCERNS
AGRICULTURAL, ANIMAL AND FOOD			
Agriculture, Commercial	C	6.4-9.A.1	Pesticides, animal waste, fuel storage, hazards associated with heavy equipment, and nutrients (nitrogen and phosphorous).
Kennel, Commercial	C	6.4-9.A.2	Animal waste
Nurseries and Greenhouses, Commercial	C	6.4-9.A.3	Pesticides, fuel storage and related hazards associated with heavy equipment, and nutrients (nitrogen and phosphorous).
Pet Grooming Establishment	S	6.4-9.A.4	Hazardous chemicals, ancillary animal waste.
Riding or Boarding Stable	C	6.4-9.A.5	Animal waste
Veterinary Services	C S	6.4-9.A.6	Animal waste, medical waste, hazardous chemicals.
HEALTH FACILITIES			
Hospital/Emergency Treatment Center	S		Hazardous chemicals, bodily fluids, medical waste.
Medical/Health Care Professional Office/Clinic	S		Hazardous chemicals, bodily fluids, medical waste.

USE	ALLOWANCE & LOCATION OF CONDITIONS		CONCERNS
INDUSTRIAL			
Alcoholic Beverage Production	S		
Heavy Industrial	X		Storage, use & production of chemicals, equip cleaning and maintenance, hazardous waste generation, machine shops. Organics/inorganics, heavy metals, solvents, acids/alkalis, dyes, paint & thinner wastes, waste oils, phenols, PCBs, cyanides, hydrocarbons
Light Industrial (*except for the specific activities below, which have further restrictions*)	C S	6.4-9.B.1	Storage and use of ink chemicals, equipment cleaning, engraving Chlorinated solvents, phenols, hydrocarbon compounds.
▪ **Furniture Strippers**	X		General use of cleaning solvents, hazardous materials. Chlorinated solvents.
▪ **Screen Printing**	C	6.4-9.B.1	Ink waste, parts cleaning, screen disposal, chemicals and solvents.
Outdoor Storage Yard	C A	6.4-9.B.2	Spills, leaks, possible leachate, and runoff during rainstorms, from storage of anything hazardous.
Warehouse and Distribution	C	6.4-9.B.3	Spills, leaks, possible leachate from storage of anything hazardous.
RETAIL			
Retail Establishments			
▪ **Retail use with any outdoor storage or display of hazardous materials as defined in 40 CFR 302.4 and herein. (Indoor storage of hazardous materials will follow the standards for Section 6.12-9.)** ▪ **Retail Garden Supply Stores**	X C	6.4-9.B.2	Large amounts of materials and products handled, stored and distributed that might contaminate groundwater as a result of accidents, poor management practices, flooding or fires. Solvents, organic and inorganic chemicals, and hydrocarbon contamination threats.

USE	ALLOWANCE & LOCATION OF CONDITIONS		CONCERNS
SERVICES			
Cemetery (new)	X		Embalming fluids, varnishes, sealers and preservatives for wood coffins, mercury from medical implants in the deceased.
Beauty & Barber Services and Day Spas	S		Various chemicals, including solvents, formaldehyde, biocides, and acrylates. Dyes, bleaching agents, polish, etc.
Funeral and Crematory Services (with onsite embalming)	X		Embalming fluids, bodily fluids, medical waste
Laundry, Commercial	S		Cleaning agents and solvents.
Pest Control Services	X		Storage & mixing of pesticides, chemicals, equipment cleaning, equipment fueling and maintenance.
Other Services			
▪ **Any other service with outdoor storage or display of hazardous materials as defined in 40 CFR 302.4 and herein.** **(Indoor storage of hazardous materials will follow the standards for Section 6.12-9.)**	X		Materials and products handled and stored that might contaminate groundwater due to accidents, poor management practices, flooding or fires. Solvents, organic/inorganic chemicals & hydrocarbon threats.
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES			
Airport	X		Fuel storage, leaks and drips of various solvents, brake and transmission fluids.

USE	ALLOWANCE & LOCATION OF CONDITIONS		CONCERNS
Transit Stations and Hubs	C	6.4-9.C.1	Fuel storage, leaks and drips of various solvents, brake and transmission fluids.
Utility Infrastructure			
▪ **Power Plants (exclusive of solar, fuel cells, and wind)**	X		Risks associated with fuel storage /use, large quantities of waste generation, machine shops, equipment maintenance.
▪ **Sewer Treatment Plants**	X		Human waste, treatment chemicals, storm water runoff.
VEHICLE & HEAVY EQUIPMENT			
Bus & Limousine Garage and Maintenance	X		Fuel storage, use/storage of oils, paints, thinners, solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene
Construction, Farm & Heavy Equipment Rentals	X		Fuel storage, use/storage of oils, paints, thinners, solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene
Construction, Farm & Heavy Equipment Sales	C S	6.4-9.D.1	Fuel storage, use/storage of oils, paints, thinners, solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene

USE	ALLOWANCE & LOCATION OF CONDITIONS		CONCERNS
Contractor Vehicle Parking and Construction Equipment Storage (does not include Contractor Vehicle Parking and Construction Equipment Storage, Residential)	X		Fuel storage, use/storage of oils, paints, thinners, solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene
Fuel Dealer	C	6.4-9.D.2	Leaks, drips, ruptures of tanks, pipelines or joints. Hydrocarbons, benzenes and other contaminants. Liquid fuel hazardous material.
Fuel Dispensing Station *(Deleted 8-15-2021)*	X		Leaks, drips, ruptures of tanks, pipelines or joints. Hydrocarbons, benzenes and other contaminants. Liquid fuel hazardous material.
Marine/Water Craft & Equipment Display and Sales and Marine/Water Craft Construction, Maintenance, Repair, and Storage	C S	6.4-9.D.4	Fuel storage, use & storage of oils, paints, thinners, various solvents, hydraulic and transmission fluids. Hydrocarbons, solvents, benzene
Vehicle Dealers (New)	C S	6.4-9.D.5	Fuel storage, leaks and drips of various solvents, brake and transmission fluids.
Vehicle Dealers (Used)	X		Fuel storage, leaks and drips of various solvents, brake and transmission fluids.
Vehicle Repair & Service, Major	X		Fuel storage, use & storage of oils, paints, thinners, various solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene
Vehicle Repair & Service, Minor	C S	6.4-9.D.6	Fuel storage, use & storage of oils, paints, thinners, various solvents, brake and transmission fluids. Hydrocarbons, solvents, benzene
Vehicle Washing Facility	C	6.4-9.D.7	Wastewater discharge, acid-based wheel cleaner, other cleansers and solvents.

6.4-5 EROSION AND SEDIMENT CONTROL PERFORMANCE STANDARDS

All uses and activities within the WRPD must comply with the following performance standards unless specifically exempt under Section 6.4-4.B.

6.4-5.A Large Scale Disturbances

The requirements of Section 7.1 Erosion and Sediment (E&S) Control Plan apply to any proposed construction activity that will disturb more than 2,000 square feet of a site.

6.4-5.B Small Scale Disturbances

If an applicant proposes to disturb 2,000 square feet of land or less, the applicant must specify the manner in which E&S controls will be used during construction through Site Plan Review. The Town will approve these measures where site plans show E&S control measures located appropriately and where the selection of best management practices is consistent with the Measure Selection Matrix provided in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control (as amended). (See Appendix A.1)

6.4-6 STORMWATER MANAGEMENT

All uses and activities within the WRPD must comply with the following performance standards unless specifically exempt under Section 6.4-4.B.

6.4-6.A Stormwater Management Objectives

The Town of Groton herein requires stormwater management practices for the WRPD specifically designed and maintained to achieve the following objectives:

1. **Best Management Practices**: To achieve the pre-construction hydrologic conditions on-site through the use of stormwater Best Management Practices (BMPs) to the maximum extent practicable.

2. **Watercourses and Wetlands**: To minimize impacts to the quality of watercourses and wetlands within the WRPD.

3. **Ground Water**: To minimize impacts to the quality of ground water within the WRPD.

6.4-6.B New Development and Redevelopment/Expansion

1. **New Development**: All new development must conform in its entirety with the standards and requirements provided in Subsections 6.4-6.C, 6.4-6.D and 6.4-6.E, below. If 75% or more of a previously developed area of a site is disturbed, the site will be considered “new development” for compliance with this Section 6.4-6.

2. **Redevelopment or Expansion**: The redevelopment or expansion of an existing site must comply with the standards below.
   a. **New Impervious Cover**: All new impervious cover on the site must meet the standards and requirements for new development in Subsections 6.4-6.C, 6.4-6.D and 6.4-6.E.

b. **Existing Impervious Cover**: If the redevelopment or expansion of the site results in more than a 20% increase in impervious cover the existing impervious surface:
   - Must comply with all standards and requirements in Subsection 6.4-7.C. 2,3&4.
   - Should also comply with Subsection 6.4-7.D to the extent practicable and the applicant should demonstrate how the water quality treatment of the existing impervious cover may be increased.

6.4-6.C Runoff Discharge

1. **Peak Rate of Runoff**: Stormwater management systems must be designed to ensure there is no net increase in the peak rate of runoff over pre-developed conditions for the 1, 2, 5, 10, and 25-year storms.

2. **Underground Drywells/Leaching Trenches**: The use of underground drywells or leaching trenches for stormwater from all areas is prohibited except from rooftops in conformance with Section 6.4-7.D.

3. **Stormwater Discharges from Rooftops**: Stormwater discharges from rooftops must not be directed to impervious surfaces. The stormwater must discharge to the ground or to other stormwater facilities in compliance with section 6.4-7.D.

4. **Site Plans**: Site Plans must identify the wetlands, watercourses, and sensitive WRPD surface waters that directly receive stormwater runoff from the site predevelopment. All stormwater must be directed to the same wetland or watercourse system that received the stormwater in predevelopment conditions to the greatest extent practicable. The intent is to ensure development does not redirect water to different wetlands and watercourses, and that the wetlands and watercourses reliant on recharge from the site remain healthy. Applicants shall bear the burden of proof that site design and stormwater management practices maintain the hydrologic budget and discharge rates to wetlands and watercourses to the maximum extent practicable. Applicants shall not be allowed to redirect any discharge of stormwater from the WRPD to areas outside of the WRPD.

5. **Termination of Stormwater Discharges**: Stormwater discharges must terminate at least 100' from all sensitive WRPD surface waters and their directly adjacent wetlands in the watershed, unless a modification is approved by the PZC due to the geometry of the lot, topographic conditions, or other physical constraints and where the applicant can clearly demonstrate that this reduction complies with other stormwater management standards and is consistent with the stormwater management objectives of the WRPD.

6.4-6.D Water Quality Treatment

1. **Best Management Practices**: Stormwater discharges to wetlands or watercourses must be treated first by a sequence of Best Management Practices (BMPs) and/or Best Available Technologies (BATs) designed to remove 85% of total suspended solids, 30% of phosphorous and 30% of nitrogen from runoff generated from the first inch of rainfall. Pollutant removal efficiencies will be determined using Appendix A.2 of the Zoning Regulations and compliance information must be submitted with the application. Where proprietary structural BMPs are proposed, performance data for those BMPs must be submitted as part of an application and must be approved by the Town.

2. **Separators**: Grease, oil, and other floating liquid/solid separators must be incorporated into the stormwater management system for all impervious parking lots and for any other areas of the site that have a piped stormwater system and the potential for such pollution.

3. **Drainage Design**: Unless otherwise specified in Section 6.4-9 (Conditions for Specific Uses), the drainage design must maximize overland flow of stormwater prior to discharge to wetlands or watercourses. This may be accomplished by the elimination of curbing, provision of leak-offs, the use of grassed swales and/or use of other best management practices to promote stormwater renovation, reduce point discharges, and reduce the discharge of heavy metals and nutrients. Vegetated stormwater best management practices (consistent with the guidance provided in the 2004 Connecticut Stormwater Quality Manual, as amended) shall be integrated into the treatment sequence to the maximum extent practicable.

4. **Sodium Chloride**: The application of sodium chloride for the removal of snow or ice on roads, parking areas, sidewalks, or any other surface is prohibited within the WRPD and should be noted on all plans.

6.4-6.E Selection of BMPs

Stormwater management facilities must be selected to meet the Stormwater Management Objectives listed in Subsection 6.4-6.A above, and to achieve compliance with Subsections 6.4-6.B through 6.4-6.D. The selection and design of stormwater management practices must be consistent with the guidance provided in the 2004 Connecticut Stormwater Quality Manual, as amended, particularly including all criteria for water supply aquifers. The project narrative must explain how and why the BMPs were selected and evaluate consistency with the following sections of the 2004 Connecticut Stormwater Quality Manual (Appendix A.3):

1. **Stormwater Management Effectiveness** (Table 8-1, Pg 8-3)

2. **Land Use Selection** (Table 8-2, Pg 8-4)

3. **Physical Feasibility** (Table 8-3, Pg 8-7)

4. **Downstream Resource** (Table 8-4, Pgs 8-8 & 8-9)

6.4-7 SITE DESIGN

All lots within the WRPD are subject to the following site design standards unless the use is specifically exempt under Section 6.4-4.B. Specifically, for this subsection, in the instances where the underlying zone requirements are different, the more stringent will apply.

6.4-7.A Impervious/Pervious Surface

1. **Maximum Coverage**: Total impervious surface area must not exceed 70% of total lot area.

2. **Pervious Surfaces**: Pervious pavement, porous asphalt, gravel surfaces or other similar practices must not be used except for the following circumstances.
   a. Areas used exclusively for pedestrian traffic or activities, or for non-motorized vehicles.
   b. Town-owned parks, recreation, and school sport facilities.
   c. Parking lots with ten or fewer parking spaces.

6.4-7.B Vegetated Area

1. **New Development**: On newly developed sites, a minimum of 20% of total lot area must be retained in its natural state with no more than minor removal of existing trees and vegetation in accordance with the criteria below.

a. **Disturbance of Vegetated Area**: Areas within this 20% minimum that should not be disturbed include 100-year flood plains, slopes in excess of 25 percent, and non-disturbance areas for sensitive WRPD surface waters and their directly adjacent wetlands. An applicant may propose minor disturbance or removal of existing vegetation in the area retained in its natural state where damaged or dead vegetation is present in significant quantity, where the removal/management of invasive or otherwise harmful plant species is proposed, or where limited disturbance, clearing, pruning, or similar activities will improve the health and condition of vegetation left in place. A revegetation plan that specifies native plants, to the extent practicable, and non-invasive plants is required where any removal of vegetation is proposed.

b. **Landscape and Buffer Requirements**: All lots must comply with the landscaping, screening, and buffer standards of Section 8.1. Areas used for the buffering required by Section 8.1-6 may count toward the 20% vegetated minimum required within the WRPD so long as they are left in their natural state, as described above, and meet Section 8.1-6.C. Areas used to meet the requirements of Sections 8.1-3 through 8.1-4 for front yards and Section 8.1-5 for parking areas, including all lawns, manicured plantings, new trees, planter boxes, and other such landscaping, may not count toward the 20% vegetated minimum.

c. **Restoration**: On those sites where previous land disturbance has occurred, this 20% minimum may include restored land that is re-vegetated with non-invasive plant species appropriate for the site and soil conditions in keeping with the intent of this regulation.

2. Existing Development:

a. Sites with existing development where at least 20% of the area is in a natural state or suitable for restoration must comply with the requirements for vegetated area for new development in Section 6-4.7.B.1.

b. Sites with existing development where currently less than 20 % of the area is in a natural state or suitable for restoration must comply with the following:

- There must be no decrease in the amount of landscaped or naturally vegetated area currently on the site.
- A restoration and landscape plan must be submitted that addresses removal of invasive species and re-vegetation with native species, to the extent practicable, and enhancement of all existing landscaped areas and natural areas with additional plantings and with best management and technology practices that use site stormwater for enrichment of these areas.

6.4-7.C Non-Disturbance Area

A minimum 100-foot non-disturbance area must be maintained between sensitive WRPD surface waters and their directly adjacent wetlands and the developed land area. This non-disturbance area shall be measured from the edge of the sensitive WRPD surface water or from the edge of its directly adjacent wetland, whichever provides a greater area of non-disturbance.

1. **Modification or Reduction**: A modification or reduction of this 100-foot non-disturbance area may be requested by the applicant in either of the following circumstances:

a. Where the placement of the 100-ft non-disturbance area on a lot would cause the developable portion of the lot to be reduced to 75% or less of the lot area, the non-disturbance area may be reduced to 50-feet in width. (For this section, the developable portion of the lot is measured by subtracting the sensitive WRPD surface water, the associated wetlands, and the non-disturbance area from the lot area).

b. Where significant topographic, vegetative, or other natural resource irregularity exists along the sensitive WRPD surface water and directly adjacent wetland boundary, the non-disturbance area may be modified or reduced by the PZC to less than the 100-ft in width or the modified 50-ft width as described in 6.4-7.C.1.a.

The applicant must identify and justify specific site design measures that will minimize the impact of a modified or reduced non-disturbance area. The PZC must find that the proposed modified design measures will provide substantially the same protection of the WRPD resources as would have been provided by the required non-disturbance area.

Possible modified site design measures may include, but are not limited to the following:

- Direct site drainage away from these areas through the use of grading, berms, under drains, swales or other conveyance structures, as long as compliance with Section 6.4-6.C.4 is maintained,
- Increase non-disturbance areas in other sections along the sensitive WRPD surface water and directly adjacent wetland boundary where such an increase is likely to better protect the water resource, or
- Enhance the proposed non-disturbance area with native and non-invasive plantings that can be demonstrated to better capture and filter runoff.
-

2. **Septic System**: All components of on-site septic systems, including septic reserve areas, must be located 100 feet from the edge of any sensitive WRPD surface waters and their directly adjacent wetlands.

3. **Pre-Existing Access Ways or Development**:
   a. **Access Ways**: The required non-disturbance area may be encroached upon where pre-existing access ways will remain in use and/or require maintenance and/or improvements to meet or maintain the minimum road safety standards for the type of road (private, local, state or federal).
   b. **Development**: Pre-existing lawful development is allowed to remain and be maintained in the required non-disturbance area. Enlargement of the development is not allowed with the exception that a stormwater management system, to treat existing impervious surface in this non-disturbance area, shall be allowed if no other treatment alternative is practical outside of this non-disturbance area.

4. **Inland Wetlands and Watercourses**: Nothing in this Section diminishes an applicant's separate responsibility for addressing CGS Sections 22a-36 to 22a-45 for inland wetlands and watercourses, and the Town's Inland Wetlands Regulations.

6.4-7.D Equipment

Equipment for heating, ventilation, air conditioning (HVAC) or other similar functions must provide containment for any liquid or solid hazardous materials associated with this equipment

6.4-7.E Solid Waste Storage, Non-Hazardous

Accessory storage of solid waste (including but not limited to dumpsters), must be done according to the following standards:

1. **Design of Storage Containers**: Solid waste storage must occur within a building, structure, or a container with an impermeable cover and designed to prevent the generation of contaminated runoff or leachate. All dumpsters must be leak-tight with tight fitting lids and doors. Kitchen and restaurant wastes (e.g. fats, oils, and grease) must be disposed of in special recycling containers that prevent contents from coming into contact with stormwater runoff.

2. **Design of Environment around Storage Containers**: Containers must be on an impervious surface such as a concrete pad and located away from the stormwater system catch basins. A locked fence around the dumpster is also recommended, when practical. Rainwater surface runoff near the dumpster must not flow toward any stormwater system catch basins.
3. **Maintenance of Storage Containers**: Dumpsters or other waste receptacles must not be washed or hosed out, unless a diversion drain is installed to divert dumpster wash water into a sanitary sewer. Lids, doors, and drain plugs must be kept closed and locked to prevent access by rainwater, animals, and unauthorized users as well as discharge from the container.

6.4-8 HAZARDOUS MATERIALS

6.4-8.A Hazardous Materials – Incidental

1. **Materials**: The following use of hazardous materials is considered incidental in the WRPD:
   a. **Cleaning Agents**: household hazardous materials in prepackaged original containers used for cleaning and maintenance of the site and not used in any processing or manufacturing or for any other uses on the site.
   b. **Retail Sales**: household hazardous materials that are for retail sale and are kept in prepackaged original containers of a typical size for household use.

2. **Requirements**: The incidental use of hazardous materials in the WRPD must meet the following requirements:
   a. Hazardous Materials must be sold and/or stored within an enclosed building on an impermeable surface.
   b. The area where hazardous materials are sold and/or stored must meet the requirements of Section 6.4-8.B.4 for floor drains.
   c. A spill containment kit(s), sign(s), and information for spill response procedures must be provided within the retail areas and storage areas where hazardous materials are located. Information for typical spill containment kits, signs, and spill response procedures may be found in Appendix A.4.
   d. A Large-Scale Retail use must also meet the requirements of Section 6.4-8.B.6 for Loading/Transfer Areas.

6.4-8.B Hazardous Materials – Non-Incidental

Any other use, storage, or production of Hazardous Materials in the WRPD is considered non-incidental and must comply with the following standards:

1. **Enclosed Building**: Hazardous materials must be used and stored within an enclosed building. (Exception: See Outdoor Storage Yards for Nurseries, Greenhouses and Garden Supply Stores in Section 6.4-9.B.2)

2. **Floor Surface**: The floor where hazardous materials and/or waste are used or stored must be impermeable and constructed or treated to protect the surface of the floor from deterioration due to spillage of any such material.

3. **Containment**: Hazardous materials must be stored within an impermeable containment area which is capable of containing at least 110 % of the volume of the largest container of hazardous material present in such an area or 10% of the total volume of all such containers in such area, whichever is larger, without overflow of released hazardous material from the containment area. Containment

measures may include dikes, sumps, doorway lips, or similar structures to inhibit the ability of spilled material to pass through the opening.

4. **Floor Drains**: Floor drains are not allowed in areas where hazardous materials are sold, used, or stored unless the site design shows specific compliance with the following:
   a. Floor drains must connect to the sanitary sewer system or to an on-site holding tank or tanks when the discharge contains petroleum-based oil, grease or other harmful or hazardous substances. Such tanks must have a 1,000 gallon minimum capacity and be installed in accordance with RCSA §22a-449(d)-1.
   b. Interceptors and separators must be provided when floor drains connect to the sanitary sewer system.
   c. Floor drains must not be connected to a storm sewer, a storm drainage system or a storm building drain.
   d. Floor drains must have trap seals.
   e. Floor drains that only accept animal fecal waste and first discharge into a settling tank prior to release into a septic system may be allowed.
   f. Floor drains allowed by CT DEEP (in accordance with the "Non-Stormwater Discharges" section of a General Permit for the Discharge of Stormwater Associated with Industrial Activity) shall be allowed.

5. **Discharge**: Discharge of production wastewater or any wastewater that may contain hazardous materials must meet the following requirements:
   a. All wastewater generated by the use is lawfully disposed through a municipal sewer system.
   b. If there is no sewer system the following must be met:
      - A zero discharge/closed loop system must be employed where possible and where required by Section 6.4-9.B.1.b related to Screen Printing.
      - Where such a system is not possible, liquid hazardous materials or waste must be collected in tight tanks and removed periodically by a licensed professional. The tanks must be above ground and comply with design and containment standards of this section.

6. **Loading/Transfer Areas**: Any area that may be used for transfer of hazardous materials must be designed to prevent contaminated storm water runoff and ground water intrusion. Such loading docks (excluding those that allow a vehicle to enter the building) must be protected with a permanent roof or other structure that protects the loading dock from direct rainfall.

   Depressed loading docks or other sub-grade facilities must be designed to ensure that hazardous materials are properly collected and disposed of, using appropriate technology such as oil-water separators, subsurface tight tanks, or equivalent. Such tanks must have a 1,000-gallon minimum capacity and be installed in accordance with RCSA §22a-449(d)-1.

7. **Security**: Hazardous materials must be stored in an area that is secured against unauthorized entry by the public.

8. **Fire Protection**: Where a use containing hazardous materials of greater than an incidental amount (as described in Section 6.4-8.A.1) poses a significant threat to water quality in the event of total loss of the structure due to fire, fire protection measures are required including, but not limited to, public water supply, installation of sprinklers, or chemical extinguishers.

9. **Materials Management Plan**: All facilities must submit to the Town and maintain a Materials Management Plan that clearly describes the location and methods for the use, storage, recycling and

disposal of any hazardous materials on the site. Where any hazardous materials are hauled off-site by a contractor, the facility shall maintain the name and contact information for that contractor. Examples of issues to address in a materials management plan may be found in Appendix A.5.

10. **Spill Preventions and Response Plan**: All facilities must submit to the Town and maintain a Spill Prevention and Response Plan detailing the measures taken to avoid the unintentional spilling of any hazardous materials and, in the event a spill does occur, the measures that will be taken to adequately respond. Examples of issues to address in spill prevention and response plans may be found in Appendix A.5.

    A spill containment kit(s) and signs for spill notification must be provided within areas where hazardous materials are used and stored (Appendix A.4).

11. **Sewer Lines**: Where potential exists for sewers to be used for wastes other than domestic sewerage, or where the sewer line passes through or adjacent to a sensitive resource area including a watercourse, wetland or stratified drift aquifer, the sewer line shall be constructed to a higher-class standard to prevent pollution from sewer line failure. Standards shall be determined by the Public Works Department.

12. **Other Requirements**: Requirements for hazardous materials are intended to supplement and not to supersede any other applicable requirements of federal, state or local law, including applicable requirements of the Resource Conservation and Recovery Act of 1976.

6.4-8.C Hazardous Materials: Underground Storage Tanks

Underground Storage Tanks (USTs) are not allowed in the WRPD with the exception of the following:

1. **Propane Tank**: Propane tanks are encouraged to be located above ground, but are allowed to be placed underground within the WRPD with the following conditions:
    a. Underground propane tanks must be designed for underground use and be installed and maintained according to manufacturer specifications.
    b. Underground propane tanks must be designed with cathodic protection or another method to help prevent tank corrosion.
    c. The outer surface of the underground propane tank must have a protective coating and be covered with a material that will not be harmful to the shell of the tank.

2. **Fuel Dispensing Station**: Underground tanks for an approved Fuel Dispensing Station are allowed if design standards in Subsection 6.4-8.C.4 are met.

3. **Replacement Tank**: For all other uses, no new USTs are allowed, however, the replacement of existing USTs with the same capacity tank is allowed if the design standards in Subsection 6.4-8.C.4 are met.

4. **Design Standards**: All new USTs must meet the following design standards:
    a. The facility must have an appropriate method of leak detection.
    b. Fill-pipes on tanks must have means to collect spills from delivery hoses.
    c. The tanks must have overfill protection, such as automatic shutoff devices which activate at 90% UST capacity and restrict flow during deliveries.
    d. Tanks and/or piping installed must be double-walled with continuous interstitial monitoring.
    e. These requirements for USTs are intended to supplement and not to supersede any other applicable requirements of CT's Underground Storage Tank Regulations.

6.4-9 CONDITIONS FOR SPECIFIC USES

6.4-9.A AGRICULTURAL, PLANT, AND ANIMAL

1. **Agriculture, Commercial**:
   a. All Commercial Agriculture uses must meet the 100 foot non-disturbance area requirements of Section 6.4-7.C. for all crop fields and animal structures/fields/pastures.
   b. All outdoor pasture/recreation areas must provide fencing along the non-disturbance area border to prevent the escape of the animals into watercourses or wetlands.
   c. All animal excrement must be properly stored and disposed of, so as not to contaminate nearby watercourses and wetlands (e.g., composting in enclosed bins or transporting offsite).

2. **Kennel, Commercial**:
   a. Dipping is prohibited outside of the building.
   b. Outside runs must be roofed. Outside runs and fenced recreation areas are not allowed in flood zones and must meet the 100 foot non-disturbance area requirements of Section 6.4-7.C.
   c. Excrement must be removed from each run and recreation area at least once daily.
   d. Swales or drains are required to direct stormwater away from runs.
   e. A list of chemicals and cleaning agents to be used must be provided. Handling of these chemicals and cleaning agents shall be managed in accordance with Section 6-4.8 for hazardous materials.

3. **Nurseries and Greenhouses, Commercial**:
   (*See Outdoor Storage Yards in Section 6.4-9.B.2*)

4. **Pet Grooming Establishment**:
   a. A list of chemicals and cleaning agents to be used must be provided. Handling of these chemicals and cleaning agents shall be managed in accordance with Section 6-4.8 for hazardous materials.
   b. Should any activities with animals be conducted outside, they must follow the other conditions for Commercial Kennels under Section 6.4-9.A.2.

5. **Riding or Boarding Stable**:
   a. All aspects of such uses must meet the 100 foot non-disturbance area requirements of Section 6.4-7.C.
   b. Manure must be collected daily then contained and covered. Such manure, temporarily stored prior to removal off-site, must be covered with a waterproof cover on an impermeable surface to prevent liquid waste runoff and discharge to the ground. Manure storage areas must be designed to hold all manure collected prior to disposal and must be located outside of the non-disturbance area.
   c. Roof water must be directed away from stable areas.
   d. Uncontaminated surface runoff must be directed away from stables, riding arenas, manure storage areas, and exercise areas.
   e. Wash-down and runoff from stables must be directed to adequately designed septic tank systems or connected to a sewer system.

6. **Veterinary Services**:
   a. A list of chemicals and cleaning agents to be used must be provided. Handling of these chemicals and cleaning agents shall be managed in accordance with Section 6-4.8 for hazardous materials.
   b. Should any activities with animals be conducted outside, they must follow the other conditions for Commercial Kennels under Section 6.4-9.A.2.
   c. Any interior activities producing hazardous or sanitary waste must discharge to sanitary sewers or, if floor drains are used, must follow the conditions for floor drains found in Section 6.4-8.B.4.

6.4-9.B INDUSTRIAL

1. **Light Industrial**:
   a. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.
   b. For Screen Printing uses, a zero discharge/closed loop system must be employed.

2. **Outdoor Storage Yards**:
   a. Outdoor Storage Yards as a primary use are prohibited.
   b. Allowed uses in the WRPD may include outdoor storage of their products and supplies as an accessory use, per all other stipulations of these Regulations. Such storage must not include dismantling, shredding, compressing, or salvaging.
   c. Outdoor storage of any hazardous materials, other than as described in Subsection 6.4-9.B.2.d below, is prohibited.
   d. Outdoor storage accessory to nurseries, greenhouses, retail garden supply stores and similar uses or activities must comply with the following:
      - All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.
      - Runoff from areas where plants are regularly watered must be recaptured and recycled or directed to areas where the water will be pre-treated before disposal to mitigate impacts from pesticides, fertilizers, or other harmful constituents.
      - Where such runoff is directed to outdoor stormwater management facilities, the applicant must demonstrate that the runoff volume and pollutant removal calculations account for the addition of this source.
      - Outdoor storage of hazardous materials is only allowed for bulk storage of fertilizers, pesticides, herbicides and other similar products. These products must remain in their original package, and must be stored in a contained area, under permanent cover, and on an impermeable surface with no floor drains. The storage area must be designed so that any drainage from the area does not enter the storm drainage system or any wetlands or watercourses.

3. **Warehouse and Distribution**:
   a. No outdoor storage of any kind is allowed.
   b. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.

6.4-9.C TRANSPORTATION, COMMUNICATIONS, AND UTILITIES

1. **Transit Stations and Hubs**:
   a. Passenger train stations are allowed so long as there is no outdoor storage or maintenance of vehicles, trains, and other equipment.
   b. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.

6.4-9.D VEHICLE & HEAVY EQUIPMENT *(Rev. Eff. 08-15-2021, Rev. Eff. 9-15-2021)*

1. **Construction, Farm & Heavy Equipment Sales**:
   a. Repair work or changing of fluids must take place inside on impervious floors and is prohibited outside. Such uses should pay particular attention to Section 6.4-8.B.4 related to floor drains and hazardous materials.
   b. Washing of vehicles or equipment must take place inside with all wash water collected and recycled onsite and is prohibited outside.

c. No washing of vehicles is allowed that would allow wash waters to enter any storm drainage system or surface waters. Rinsing with only plain water (no detergents or chemicals) of vehicles and equipment is allowed.
d. No more than 50% of the number of vehicles and equipment in the inventory may consist of used vehicles or equipment.
e. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.

2. **Fuel Dealer**:
   a. All fuel dealers are prohibited with the exception of those that meet the definition of "Fuel Dealer without Storage. or those that meet the definition of "Fuel Dealer with Storage" and that are further limited to propane fuel storage only. Fuel dealers with propane storage shall also comply with the following:
      - Gasoline or diesel fuel storage shall not be allowed on the site. Fuel types other than propane shall not be stored onsite.
      - All vehicle maintenance shall take place in an enclosed building or off-site. Any Fuel Dealer that also includes Vehicle Service and Repair, Minor must follow the conditions for that use in addition to these conditions.
      - Vehicle washing shall not be allowed on the site.
      - Propane storage tanks shall not be placed in the front yard and must be screened from the public view per Section 8.1-7.B (5).
      - Due to restrictions on the storage of propane delivery trucks within buildings, the number of fuel delivery trucks stored onsite and outside shall be limited to no more than six diesel and gasoline powered delivery trucks and no more than ten total delivery trucks. The storage of these trucks shall be located on an impervious surface and comply with all other requirements of Section 6.4.
   b. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.

3. **Fuel Dispensing Station** (Deleted 08-15-2021)

4. **Marine/Water, Construction, Maintenance, Repair, Storage; Marine/Water Craft & Equipment Display and Sales; Vehicle Dealers (New); and Vehicle Repair & Service, Minor**:
   a. The facility must be tied in to and use a sewer system.
   b. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.
   c. All repair work or changing of fluids must take place inside on impervious floors and is prohibited outside. Such uses should pay particular attention to Section 6.4-8.B.4 related to floor drains and hazardous materials.
   d. Washing of vehicles, marine/water craft, or equipment must take place inside with all wash water collected and recycled onsite and is prohibited outside.
   e. No washing of vehicles or marine/water craft is allowed that would allow wash waters to enter any storm drainage system or surface waters. Rinsing with only plain water (no detergents or chemicals) of vehicles at Vehicle Dealers (New) and marine/water craft is allowed.
   f. No more than 50% of the number of vehicles and equipment in the inventory may consist of used vehicles or equipment.

5. **Vehicle Dealers**:
   (*See* Section 6.4-9.D.4. for *Marine Craft & Equipment Display and Sales; Vehicle Dealers (New); and Vehicle Repair & Service, Minor*)

6. **Vehicle Repair & Service, Minor**:
(*See* Section 6.4-9.D.4. for *Marine Craft & Equipment Display and Sales; Vehicle Dealers (New); and Vehicle Repair & Service, Minor*)

7. **Vehicle Washing Facility**:
   a. The facility must be tied in to and use a sewer system or all wash water must be collected and recycled onsite.
   b. Washing of vehicles must take place inside and is prohibited outside.
   c. No washing of vehicles is allowed that would allow wash waters to enter any storm drainage system, wetlands, watercourses, or ground waters.
   d. All stormwater runoff must be treated per Section 6-4.6.D.1 before any overland flow over pervious surfaces.

6.4-10 NONCONFORMING USES

6.4-10.A Expansion of Prohibited Uses

Any lawfully established use that was made prohibited by the adoption or subsequent amendment of the WRPD is allowed to expand subject to approval of a special permit and site plan approval by the PZC, or administrative site plan approval by the Office of Planning and Development Services (OPDS) staff, whichever is appropriate, and the following conditions:

1. **Increase of Expansion**: The proposed expansion must not exceed an increase of more than 50% of the developed area of the parcel previously dedicated to the prohibited use, whether indoor gross floor area, outdoor developed area, or both.

2. **New or Increase in Non-Conformity**: The proposed expansion must not create any new dimensional non-conformity nor increase an existing dimensional non-conformity.

3. **Increased Threat**: The applicant must demonstrate that the proposed expansion does not pose more of a threat to the existing or future water supply source than does the existing nonconforming use.

4. **Other Requirements**: All other requirements contained in the general and/or specific performance standards of these WRPD regulations must be met by the proposed expansion applied for under this provision and pose the same or less of a threat to the existing or future water supply source than does the existing prohibited use due to enhanced employment of best management practices.

6.4-10.B Relocation of Non-Permitted Uses

Any lawfully established use that was made prohibited by the adoption or subsequent amendment of the WRPD is allowed to relocate to other sites in the WRPD which have access to municipal sewer subject to approval of a special permit and a site plan approval by the PZC, or administrative site plan approval by OPDS staff, whichever is appropriate, and the following conditions:

1. **Increase in Area**: The proposed relocation must not result in an increase of more than 50% of the developed area of the parcel previously dedicated to the prohibited use, whether indoor gross floor area, outdoor developed area, or both.

2. **Decrease in Threat**: The applicant must demonstrate that the proposed relocation poses less of a threat to the existing or future water supply source than does the existing prohibited use due to the new site's physical characteristics, location, and employment of best management practices.

3. **Other Performance Standards**: All other general and specific performance standards of the WRPD must be met by the proposed relocation applied for under this provision. Once the non-permitted use is relocated, prior to the issuance of a Certificate of Occupancy at the new site, the non-permitted use at the old site must cease. In no way must this regulation result in the establishment of or the continued maintenance of a prohibited use at the old site.

4. **Soil Test**: After grant of special permit and prior to approval of the site plan by the PZC or staff, soils at the old site must be tested by a state certified laboratory and test results reported to the Town and DEEP.

5. **Site Clean Up**: The old site must be cleaned of any soil contamination found, and debris and other old underground tanks must be removed, prior to the issuance of a Certificate of Occupancy at the new site. If the removal operation is under way but not completed at the time the use is ready to open for business at the new site, a bond may be posted for the remaining cleanup effort prior to issuance of a Certificate of Occupancy subject to PZC approval.

6. **Land Records Statement**: Upon recording of the special permit in Land Records, a statement must be recorded in Land Records, indexed by the address of the old site, stating that during the time the WRPD overlays the site, the old site cannot be converted back to a prohibited use.

7. **Property Owner's Statement**: The application must include a statement from the owner of the property where the old use is located noting the owner's understanding that once the use is relocated to the new site, the old site cannot be converted back to a prohibited use while overlain by the WRPD.

6.4-10.C Alteration of Prohibited Uses

Alteration includes any repair or replacement of an existing site element that will change provisions for hazardous materials storage (without increasing the amount of storage) or trigger the need for additional erosion and sediment control measures per Section 6.4-5, and/or stormwater management measures per Section 6.4-6 (without increasing the footprint or intensity of the use). Alteration does not include the expansion of a prohibited use as regulated in 6.4-10.A.

1. **Site Plan Approval**: Any lawfully established use that was made prohibited by the adoption or subsequent amendment of the WRPD is allowed to alter specific site elements subject to Site Plan Approval from the PZC.

2. **Increased Conformity**: The alteration must be performed in a manner that brings that part of the site into greater conformity with the applicable general and/or specific performance standards related to the WRPD.

3. **New or Increased Non-Conformity**: The proposed alteration must not create any new dimensional non-conformity nor increase an existing dimensional non-conformity.

6.5 NAUTILUS MEMORIAL DESIGN DISTRICT (NMDD) OVERLAY *(New eff. 01-15-2020)*

6.5-1 PURPOSE

The purpose of this overlay is to permit and control development within the designated design district which will protect and enhance the primary entryway to the Nautilus Memorial, to service tourist-related and Navy needs, and to provide protection to adjacent residential areas.

6.5-2 USES

The following Table 6.5 supersedes Sec. 4.1 Table of Permitted Uses for all lots within the NMDD Overlay. Any use NOT listed in this table is prohibited in the overlay. The symbols in this Table have the same meaning they do in Sec. 4.1:

Table 6.5: Permitted Uses in the NMDD Overlay

Key: P = Permitted
C = Permitted with Conditions (Location of conditions is noted)
SP = Permitted with Special Permit
SP/C = Permitted with Special Permit and Conditions (Locations of conditions noted)
A = Permitted only as an accessory use to a permitted use in the underlying zone

USE	ALLOWANCE & LOCATION OF CONDITIONS	
AGRICULTURAL, ANIMAL AND FOOD		
Community Garden	C	5.1-2.D
Filling and Removing Earth Products	SP/C	5.1-2.E
CULTURAL, RECREATION, & ENTERTAINMENT		
Art Gallery or Museum	P	
Club, Lodge, or Association	SP	
Commercial Recreation, Outdoor	C	5.1-3.D
Conference/Exhibition Hall	SP	
Library	P	
Public Recreation, Indoor or Outdoor	C	5.1-3.G
Temporary Events	C	5.1-3.H

Day Care		
Adult Day Care Facility	SP/C	5.1-4.A
Child Care Center	SP/C	5.1-4.B
Family Child Care Home	P	
Group Child Care Home	C	5.1-4.C
RESIDENTIAL		
Residential, Household Living		
Dwelling, Multi-Unit	SP/C	5.1-8.G
Residential, Lodging		
Hotel/Motel	SP	
RESTAURANT		
Restaurant, Mobile	C	5.1-9.B
Restaurant, Standard	P	
RETAIL		
Retail, Small-Scale	P	
Retail, Medium-Scale	P	
SERVICES		
Churches/Other Places of Religious Worship	P	
Elementary and Secondary Schools, Colleges & Universities	SP	
Personal Services	P	
Professional, Arts & Educational Schools and Studios, Non-Degree	SP	
Professional Offices	P	

SIGNS		
On-Premise	A	8.4
Temporary	C	8.4
TRANSPORTATION, COMMUNICATION, & UTILITIES		
Transit Stations & Hub	P	
Utility Infrastructure	C	5.1-12.B
VEHICLE & HEAVY EQUIPMENT		
Vehicle Repair & Service, Minor	C	5.1-13.C
Vehicle Washing Facility	C	5.1-13.D

6.5-3 PERFORMANCE AND SPECIAL DIMENSIONAL STANDARDS IN THE NMDD OVERLAY

The following standards supersede any conflicting standards of the underlying zoning district. Otherwise, all standards of the underlying zoning district apply.

6.5-3.A Maximum Building Height

30 feet

6.5-3.B Minimum Front Yard Setback

50 feet

6.5-3.C On-Site Access Points

For any uses, including mixed-use development that includes a multi-unit dwelling component, on-site access points must be provided between various lots and/or uses on the site to allow off-street vehicle and/or pedestrian circulation. This requirement does not apply to a standalone multi-unit dwelling site.

6.5-3.D Curb Cuts

One curb cut per property is allowed along the portion of Crystal Lake Road abutting the lots included in the NMDD Overlay. The PZC may require driveway connections between properties. A driveway easement and maintenance agreement document(s) must be submitted for review and approval for any driveway connection.

6.6 OPEN SPACE COMMON INTEREST COMMUNITY

(New Eff. 07-15-2026)

6.6-1 PURPOSE

Development under this provision is optional and is intended to promote imaginative, well designed common interest communities, as more fully described in Chapter 828 of the Connecticut General Statues, which preserve open space, respect the physical qualities of the land, and reduce overall land disturbance and long-term maintenance costs. The PZC has the authority to approve residential Open Space Common Interest Communities in the RS, R, and RU districts by Special Permit, consistent with Section 9.5, provided the following conditions are met:

6.6-2 LAND AREA

The minimum land area required for an Open Space Common Interest Community is 20 acres.

6.6-3 PERMITTED DWELLING UNITS

The possible maximum number of dwelling units permitted in the Open Space Common Interest Community is determined per Section 4.2-3 Residential Density calculations.

A typical Open Space Subdivision plan designed based on the requirements of Section 6.3, including minimum required open space and road rights of way, shall be submitted with an application to establish an Open Space Common Interest Community. The maximum number of Open Space Common Interest Community dwelling units shall not exceed the number of primary dwelling units shown on this typical Open Space Subdivison plan.

6.6-4 PERMITTED USES

All residential uses permitted in the underlying zoning district, except Mobile Manufactored Home Parks, are permitted uses in an Open Space Common Interest Community, along with accessory indoor and outdoor amenities for residents along with model units, sales and construction offices, and maintenance facilities for the Open Space Common Interest Community. The PZC also has the authority to approve Multi-Unit Dwellings, provided that no more than three such dwelling units shall be permitted in any single building within a common interest community approved under this Section and further provided that the architectural style of any such building preserves the distinct identity and integrity of each dwelling unit. The use of Accessory Dwelling Units assigned to specific principal dwellings, contained within the boundaries of a common interest community unit, and subject to the provisions of Section 5.1-1.A shall be encouraged where appropriate. Additionally, the PZC has the authority to approve accessory and subordinate commercial uses within any Open Space Common Interest Community which are primarily designed to meet the needs of residents, provided that no such commercial use shall occupy more than 5,000 square feet in Gross Floor Area in aggregate. Commercial uses shall be limited to Pet Grooming, Veterinary Services, Commercial Recreation and Fitness, Indoor, Child and Adult Daycare, Artisan and Craft Workshop, Home Based Business, Restaurant, Retail, Personal Services, Art Gallery or Museum, and Professional Offices. Separation of residential and commercial spaces shall comply with all applicable fire and building code requirements.

6.6-5 MINIMUM LOT AREA

In an Open Space Common Interest Community, permitted unit density shall be determined by the lesser of: (a) the minimum lot area per dwelling unit or (b) the minimum useable lot area per dwelling unit as provided

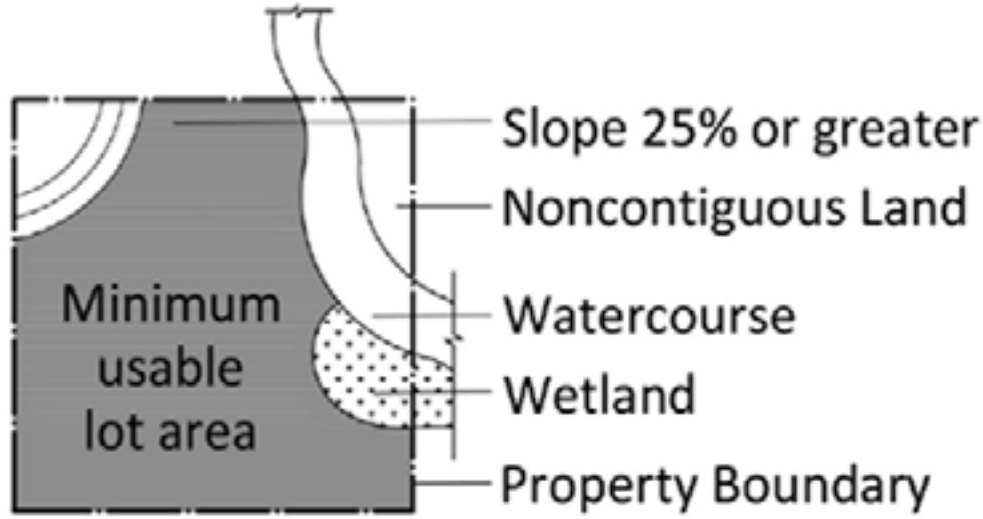
in the following table. In the context of an Open Space Common Interest Community, minimum usable lot area is defined as the minimum lot area minus any wetlands, watercourses, and steep slopes in excess of 25% as defined by these regulations. The minimum usable lot area must be contiguous.

Table 6.6 - Minimum Lot Area for Open Space Common Interest Community

Zoning Districts	Minimum Lot Area (SF) Per Dwelling Unit	Minimum Useable Lot Area (SF) Per Dwelling Unit
RS-20	10,000	5,000
RS-12	7,500	4,000
R-7	5,000	4,000
R-12	7,500	4,000
RU-80	40,000	10,000
RU-40	20,000	10,000
RU-20	10,000	5,000

No development of land under this section shall take place unless the land is made subject to a declaration of a common interest community under Chapter 828 of the Connecticut General Statutes and recorded prior to the recording of the approved site plan.

Minimum Useable Lot Area



6.6-6 DIMENSIONAL AND BUILDING REQUIREMENTS

Required yards, lot frontage, and lot width shall only apply to the underlying lot and not to individual dwelling unit sites or other uses within common interest communities approved under this Section.

6.6-6.A Minimum Required Yard Setback

1. **Minimum Front Yard:** 20 feet
2. **Minimum Side Yard:** 10 feet
3. **Minimum Rear Yard:** 25 feet

6.6-6.B Lot Frontage

Lot frontage shall be provided pursuant to Table 4.2 of these regulations.

6.6-6.C Minimum Lot Width

1. **R-7, R-12, RS-12:** 50 feet
2. **RS-20, RU-20:** 70 feet
3. **RU-40, RU-80:** 80 feet

6.6-6.D Maximum Building Coverage

30%

6.6-6.E Maximum Building Height

Per underlying Zoning District.

6.6-7 COMMON OPEN SPACE LANDS

At least 25% of the gross area of an Open Space Common Interest Community shall be designated as Common Open Space and may include, but shall not be limited to, active recreation areas such as playgrounds, sports courts, and ball fields as well as passive recreation such as community gardens (see Section 5.1-2.D), park spaces, and other usable areas at least fifty (50) feet wide in dimension, and conservation and agricultural areas. No Common Open Space within an Open Space Common Interest Community shall be located within 10 feet of a dwelling unit. Applications for an Open Space Common Interest Community shall include a disposition plan for proposed Common Open Space detailing proposed ownership, easement rights, and maintenance obligations for review and approval by the PZC. Public access to Common Open Space shall be encouraged where appropriate.

6.6-8 UTILITIES

The Open Space Common Interest Community must connect to a municipal or public water and sewer system that has evidence of capacity to serve the proposed development. All utilities shall be located underground.

6.6-9 DESIGN REQUIREMENTS

In addition to the site plan objectives set forth in Section 9.5, an Open Space Common Interest Community shall comply with the following specific design requirements:

6.6-9.A Architectural Variety

Within an Open Space Common Interest Community, a variety of architectural styles and dwelling unit sizes must be constructed. The size, scale, massing, and proportion of buildings and materials, colors, textures, and architectural features utilized should reinforce traditional neighborhood design and provide a distinct identity for each dwelling unit. Detached one-unit and two-unit dwelling units must be separated by a minimum of ten (10) feet from the side edge of one building to another. Any building containing multi-unit dwelling units or commercial uses must be separated by a minimum of twenty (20) feet from the side edge of one building to another.

6.6-9.B Foundation Plantings

A minimum of six (6) foundation plantings must be provided for each dwelling unit. Use of native species shall be encouraged where appropriate.

6.6-9.C Shade Trees

Shade trees, in accordance with the specifications of Section 8.1, must be provided along all streets and parking areas, whether public or private. Removal of existing trees should be minimized where reasonably possible. A minimum of one (1) shade tree per adjacent dwelling unit is required to be planted along a side or rear property line if all trees are removed along the corresponding side or rear property line. A comprehensive landscape plan including additional shade trees, shrubs, and other landscape plantings shall be provided for any Open Space Common Interest Community. Use of native species shall be encouraged where appropriate.

6.6-9.D Driveways and Internal Sidewalks

Driveways from a Town Road or State Highway to an Open Space Common Interest Community must meet the minimum driveway standards of Section 8.2-12.B. Internal driveways for individual units within an Open Space Common Interest Community must be paved or covered with a surface of crushed stone or equal material compacted to a depth of 4 inches. Use of alleyways and alternate access points to dwellings and garages shall be encouraged where appropriate. All internal driveways and accessways shall be subject to the review and approval of the Fire Marshal to ensure safe and appropriate emergency access. Internal sidewalks shall be provided within Open Space Common Interest Communities pursuant to Section 8.3-4 and/or by alternative pedestrian connections between dwelling units and other uses reviewed and approved by the PZC.

6.6-9.E Parking and Garages

Parking shall be provided for each individual unit (One-, Two-, and Multi-Unit Dwellings) as required by Table 8.2-4. Each dwelling unit within an Open Space Common Interest Community shall be equipped with the infrastructure necessary to accommodate the future hardwire installation of a Level 2 EV charging station pursuant to the Make Ready Standards of Section 8.2-4.B.4. Garages should be set behind the front facade or front porch of the dwelling unit. Rear or side loaded garages shall be encouraged where appropriate.

6.6-9.F Drainage Plans

Drainage plans must address proper drainage between lots (cross-lot drainage) and structures. The need for private drainage easements should be minimized.

6.6-9.G Grading Plans

Grading plans should minimize elevation changes between lots and structures and should minimize the need for retaining walls.

6.6-9.H Design for Visitability

In any Open Space Common Interest Community, dwelling units are encouraged to be developed to incorporate the three "visitable" features defined in Section 29-269 of the Connecticut General Statutes:

1. Interior doorways that provide a minimum 32-inch-wide unobstructed opening;

2. An accessible means of egress, as defined in Appendix A to 28 C.F.R. Part 36, including a ramp complying with the International Residential Code portion of the State Building Code intending to allow access by a wheelchair; and

3. A full or half bathroom on the first floor that is compliant with the provisions of the Americans with Disabilities Act of 1990, as amended, 42 USC 12101.

6.6-9.1 Signage

Signage for Open Space Common Interest Communities shall be governed by Section 8.4-6.

6.6-9.J Stone Walls

To the extent possible, stone walls must be retained and protected. Stonewalls along the perimeter property lines of an Open Space Common Interest Community should remain and walls that are removed within the site should be relocated onsite or incorporated into the landscape design for the site.

6.6-9.K Buffer Area

A buffer area shall be provided along the perimeter of any Open Space Common Interest Community that abuts a residentially zoned parcel to provide privacy from noise, headlight glare, and visual intrusion to existing and potential residential uses. The minimum width of buffer area shall be determined by the underlying zoning of the Open Space Common Interest Community:

1. **R-7, R-12, RS-12:** 15 feet
2. **RS-20, RU-20:** 30 feet
3. **RU-40, RU-80:** 50 feet

At minimum, a buffer area shall include plantings consisting of evergreen trees a minimum of 6 feet in height planted at intervals that will create a contiguous screen of vegetation while providing enough space for the tree to thrive. Alternatively, the PZC may approve a 6- to 8-foot-high earthen berm or solid and opaque wall or fence with additional landscaping sufficient to accomplish the purposes of this section or the maintenance of natural vegetation where the existing vegetated buffer area provides adequate buffering between properties.

6.6-10 COMMON AREA MAINTENANCE

Open Space Common Interest Communities are required to implement a mechanism that ensures the continued care and maintenance of all common areas and amenities, including Common Open Space. Common Open Space may be owned by the association of unit owners, a land trust or similar organization, or the Town of Groton and may be subject to easements and rights of access granted between these parties.

6.6-11 OPEN SPACE COMMON INTEREST COMMUNITY MAP

Approval of an Open Space Common Interest Community will be referenced on the Town of Groton's Open Space Common Interest Community Map. All approved Open Space Common Interest Communities will be identified and marked on the map for the purpose of knowing in the future which development standards apply.

SECTION 7: SPECIAL REGULATIONS

7.1 EROSION AND SEDIMENT (E&S) CONTROL PLAN

7.1-1 APPLICABILITY *(Rev. Eff. 08-15-2021)*

A project disturbing more than one-half acre (21,780 SF) must include an Erosion and Sediment Control Plan (E&S Plan) for Certification with any site plan application. The E&S Plan will present, in mapped and narrative form, the measures taken to control erosion and sedimentation both during and after construction.

Minor projects that do not require an E&S Plan for Certification should provide items in Section 7.1-2 as part of a Site Plan or Administrative Site Plan application.

The E&S Plan should be developed using the principles, methods, and practices outlined in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002) (E&S Guidelines), as amended, including its Low Impact Development Appendix (2011). The E&S Plan must result in a development that minimizes erosion and sedimentation.

Alternative methods and practices may be used with approval of the PZC, based on recommendation of Office of Planning & Development Services staff or the Town Engineer. Any such proposed alternative must be certified by the applicant's professional engineer.

A single-unit dwelling that is not a part of a subdivision of land shall be exempt from this regulation.

The clearing of vegetation for any development that requires approval under Section 9.4 Special Permits or Section 9.5 Site Plan/Coastal Site Plan, is not allowed until such approval has been granted by the PZC, final plans approved, and the site inspected by the Office of Planning and Development staff.

7.1-2 MINOR EROSION CONTROL PLAN

A Minor Erosion Control Plan must include:

- A narrative description of the project
- Area of disturbance
- Location and installation details of erosion control measures
- Temporary and permanent stabilization measures

7.1-3 EROSION AND SEDIMENT CONTROL PLAN FOR CERTIFICATION

The Erosion and Sediment Control Plan for Certification must include the following:

7.1-3.A Narrative

A narrative that is specific to the project and includes, but is not limited to:

1. **Description**: A description of the development

2. **Schedule**: A schedule for grading and construction activities for each phase which includes at a minimum:
   a. Start and completion dates
   b. Requirement for a pre-construction meeting with Town staff prior to any disturbance on the site.
   c. Requirement for site inspections by Town Staff for the following:
      - After installation of clearing limit lines (Clearing limit lines should be established prior to tree and vegetation cutting or disturbing of any soil).
      - After installation of E&S controls (Installation of E&S controls should occur prior to any disturbance of the soil on the site. Tree and vegetation cutting may occur prior to installation of E&S controls if no soil is disturbed.)
   d. Sequence of grading and construction activities including the sequence for initial tree and vegetation cutting, clearing, and grading of the site for access and for utility construction, site inspections by Town Staff prior to clearing of site, and after installation of E&S controls.
   e. Sequence for installation and/or application of soil erosion and sediment control measures.
   f. Sequence for final stabilization of the project site.
   g. Name and contact information of person responsible for implementation of the E&S plan.

3. **Design Criteria**: The design criteria for proposed E&S control measures and storm water management facilities

4. **Procedures**: The installation and/or application procedures for proposed E&S control measures and storm water management facilities

5. **Operation and Maintenance**: The operation and maintenance program for proposed E&S control measures and storm water management facilities

7.1-3.B Plan

The E&S Plan must be at a scale sufficient to identify existing and proposed site drainage patterns and conditions, and should include, but not be limited to, the following:

1. **Location**: The location of the proposed development and adjacent properties

2. **Topography**: The existing and proposed topography shown at contour intervals no greater than two feet, unless approved by the Director of Planning and Development Services, as well as the location of wetlands, watercourses, flood zones, floodways, exposed ledge and other natural and man-made features

3. **Alterations**: The proposed alterations including cleared, excavated, filled or graded areas, proposed structures, utilities, roads, driveways, parking areas, and storm water facilities and the clearing limit lines clearly identified

4. **Location and Design**: The location of and design details for all proposed E&S control measures and storm water management facilities

5. **Sequence**: The sequence of grading and construction activities, temporary stabilization measures, installation of E&S control measures, and final stabilization of all areas of the site

6. **Construction Details**: The construction details for proposed E&S control measures and storm water management facilities
7. **Erosion Control Plan**: An erosion control plan for initial clearing and grading that includes material processing area, stockpile area, clearing limit lines, temporary sediment control measures, and deposition of excess material, boulders and stumps

8. **Low Impact Development**: For any of the above, as relevant, demonstrate adherence to the Low Impact Development Appendix to the CT Guidelines for Soil Erosion & Sediment Control

9. **Additional Requirements**: A more complex E&S Plan may be required by the PZC for projects where proposed development will directly impact any of the following:
   a. Soils having severe or very severe erosion hazard;
   b. Sensitive coastal resources;
   c. Slopes over twenty-five (25) percent;
   d. Lands located within a public water supply watershed; or
   e. A cumulative area of greater than five acres regardless of the land's attributes

   This complex E&S Plan may include, but not be limited to, the requirement to phase the development, limitations on the amount of soil exposed at any given time, seasonal limitations for construction or certification of the E&S Plan by a Certified Erosion Control Professional.

7.1-4 E&S PLAN CERTIFICATION

After review of the E&S Plan by the PZC or its designee, the PZC will certify the E&S Plan if it is in compliance with these regulations. The PZC can deny certification where a plan fails to comply with the methods or practices contained in the State DEEP's 2002 guideline, as amended, including its Low Impact Development Appendix (2011), unless alternatives are approved by the PZC pursuant to Section 7.1-1 of these regulations. Any decision to deny certification should consider written recommendations from the Office of Planning & Development Services staff and Town Engineer and any other relevant information. Certification will be included as part of the PZC's vote to approve a site plan or to approve a site plan with modifications. Site development must not begin unless the E&S Plan is certified and those control measures that are scheduled for installation prior to site development are installed, functional, and have been inspected by Office of Planning and Development staff.

7.1-5 CONSTRUCTION PROJECT INSPECTION

The PZC, through its staff, agents, or consultants will periodically inspect construction projects for which site plans have been approved to verify that E&S control devices are properly installed and maintained. The PZC may require the developer to verify through progress reports that the E&S control measures have been installed according to the certified E &S Plan and are being properly operated and maintained.

7.1-6 BONDING

The PZC may require that a bond be posted in a form acceptable to the PZC in an amount adequate to ensure the installation and maintenance of erosion and sediment control devices as shown on the certified E&S Plan.

7.2 FLOOD PROTECTION REGULATIONS

See Section 2.2 for Flood Protection Definitions

7.2-1 PURPOSE, CONFLICTS AND LIMITATIONS

The purpose of this section is to apply special regulations to land identified as being prone to flooding by the Federal Emergency Management Agency (FEMA) and in order to permit the Town of Groton to participate in the National Flood Insurance Program (NFIP). These special regulations are designed to: a) prevent or minimize loss of life, injuries, property damage, and other losses, both private and public; b) promote the health, public safety and general welfare of the people; and c) help control and minimize the extent of floods and reduce the depth and violence of flooding. The provisions of this section shall apply in any zoning district which is located within a flood hazard area, floodway, or coastal high hazard zone. Permitted uses are allowed, provided they meet the following additional requirements, and/or those of the Connecticut State Building Code dealing with construction in floodplains and coastal high hazard areas, whichever is more restrictive.

This regulation is not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where this regulation and another ordinance, regulation, easement, covenant or deed restriction conflict or overlap, the more stringent shall prevail.
The degree of flood protection required by this regulation is considered the minimum reasonable for regulatory purposes and is based on scientific and engineering consideration and research. Larger floods can and will occur on rare occasion. Flood heights may be increased by man-made or natural causes. This regulation does not imply or guarantee that land outside the special flood hazard area or uses permitted in such areas will be free from flooding or flood damages. This regulation shall not create liability on the part of the Town of Groton or by any officer or employee thereof for any flood damages that result from reliance on this regulation or any administrative decision lawfully made thereunder. The Town of Groton, its officers and employees shall assume no liability for another person's reliance on any maps, data or information provided by the Town of Groton.

7.2-2 IDENTIFICATION OF AREAS

Flood Hazard Areas include all special flood hazard areas (SFHA) identified by the Federal Emergency Management Agency (FEMA) in its flood insurance study (FIS) for New London County, Connecticut, dated August 5, 2013, and accompanying Flood Insurance Rate Maps (FIRM), dated August 5, 2013 (Panels 09011C0363J, 09011C0364J, 09011C0388J, 09011C0389J, 09011C0502J, 09011C0504J, 09011C0506J, 09011C0507J, 09011C0508J, 09011C0509J, 09011C0516J, 09011C0517J, 09011C0526J, 09011C0527J, 09011C0528J, 09011C0536J) and July 18, 2011 (Panels 09011C0368G, 09011C0369G), and other supporting data applicable to the Town of Groton, and any subsequent revisions thereto, are adopted by reference and declared to be a part of this regulation. Since mapping is legally adopted by reference into this regulation it must take precedence when more restrictive, until such time as a map amendment or map revision is obtained from FEMA. The SFHA includes any area shown on the FIRM as Zones A, AE, AO, AH, Coastal AE and VE, including areas designated as a floodway on a FIRM. Zones VE and Coastal AE are also identified as a coastal high hazard area. Areas of special flood hazard are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on a flood insurance rate map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. The FIRM and FIS are on file with the Town Clerk, Planning Office, and Building Office.

7.2-3 FLOOD HAZARD AREAS

In all special flood hazard areas the following provisions shall apply.

7.2-3.A Permit Review

Permit applications will be reviewed to determine whether proposed building sites will be reasonably safe from flooding. Proposed development shall be reviewed to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law, including section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1344.

7.2-3.B Base Flood Elevation

In addition to meeting any other applicable requirements, the land use permit application for any development subject to these flood protection regulations shall provide base flood elevation data.

7.2-3.C Construction Standards

Permits shall be required for all new construction, substantial improvements (including the placement of manufactured homes), repair to structures that have sustained substantial damage, and other development and shall 1) be constructed with materials and utility equipment that are flood-damage resistant and conform to the provisions of FEMA Technical Bulletin 2, Flood Damage-Resistant Material Requirements. This includes, but is not limited to, flooring, interior and exterior walls, wall coverings and other materials installed below the base flood elevation plus one (1.0) foot.; 2) be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure; 3) be constructed with materials and utility equipment resistant to flood damage; and 4) be constructed by methods and practices that minimize flood damage.

7.2-3.D Utility System Design

New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system; and 1) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters; and 2) On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding.

7.2-3.E Utility Service Equipment

The bottom of all electrical, heating, plumbing, ventilation and air conditioning equipment, appliances, fixtures and components, HVAC duct work and duct systems, and any other utility service equipment, facilities, machinery, or connections servicing a structure shall be elevated one (1) foot above the base flood elevation. This includes, but is not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation duct work, washer and dryer hook-ups, electrical junction boxes, and circuit breaker boxes. Systems, fixtures, equipment and components shall not be mounted on or penetrate through breakaway walls intended to fail under flood loads. Connections or other equipment that must be located below the BFE plus one (1) foot elevation are permitted only when no other elevation alternative is available and provided they are designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during the occurrence of the base flood event. Electrical wiring systems that must be located below the BFE plus one (1) foot shall conform to the standards for wet locations.

7.2-3.F Storage Tanks

In all flood zones, underground tanks shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood. In VE and Coastal AE zones, above-ground storage tanks which are located outside or inside of a structure must be elevated one (1) foot above the base flood elevation (BFE). Where elevated on platforms, the platforms shall be cantilevered from or knee braced to the building or shall be supported on elevated foundations that conform to the standards for the particular flood zone as described in Sections 6.6-4 through 6.6-7 below. In A and AE zones, above-ground storage tanks which are located outside or inside of a structure shall be elevated one (1) foot above the base flood elevation (BFE) or shall be securely anchored to prevent flotation, collapse or lateral movement under conditions of the base flood. Anchored tanks must have the top of the fill pipe located at least one (1) foot above the BFE and have a screw fill cap that does not allow for the infiltration of flood water.

7.2-3.G Portions of Structures in the SFHA

If any portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be located within the SFHA and must meet the construction requirements of the flood zone. The structure includes any structurally attached additions, garages, decks, porches, sunrooms, patios or any other structure attached to the main structure.

7.2-3.H Two or More Flood Zones

If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., VE zone is more restrictive than AE zone; structure must be built to the highest BFE). The structure includes any structurally attached additions, garages, decks, porches, patios, sunrooms, or any other structure attached to the main structure.

7.2-3.I Equal Conveyance

Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a registered Professional Engineer demonstrating, with supporting hydrologic and hydraulic analysis performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in flood levels (Base Flood Elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

7.2-3.J Compensatory Storage

The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.

7.2-4 FLOOD HAZARD AREAS - A ZONES

In all special flood hazard areas designated as A zones, the following shall additionally apply:

7.2-4.A A Zone Requirements

The Zoning Official shall obtain, review, and reasonably utilize any base flood elevation data and floodway data available from a Federal, State, or other source as criteria for requiring the following:

1. **Residential Construction**: All new construction, substantial improvements, and repair to structures that have sustained substantial damage which are residential structures shall have the bottom of the lowest floor, including basement, elevated one (1.0) foot above the base flood elevation (BFE). Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1.0) foot above the BFE.

2. **Commercial, Industrial or Non-residential Structures**: All new construction, substantial improvements, and repair to structures that have sustained substantial damage which are commercial, industrial or non-residential structures shall:
   a. Have the bottom of the lowest floor, including basement, elevated one (1) foot above the base flood elevation (BFE); or
   b. In lieu of being elevated, non-residential structures may be dry flood-proofed to one (1) foot above the BFE provided that together with all attendant utilities and sanitary facilities the areas of the structure below the required elevation are watertight with walls substantially impermeable to the passage of water, and provided that such structures are composed of structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. A registered professional engineer or architect shall review and/or develop structural design specifications and plans for the construction, and shall certify that the design and methods of construction are in accordance with acceptable standards of practice for meeting the provisions of this section. Such certification shall be provided to the Zoning Official on the FEMA Floodproofing Certificate, Form 81-65.
   c. Electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1) foot above the BFE.

3. **Floodway Data for Watercourses without FEMA-published Waterways**: The Town may request floodway data of an applicant for watercourses without FEMA-published waterways. When such data is provided by an applicant, or whenever such data is available from any other source (whether or not in response to the Town's request), the Town shall adopt a regulatory floodway based on the principal that the floodway must be able to convey the waters of the base flood, without increasing the water surface elevation more than one (1) foot at any point along the watercourse.

7.2-4.B Fully Enclosed Areas Below The Base Flood Elevation Of Elevated Buildings

All new construction, substantial improvements, or repair to structures that have sustained substantial damage, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall have the lowest floor elevated to one (1) foot above the base flood elevation (BFE). The elevated building shall be designed to preclude finished living space below the lowest floor and be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls (wet flood-proofing). Designs for complying with this requirement must either be certified by a

registered professional engineer or architect as meeting the requirements of ASCE 24 Section 2.6.2.2, or meet the following minimum criteria listed in sections 1 - 8 below:

1. **Required Openings**: Provide a minimum of two (2) openings (hydraulic flood vents) having a total net area of not less than one square inch for every one square foot of enclosed area subject to flooding. The enclosed area is measured on the exterior of the enclosure walls. These hydraulic openings must be located on at least two different exterior walls of each enclosed area. If the structure has more than one enclosed area, openings must be installed in the exterior walls of each enclosed area so that flood waters can enter directly from the outside.

2. **Foundation Requirements**: The bottom of all openings shall be no higher than one (1) foot above the higher of either the final interior grade or floor elevation, or the finished exterior grade adjacent to the outside of the foundation wall. At least one entire side of the structure's fully enclosed area must be at or above grade. Fill placed around the foundation walls must be graded so that the elevation inside the enclosed area is equal to or higher than the adjacent outside elevation on at least one side of the building. The finished floor of the enclosed area shall be no lower than the bottom of the foundation openings. The foundation slab of a residential structure, including the slab of a crawlspace, must be set equal to the outside finished grade on at least one side of the building.

3. **Openings Design**: The openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic entry and exit of flood waters in both directions without any external influence or control such as human intervention, including the use of electrical and other non-automatic mechanical means. These coverings must not block or impede the automatic flow of floodwaters into and out of the enclosed area. Other coverings may be designed and certified by a registered professional engineer or approved by the Zoning Official.

4. **Openings Location**: Openings shall not be less than three (3) inches in any direction in the plane of the wall.

5. **Finished Living Space Prohibited**: The area cannot be used as finished living space. Use of the enclosed area shall be the minimum necessary and shall only be used for the parking of vehicles, building access or limited storage. Access to the enclosed area shall be the minimum necessary to allow for the parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with the premises (standard exterior door) or entry to the living area (stairway or elevator). The enclosed area shall not be used for human habitation.

6. **Areas Below One Foot Above BFE**: All interior walls, floor, and ceiling materials located below one (1) foot above the BFE shall be unfinished and flood damage-resistant in accordance with FEMA Technical Bulletin 2, Flood Damage-Resistant Requirements.

7. **Utility Equipment**: Electrical, plumbing, HVAC duct work, machinery or other utility equipment and connections that service the structure (including, but not limited to, furnaces, oil or propane tanks, air conditioners, heat pumps, hot water heaters, ventilation, washer and dryer hook-ups, electrical junction boxes, circuit breaker boxes and food freezers) are prohibited in the fully enclosed area below the BFE plus one (1) foot. Utilities or service equipment located in this enclosed area, even if elevated to one (1) foot above the BFE in the space, may subject the structure to increased flood insurance rates.

8. **Attached Garages**: A residential building with a structurally attached garage having the floor slab below the BFE is considered an enclosed area below the BFE and must meet the standards of Sections 7.2-4.B.1-8. A garage attached to a residential structure, constructed with the garage floor slab below

the BFE, must be designed to allow for the automatic entry and exit of floodwaters in both directions. Flood openings or vents are required in the exterior walls of the garage or in the garage doors. Garage doors that must be manually opened do not meet the flood vent opening requirements in Section 7.2-4.B.1-3. In addition to the automatic entry of floodwaters, the areas of the garage below BFE plus one (1) foot must be constructed with flood damage-resistant materials per the requirements of FEMA Technical Bulletin 2. Garages attached to non-residential structures must also meet the aforementioned requirements or be dry floodproofed as per the requirements of Section 7.2-4.A.2.

7.2-4.C Flood Insurance Risk Premium Rates

For the purpose of the determination of applicable flood insurance risk premium rates, 1) the applicant shall provide the as built elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved structures and whether or not such structures contain a basement; 2) the applicant shall obtain, if the structure has been floodproofed, the as built elevation (in relation to mean sea level) to which the structure was floodproofed; and 3) a record of all such information shall be maintained with the Building Official.

7.2-4.D Riverine Areas

In riverine situations, the applicant shall notify adjacent communities and the State Coordinating Office (Department of Energy and Environmental Protection, Inland Wetlands and Water Courses Program) prior to any alteration or relocation of a watercourse and submit copies of such notification to the Federal Emergency Management Agency.

7.2-4.E Maintenance of Flood Carrying Capacity

Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

7.2-4.F Mobile Manufactured Homes

All mobile manufactured homes to be newly placed or undergoing a substantial improvement shall be elevated so that the bottom of the frame is located one (1) foot or more above the base flood elevation. That mobile manufactured home must also meet all the construction standards per Section 7.2-3. This includes mobile manufactured homes located outside a mobile manufactured home park or subdivision, in a new mobile manufactured home park or subdivision, in an existing mobile manufactured home park or subdivision, in an expansion of an existing mobile manufactured home park or subdivision, or on a site in an existing mobile manufactured home park in which a mobile manufactured home has incurred substantial damage as a result of a flood. All mobile manufactured homes shall be placed on a permanent foundation which itself is securely anchored and to which the structure is securely anchored so that it will resist flotation, lateral movement and hydrostatic pressures. Anchoring may include, but not be limited to, the use of over-the-top or frame ties to ground anchors. All mobile manufactured homes shall be installed using methods and practices that minimize flood damage. Adequate access and drainage should be provided. Elevated construction standards include piling foundations placed no more than ten (10) feet apart, and reinforcement provided for piers more than six (6) feet above ground level. Recreational vehicles placed on sites shall either be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use or meet all the general standards of Section 7.2-3 and the elevation and anchoring requirement listed above for a mobile manufactured home. A recreation vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. The foundation and anchorage of manufactured homes to be located in floodways shall be designed and constructed in accordance with ASCE 24.

7.2-4.G Evacuation Plan

An evacuation plan indicating alternate vehicular access and escape routes shall be filed with appropriate Disaster Preparedness Authorities for manufactured home parks and manufactured home subdivisions located in A zones.

7.2-5 FLOOD HAZARD AREAS – AE

In all special flood hazard areas designated as Zone AE, the following additionally shall apply:

7.2-5.A Residential Structures

All new construction and substantial improvements of residential structures shall follow the standards above in 7.2-4.A.1 (A Zones).

7.2-5.B Non-residential Structures

All new construction and substantial improvements of non-residential structures shall follow the standards above in 7.2-4.A.2 (A Zones)

7.2-5.C Fully Enclosed Areas Below The Base Flood Elevation Of Elevated Buildings

All new construction, substantial improvements, or repair to structures that have sustained substantial damage, whether residential or non-residential, that include fully enclosed areas formed by a foundation and other exterior walls shall follow the standards above in 7.2-4.B (A Zones).

7.2-5.D Floodproofing

Where floodproofing is utilized for a particular structure in accordance with this section, a Connecticut registered professional engineer or architect shall certify that the floodproofing methods are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces, and other factors associated with the base flood, and a record of such certificate indicating the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained with the Building Official.

7.2-5.E Mobile Manufactured Home Parks and Subdivisions

New mobile manufactured home parks and subdivisions, or expansions to existing mobile manufactured home parks and subdivisions, or existing mobile manufactured home parks and subdivisions where the repair, reconstruction, or improvement of the street, utilities, and pads equals or exceeds 50% of the value of the streets, utilities, and pads before the repair, reconstruction or improvement has commenced, and for mobile manufactured home placement not in existing mobile manufactured home parks and subdivisions, then 1) stands or lots shall be elevated on compacted fill or on pilings so that the bottom of the frame of the mobile manufactured home is located one (1) foot above the base flood elevation; 2) adequate surface drainage and access for a hauler shall be provided; and 3) in the instance of elevation on pilings, lots shall be large enough to permit steps, piling foundations shall be placed in stable soil no more than 10 feet apart, and reinforcement shall be provided for pilings more than 6 feet above the ground level.

All other mobile manufactured homes to be placed or substantially improved within an existing mobile manufactured home park or subdivision shall be elevated so that the bottom of the frame is located one (1)

foot above the base flood elevation and is securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.

The foundation and anchorage of manufactured homes to be located in floodways shall be designed and constructed in accordance with ASCE 24.

7.2-5.F Additional Requirements

When base flood elevations have been determined within Zone AE on the community's Flood Insurance Rate map but a regulatory floodway has not been designated, no new construction, substantial improvements or other development, including fill, shall be permitted which will increase the water surface elevation of the base flood more than one (1.0) foot at any point within the community when all existing and anticipated development is considered cumulatively with the proposed development.

7.2-6 FLOODWAY

In the designated floodway, the following shall additionally apply:

7.2-6.A Encroachments

No encroachments, including fill, new construction, substantial improvements, and other developments shall be permitted unless certification, with supporting technical data, by a Connecticut registered Professional Engineer is provided demonstrating, through hydrologic and hydraulic analysis performed in accordance with standard engineering practice, that encroachments shall not result in any (0.00 feet) increase in flood levels during occurrence of the base flood discharge published by FEMA. Buildings and structures meeting the standard above and located in whole or in part in the floodway shall be designed and constructed in accordance with ASCE 24. Fences in the floodway must be aligned with the flow and be of an open design.

7.2-6.B Manufactured Homes

The placement of any manufactured home shall be prohibited.

7.2-7 COASTAL HIGH HAZARD ZONES

In the coastal high hazard zones Coastal AE and VE, the following provisions shall additionally apply:

7.2-7.A Elevation

The applicant shall provide the elevation, in relation to mean sea level, of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, regardless of whether such structures contain a basement. A record of all such information shall be maintained with the Zoning Official.

7.2-7.B Connecticut Coastal Jurisdiction Line

All new construction shall be located landward of the reach of the Connecticut Coastal Jurisdiction Line as defined in CGS 22a-359, as amended by Public Act 12-101.

7.2-7.C Construction Requirements

1. All new construction, substantial improvement and repair to structures that have sustained substantial damage shall be elevated so that the bottom of the lowest horizontal structural member (excluding pilings, pile caps, and columns) is elevated at least one (1.0 foot) above the base flood elevation (BFE). Basement floors that are below ground on all sides are prohibited

2. The bottom of all electrical, plumbing, machinery or other utility equipment that service the structure must be elevated one (1) foot above the BFE and cannot be located below the structure. Any service equipment that must be located below the BFE must be floodproofed to prevent water from entering during conditions of flooding. Electrical, mechanical and plumbing system components are not to be mounted on or penetrate through walls designed to breakaway under flood loads

3. A registered professional engineer or architect shall certify that the structure is securely anchored to adequately anchored pilings or columns in order to withstand velocity waters and hurricane wave wash, and

4. The space beneath the lowest floor shall be free of obstruction, or be constructed with a non-supporting breakaway wall, lattice work or mesh screening provided it is not part of the structural support of the building and is designed so as to break away, under abnormally high tides or wave action, without damage to the structural integrity of the building on which it is to be used, and provided the following design specifications are met: Design safe loading resistance of each wall shall not be less than 10 nor more than 20 pounds per square foot; or if more than 20 pounds per square foot, a registered professional engineer or architect shall certify that the design wall collapse would result from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components during the base flood event. Maximum wind and water loading values to be used in this determination shall each have one percent (1%) chance of being equaled or exceeded in any given year (100-year mean recurrence interval). Further, areas enclosed by breakaway walls shall contain hydraulic flood vents per the requirements of Section 7.2-4.B.1-4 above.

7.2-7.D Use of Fill

No use of fill for structural support of buildings shall be permitted. Minor grading and the placement of minor quantities of non-compacted fill shall be permitted for landscaping and drainage purposes under and around buildings, and for support of parking slabs, pool decks, patios and walkways installed at current grade. The fill must wash out from storm surge, thereby rendering the building free of obstruction, prior to generating excessive loading forces, ramping effects, or wave deflection.

7.2-7.E Mobile Manufactured Homes

The placement of mobile manufactured homes, except in existing mobile manufactured home parks and subdivisions, is prohibited. Placement of mobile manufactured homes in existing mobile manufactured home parks and subdivisions shall be elevated so that the bottom of the lowest horizontal structural member is located one (1) foot above the base flood elevation. Such mobile manufactured homes must also meet the standards in this Section 7.2-7. Recreational vehicles shall either be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use or shall meet all the standards of Section 7.2-3 and the Coastal AE and VE zone construction requirements of this Section 7.2-7. A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions.

7.2-7.F Sand Dunes

Man-made alteration of sand dunes which would increase potential flood damage is prohibited.

7.2-7.G Access to Lowest Floor

An exterior door shall be installed at the top of the stairs that provides access to the lowest (habitable) floor of the structure.

7.2-7.H Chimneys and Fireplaces

The base of a chimney or fireplace shall not extend below the BFE plus one foot. When vertical support is required, a chimney or fireplace shall be vertically supported on pile or column foundations embedded at least as deep as the rest of the structure foundation or deeper where needed to support the chimney against water and wind loads. The chimney and fireplace system shall be designed to minimize transfer of water and wind loads to the structure or structure foundation.

7.2-8 SPECIFIC SITUATION VARIANCES

7.2-8.A Buildings on an Historic Register

Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places provided the proposed reconstruction, rehabilitation or restoration will not result in the structure losing its historical character.

7.2-8.B Functionally Dependent Uses

Variances may be issued for new construction and substantial improvement and other development necessary for the conduct of a functionally dependent use provided the structure or other development is protected by methods that minimize flood damage, create no additional threat to public safety, and meet the following requirements:

1. **Variance, Minimum Necessary**: Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary as not to destroy the historic character and design of the building.

2. **Use of Variances**: Variances shall only be issued upon:
   a. a showing of good and sufficient cause,
   b. a determination that failure to grant the variance would result in exceptional hardship, and
   c. a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

3. **Variance Grantees**: Any applicant to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation to which the structure is to be built and stating that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation up to amounts as high as $25 for $100 of insurance coverage. The Town shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request in its biennial report.

7.3 STORMWATER MANAGEMENT PLAN AND LOW IMPACT DEVELOPMENT

7.3-1 APPLICABILITY

In addition to the required erosion and sediment control plan, grading plan and other required plans and application submittals, a separate Stormwater Management Plan must be submitted with any site plan application that will result in the cumulative disturbance of one acre or more. At a minimum, site development plans should comply with the design criteria and objectives identified in the 2004 Connecticut Stormwater Quality Manual, as amended, including its Low Impact Development Appendix.

7.3-2 SITE DESIGN

The following LID techniques should be incorporated into the planning and design of development plans to preserve pre-development hydrologic conditions and minimize stormwater run-off:

- Avoid installation of roof drains that discharge to impervious surfaces.
- Direct flows to vegetated areas.
- Direct flows from paved areas to stabilized vegetated areas.
- Break up flow directions from large paved surfaces.
- Encourage sheet flow through vegetated areas.
- Locate impervious areas so that they drain to permeable areas.
- Maximize overland sheet flow.
- Lengthen flow paths and increase the number of flow paths.
- Maximize use of open swale systems.
- Increase or augment the amount of vegetation on the site.
- Restrict ground disturbance to the smallest possible area.
- Reduce pavement and impervious surface areas.
- Avoid compaction or disturbance of highly permeable soils.
- Minimize removal of existing trees.
- Reduce the use of turf and use more natural land cover.
- Maintain existing topography and drainage divides.
- Locate structures, roadways on Type C soils where feasible.
- Provide source controls to prevent or minimize the use of and potential introduction of pollutants into stormwater run-off.

Sites within the Water Resource Protection District should adhere to the requirements of Section 6.4, and LID site design techniques may be incorporated if also consistent with Section 6.4-6.

7.3-3 STORMWATER MANAGEMENT PLAN

A Stormwater Management Plan must be prepared by a Professional Engineer, licensed by the State of Connecticut, including the following:

7.3-3.A Site and Activity Description

1. Existing natural features and proposed site improvements
2. Site topography, pre- and post- development drainage patterns

3. Existing and proposed stormwater discharges and known sources of on-site stormwater pollutants and sediment loading

7.3-3.B Water Quality Classification

State DEEP water quality classification of on-site and adjacent water bodies, which will receive project stormwater.

7.3-3.C Pollutant Sources

Identification of potential pollutant sources including:

1. **Description**: Description of all potential pollution sources such as erosive soils, steep slopes, vehicle fueling and maintenance, and materials storage

2. **Identification**: Identification of the types of anticipated stormwater (i.e. from pervious and/or impervious areas)

3. **Peak Flows**: A summary of calculated pre- and post-development peak flows, per the Town of Groton Road and Drainage Standards, unless otherwise specified in these Zoning Regulations (i.e. as to land and uses subject to the WRPD overlay zone requirements).

7.3-3.D Pollutant Controls

Description of controls to reduce pollutants, including Low Impact Development strategies, such as:

1. Proposed stormwater system retrofits
2. Methods to retain sediments on site
3. Methods to control water flowing onto and from the construction site
4. Methods to minimize disturbed areas
5. Post-construction stormwater management measures that will be installed during the construction process to control pollutants in stormwater discharges after construction operations have been completed

7.3-3.E Other Information

Calculations, plans, data and other information intended to support the design and operation of structures and other proposed methods to reduce pollutants

7.3-3.F Maintenance and Inspection

Maintenance and inspection procedures including:

1. Inspection protocols and related requirements
2. Repair and maintenance documentation
3. Identification of responsible individual(s)

7.3-3.G Good Housekeeping Procedures

Good Housekeeping Procedures which at a minimum will address:

1. Material Handling and Waste Management
2. Building Material Staging Area operations
3. Equipment and Vehicle Fueling and Maintenance
4. Spill Prevention Plan requirements
5. Long Term Maintenance of Stormwater Facilities

7.4 ENVIRONMENTAL PERFORMANCE STANDARDS

7.4-1 APPLICABILITY

7.4-1.A Applicability

The performance standards of this Section shall apply to all lands, buildings, structures, and uses in all zones, whether a permitted use, a special permit use, an accessory use or a nonconforming use (Exemption: These performance standards do not apply to the activities typically associated with a residential use).

7.4-1.B Compliance

Initial and continued compliance with these performance standards shall be required of every building, structure, and use.

7.4-1.C Federal, State, and Local Regulations

Nothing in this section diminishes the separate responsibility for a use of land, buildings, or structures in the Town of Groton to meet all requirements of Federal, State, and other local regulations.

7.4-1.D Town's Rights

The Town has the right but not the obligation to address items within these performance standards that reference and are regulated by other Federal, State, or local agencies.

7.4-2 GENERAL STANDARD

No building or use shall create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration; smoke, dust, odor or other form of air pollution; heat, cold, dampness, electromagnetic or other substance, condition or element in such manner, or in such amount, as to adversely affect the reasonable use of the surrounding area or adjoining premises.

7.4-3 STANDARDS FOR DANGEROUS AND OBJECTIONABLE ELEMENTS *(Rev. 7-15-2024)*

7.4-3.A Air Emissions

Air emissions shall be treated in a manner that prevents any nuisance or hazard to neighboring uses. Nuisance from emissions may include, but is not limited to, soiling of the ground or building surfaces, or damage or death of vegetation. Hazards from emissions may include, but are not limited to, particulates inhaled by people that may be harmful to their health.

7.4-3.B Waste

All wastes must be properly stored and disposed of in a manner to maintain sanitary and nuisance free conditions satisfactory to the Director of Health.

7.4-3.C Flammable and Explosive Materials

All activities and all storage of flammable and explosive materials at any point shall be provided with adequate safety devices against fire and explosion and adequate fire-fighting and fire-suppression devices and equipment, as approved by the local fire marshal.

7.4-3.D Vibration

No vibration that is detectable without instruments at a lot line should be transmitted outside of the lot where it originates, except vibration necessarily involved in the construction or demolition of buildings and structures.

7.4-3.E Heat

Heat, defined as thermal energy of a radiative, conductive or convective nature, emitted at the lot line by any use or facility shall not exceed the temperatures tolerable to plant or animal life.

7.4-3.F Radioactivity and Electrical Disturbance

No activities are permitted that emit dangerous radioactivity at any point and no electrical disturbances are permitted that adversely significantly affect the operation of any equipment, other than that of the creator of such disturbance.

7.4-3.G Discharges

No discharge shall be permitted into a private sewer system, stream, the ground or a municipal sewage disposal system that releases any material in such a way or of such a nature or temperature as can contaminate any running stream, water supply or otherwise cause the emission of dangerous or objectionable elements and accumulation of wastes conducive to the breeding of rodents or vector arthropods.

7.4-3.H Odors

No use shall cause or permit the emission of any substance or combination of substances which creates or contributes to an odor, in the ambient air, that constitutes a nuisance, so as to significantly impair the reasonable use of any other property.

7.4-3.I Noise (Rev. 7-15-2024)

Unless otherwise specified in these Zoning Regulations, the State of Connecticut Noise standards apply, per the Regulations of Connecticut State Agencies, Title 22a. Environmental Protection, inclusive of Sec. 22a-69-1 through 22a-69-7.4.

All industrial uses on a lot abutting a property in any zoning district other than IG and IM, or abutting any existing residential use, must demonstrate to the Town compliance with the State's noise standards prior to the issuance of a Certificate of Occupancy.

SECTION 8: SITE STANDARDS

8.1 LANDSCAPING, SCREENING AND BUFFER AREAS

8.1-1 PURPOSE

The following standards are intended to enhance the appearance and natural beauty of the Town and to protect property values through preservation of existing vegetation and planting of new screening and landscaping material. Specifically, these standards are intended to reduce excessive heat, glare and accumulation of dust, to provide privacy from noise and visual intrusion, and to prevent the erosion of the soil, excessive run-off of drainage water, and the consequent depletion of the ground water table and the pollution of water bodies.

8.1-2 APPLICABILITY

8.1-2.A Applicability

The standards listed in Section 8.1-3 apply to non-residential and multi-unit residential uses in all zoning districts.

8.1-2.B Single unit and two-unit homes

Single unit and two-unit homes are required to landscape front yard areas and maintain such landscaping in good condition, per Section 8.1-3.H. In no case will the landscaping be required to exceed 30 feet from the front lot line. Any other landscape features associated with single unit and two-unit homes, such as fences, walls, walkways, and other features, must be maintained by the property owner. Plantings along the street must be installed in accordance with the Subdivision Regulations and maintained.

8.1-3 GENERAL REQUIREMENTS FOR LANDSCAPING AND SCREENING

8.1-3.A Areas to Landscape

All areas of a site that are not rendered impervious through the development of structures, parking features, circulation features, or other hardscape features should be landscaped with vegetation, and must follow the requirements of Section 7.3, Stormwater Management Plan and Low Impact Development. Sites within the Water Resource Protection District must also comply with the standards of Section 6.4, Water Resource Protection District.

8.1-3.B Native and Invasive Species

Native species should be used wherever possible. No tree, shrub, or any other plant shall be installed that has been identified as an invasive species by the State of Connecticut Invasive Plants Council.

8.1-3.C Best Practices and Maintenance

Landscaping, trees, and plants required by these regulations must be planted in a growing condition according to accepted horticultural best practices and they shall be maintained in a healthy growing condition. Any

landscaping, trees, and plants which are in a condition that does not fulfill the intent of these regulations must be replaced by the property owner during the next planting season for the particular plant material.

8.1-3.D Functional Design and Selection of Materials

1. **All-Season**: Landscaping should be designed to remain functional and attractive during all seasons through a thoughtful selection of deciduous, evergreen, berrying, and flowering plant varieties.

2. **Turf**: Turf must not be planted in strips less than five (5) feet wide.

3. **Lawns**: Lawn seed mixes should be drought resistant. To achieve a high level of drought tolerance, lawn mixes may include, but not be limited to, a predominance of fine fescues.

4. **Plant Hardiness**: Plant varieties should be selected for resistance to drought, moisture, salt, urban conditions, or insects and other pests depending on the location of landscaping and the specific stressors anticipated for different areas of the site.

5. **Minimal Care**: Plants should be selected so that landscaping can be maintained with minimal care and the need for watering, pesticides, or fertilizers can be minimized or eliminated.

8.1-3.E Maintenance of Fence, Wall or Other Landscape Materials

Any fence, wall or other landscape materials required by these regulations or shown on a site plan approved by the PZC must be maintained by the property owner in good condition throughout the period of the use on the lot.

8.1-3.F Protection of Landscaped Areas

All landscaping, trees, and planting material adjacent to parking areas, loading areas, or driveways must be properly protected by barriers, curbs, distance offsets, or other means from damage by vehicles.

8.1-3.G Existing Trees, Vegetation and Unique Site Features/Stonewalls

To the extent possible, existing trees, vegetation, and unique site features such as stone walls must be retained and protected. Existing healthy, mature trees, if properly located, will be fully credited against the requirements of these regulations. Stonewalls along property lines should remain and walls that are removed within the site should be relocated onsite or incorporated into the landscape design for the site.

8.1-3.H Front Landscape Area

A front landscape area is required for all uses in all zoning districts. The purpose of the landscaping is to enhance the appearance of the use on the lot and not to screen the use from view.

1. **Required Materials**: The required landscaped area must be covered with grass, ground cover, or other decorative landscape materials and include appropriate trees and shrubs.

2. **Area Between the Front Lot Line and the Edge of the Street**: In cases where the edge of the pavement within a public right-of-way does not coincide with the front lot line, the property owner must landscape the area between the front lot line and the edge of the street that is not covered by sidewalk with the use of turf, pavers, or other natural materials approved by the PZC.

8.1-3.I Street Trees

At a minimum, one street shade tree having a caliper of 2 inches and a height of 6 feet must be planted for each 50 feet or fraction thereof of lot frontage. Street trees should be from the list in the Town of Groton Road and Drainage Standards, unless an alternative is approved by the Town Tree Warden or a licensed arborist.

8.1-3.J Substitutions

On an already developed site where the following exists:

- The building is within 10 feet of the front lot line and there is an existing or proposed sidewalk within this area, or
- There is existing parking within this front area that cannot be relocated to other areas of the site the Commission may allow the required front landscaped area to be met through the substitution of planters, plant boxes or pots containing trees, shrubs, and/or flowers in lieu of in-ground planting.

In determining such substitution, the Commission shall consider: (a) the lot size and shape and the location of existing structures and parking areas; (b) the availability of other areas where any such parking may be located on the lot; (c) the number, size, location, and quality of the planter boxes to be used; (d) the design of the building and uses that face the street and the need for visual buffering of such buildings and uses; (e) the need for street trees within this location.

8.1-3.K Long Term Maintenance of Improvements

No Certificate of Site Plan Compliance or Certificate of Occupancy will be issued without conditions for long term maintenance of all improvements shown on the approved site plan, including regular irrigation and maintenance of landscaping, replacement of diseased or dead vegetation, regular removal of litter and debris, etc. Should these conditions not be met any time after the issuance of a CSPC or CO, this will be considered a zoning violation subject to enforcement action.

8.1-4 FRONT LANDSCAPE AREAS

In addition to the requirements of Section 8.1-3, the following apply in RM, Mixed Use, Commercial, Industrial, and Green districts.

8.1-4.A CR, CN, WW, IM and IG Districts

1. **Front Lot Line Area**: A landscaped strip along and contiguous to the front lot line(s) must be provided at a minimum width of 10 feet.

2. **Front of Buildings**: A minimum five (5) foot wide landscape area must abut the front of the buildings on the site using one of the following options:
   a. Provide a continuous landscape strip at least five (5) feet wide along the entire length of the building frontage (except areas for doorways).
   b. Provide an area of landscaping equivalent to that required in Section 8.1-4.A.2.a along the building frontage that covers a minimum of 50 percent of the length of the building.
3. **Parking in Front of Buildings**: Parking in front of a building must be designed to meet Section 8.2-11 for pedestrian safety and Item 2 above for front of building landscape requirements.

8.1-4.B MTC, MVC, and MDD Mixed Use Districts *(Rev. 01-15-2020)*

1. **Front Lot Line Area**: A landscaped strip along and contiguous to the front lot line(s) must be provided in accordance with the following minimum widths:
   a. **MTC and MVC**: 10 feet or as prescribed in the standards for the district, whichever is greater.
   b. **MDD**: Five (5) feet or the area in front of an existing buildings if the existing building is less than Five (5) feet from the front property line.

2. **Front of Buildings**: A minimum of five (5) feet wide landscape area must abut the front of the buildings on the site using one of the following options:
   a. Provide a continuous landscape strip at least five (5) feet wide along the entire length of the building frontage (except areas for doorways).
   b. Provide an area of landscaping equivalent to that required in Section 8.1-4.B.2.a along the building frontage that covers a minimum of 50 percent of the length of the building.

3. **Parking in Front of Buildings**: Parking in front of a building must be designed to meet Section 8.2-11 for pedestrian safety and Item 2 above for front of building landscape requirements.

8.1-4.C RM Multi-Unit District

In addition to the requirements of Section 8.1-3, all uses other than single-unit or two-unit development in the RM districts must provide a landscaped strip along and contiguous to the front lot line(s) at a width of 10 feet and meet Section 8.1-5 for landscaping in parking and vehicle accessway areas.

8.1-5 LANDSCAPED PARKING AND VEHICLE ACCESSWAY AREAS

The following landscaping standards apply to all uses except for those proposed in the MTC District, which has distinct standards in Section 3.3.-2.D.

8.1-5.A Interior Parking Lot Landscaping

All uses requiring ten (10) or more off-street parking spaces must comply with the following:

1. **Minimum Landscaping**: A minimum of 10 SF of interior landscaping within the paved portion of the parking area for each parking space.

2. **Landscaping Purpose**: Landscaped areas (islands) are required to indicate and assure safe and efficient channelization of both pedestrian and vehicular traffic and to separate the major vehicle accessways through the parking area from parking aisles.

3. **Landscaping Requirements**: Each separate landscaped area (island) must contain a minimum of 100 SF, with a minimum dimension of at least 8 feet, be constructed with sub-surface drainage, incorporate compaction resistant soil, be planted with grass or shrubs, and include at least one deciduous shade tree of not less than 2-inch caliper, at least 6 feet in height. Any landscape area that is continuous along a major accessway within the parking lot should include at least one deciduous tree of not less than 2-inch caliper, at least 6 feet in height, for every 50 lineal feet within this landscaped area.

8.1-5.B Perimeter Parking Lot and Entrance Driveway Landscaping

All uses requiring five (5) or more off-street parking spaces must comply with the following:

1. **Landscaped Area**: A landscaped area must be provided along the perimeter of any parking area or entrance driveway except where the parking area is functionally integrated with an adjoining parking area on an abutting lot.

2. **Landscaped Area Requirements**: The landscaped area must have a minimum dimension of 5 feet, be planted with grass or shrubs, and include at least one deciduous shade tree of not less than 2-inch caliper, at least 6 feet in height for every 50 feet along the perimeter of the parking area or entrance driveway.

8.1-6 BUFFER AREA

8.1-6.A Purpose

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to existing and potential residential uses.

8.1-6.B When Required (Rev. Eff. 06-1-2025)

A buffer area is required along and within all boundaries of a lot for any of the following:

1. A use in a commercial or industrial district where the lot is abutting or directly across a local street from any lot in a residential district.
2. A non-residential use on any lot in the MVC or MTC that is abutting or directly across a local street from any lot in a residential district.
3. A conditional use on a lot that is in or abutting any residential district.
4. An Active Senior Housing, Multi-Unit Dwelling, or Multi-Unit Dwelling Conversion use on any lot in the IM zone that is abutting or directly across a local street from any other lot in the IM zone.

8.1-6.C Design Standards (Rev. Eff. 06-1-2025)

A required buffer area must comply with at least one of the following minimum design standards (1, 2 or 3) with details provided to support the option chosen. The PZC will make the ultimate determination on which option will be used.

1. **Buffer Width and Landscape Planting**: The buffer must be designed to provide both the minimum width and landscape plantings.
   a. **Width**: The minimum width of buffer areas is as follows:
      - All commercial districts abutting a residential district - 15 feet
      - All Industrial districts abutting a residential district - 30 feet
      - All non-residential uses in the MVC or MTC abutting a residential district – 10 feet
      - Conditional uses in or abutting any residential district - 25 feet
      - Active Senior Housing, Multi-Unit Dwelling, or Multi-Unit Dwelling Conversion uses in the IM abutting or directly across a local street from any other lot in the IM zone - 30 feet
   b. **Landscape Plantings**: At a minimum, the plantings must consist of evergreen trees a minimum of 6 feet in height planted at intervals that will create a contiguous screen of vegetation while providing enough space for the tree to thrive. Non-evergreen planting may be included to supplement evergreen planting, but not to take its place.

2. **Berm/Fence/Wall and Landscape Planting**: The buffer must be designed to include both a berm/fence/wall and landscape plantings. A minimum buffer width is not required with this option.
   a. **Berm/Fence/Wall**: A six (6) to eight (8)-foot-high earthen berm or a six (6) to eight (8)-foot-high solid and opaque wall or fence where the berm, fence, or wall is at a location and of a design and

materials deemed by the PZC to be sufficient to accomplish the purposes of this Section as stated in Section 8.1-6.A above.

b. **Landscape Plantings**: Landscaping, including trees and shrubs, must be provided to enhance and soften the area of the berm, fence, or wall.

3. **Natural Vegetation**: This buffer option may be used where the existing landscaping/vegetated area provides adequate buffering between the two properties and meets the following:
   a. The existing vegetation includes a healthy stand of trees that will be maintained
   b. The width of the existing vegetation is a minimum of 1.5 times the required buffer width in Section 8.1-6.C.1 above.

8.1-7 DESIGN AND SCREENING FOR SOLID WASTE ENCLOSURES, SERVICE AREAS, MECHANICAL EQUIPMENT, AND UTILITIES

8.1-7.A Purpose

1. To reduce the visual and physical impacts of service areas, mechanical equipment, trash and recycling containers, and other similar site functions on other on-site uses, the street environment, public open spaces, and adjacent properties, while maintaining accessibility for service providers and users.
2. To mitigate the off-site visual impacts of service and mechanical equipment areas when siting alone does not adequately mitigate impacts.

8.1-7.B Design Standards

1. **Applicability**: The following design standards apply to all development except single-unit and two-unit residential development.

2. **General Location**: Services and outdoor storage areas, large utility cabinets and mechanical equipment, and waste receptacles (dumpsters, compactors, and mechanical equipment) must be located away from highly visible areas, such as streets and pedestrian walkways, to minimize visual, noise or physical impacts on the site, street environment, adjacent public open spaces, and adjacent properties.

3. **Solid Waste/Recycling Enclosure**: All solid waste receptacles and recycling bins not located within parking garages or other indoor facilities must be located on a concrete base, in a freestanding enclosure that is architecturally consistent with the primary structure(s) or other walls on the site. Chain link fencing with slats may be used if not prohibited by the underlying zone and if the enclosure is not located within the front yard. The enclosure should be located in an area convenient for on-site use and accessible for collection.

4. **Service and Outdoor Storage Areas**: Service areas (loading docks, compactors, large utilities) and outdoor storage areas should not face or be highly visible from a public street. Where not feasible due to situations such as multiple street frontages, limited lot size or existing development on the site, the area should be screened from view with a solid visual barrier, using materials and colors consistent with the design of the primary structure(s) on the site. Utility cabinets and small-scale service elements may be screened with landscaping or structures.

5. **Mechanical Equipment**: All mechanical equipment, including air conditioners, heaters, vents, and similar equipment, rooftop and ground-mounted, must be screened from public view (both on and

offsite) and from adjacent residential and green districts except for any equipment less than 30-inches in height that is located on the ground or any permitted renewable energy generation equipment that is for individual single or two-unit residential use on a private property. Screening must be located so as not to interfere with operation of the equipment. All screening for mechanical equipment must meet the following standards:

a. **Screening Materials**: The screening materials should be of material requiring minimal maintenance and must be as high as the equipment being screened.
b. **Ground Mounted**: For ground-mounted equipment, landscaping may be used if a solid screen can be provided typically within two (2) years of the time of planting.
c. **Roof-Top**: For rooftop equipment, all screening devices should be well integrated into the architectural design through such elements as parapet walls, false roofs, roof wells, clerestories or equipment rooms. Screening walls or unit-mounted screening is allowed but less desirable. Wood generally should not be used. Louvered designs are acceptable if consistent with building design style.

6. **Utility Meters**: All banks of more than 10 utility meters should be screened from view from a public right-of-way by use of a structure, landscaping or both. If meters are enclosed in cabinets visible from public rights-of-way, exterior surfaces should be finished with material compatible and complementary to the architecture of the building.

7. **Materials**: The design and selection of landscaping and structural materials should be of sufficient size, quantity, and height to effectively screen service elements and to make those elements meet the requirements above. Landscaping should be incorporated into the design wherever possible to enhance the visual appearance of the screen.

8.2 OFF-STREET PARKING AND LOADING, BIKE PARKING *(Rev. Eff. 6-15-2023, Rev. Eff. 07-15-2025, Rev. Eff. 08-15-2025)*

8.2-1 APPLICABILITY

Off-street parking and loading must be provided in accordance with this section for any building or use hereafter erected, established, enlarged, increased, or exchanged. The number of parking and loading spaces required shall be based on construction or development activity after the effective date of these regulations. This section does not apply to reoccupation of an existing building where there is no change of use or any physical alteration (placement of a new sign, per Section 8.4, Sign Regulations, is not considered a physical alteration) so long as the existing parking is maintained. This section also does not apply within the R-MI zoning district. *(Rev. Eff. 07-15-2025*).

8.2-2 OBLIGATION

The property owner's obligation to maintain these off-street parking spaces and off-street loading accommodations will continue so long as there are buildings and/or uses subject to these requirements. It is unlawful for the owner of any building or use subject to the provisions of this section to discontinue, change, or dispense with, or to cause the discontinuance of any vehicle parking or loading space to a level that violates the requirements of this section or the specific conditions of an individual permit. It is unlawful for any firm or corporation to occupy a building without providing parking spaces and loading accommodations which meet with the requirements of and are in compliance with these regulations.

8.2-3 DETERMINATION OF COMPLIANCE

The Zoning Official is responsible for determining compliance with the parking space standards of Section 8.2-4 and the interpretation of required spaces of Section 8.2-5.

8.2-4 PARKING SPACES *(Rev. Eff. 06-05-2026, Rev. Eff. 06-15-2023)*

The number of off-street parking spaces provided shall be in accordance with the following schedule of requirements. To identify which specific uses fall under each category below, see the Table of Permitted Uses in Section 4.1.

See Section 8.2-6 for additional parking and loading requirements in the MDD.

Table 8.2-4 Parking Space Requirements *(Rev. Eff. 06-05-2026, Rev. Eff. 06-15-2023)*

Category Name and Number	Proposed Parking Requirements	
	Minimum Parking Spaces	*Maximum Parking Spaces*
COMMERCIAL & RETAIL		
1. Commercial & Retail	**Small Scale** (Up to 10,000 SF): One (1) space for every 250 SF of gross floor area **Medium Scale** (> 10,000 SF to 40,000 SF): One (1) space for every 350 SF of gross floor area **Large Scale** (> 40,000 SF): One (1) space for every 400 SF of gross floor area **Retail Shopping Center:** One (1) parking space for each 300 SF of gross floor area in the shopping center. Plus one (1) space per five (5) seats in any theater or cinema. Minimum of one hundred twenty-five (125) spaces in total. This requirement is instead of other individual parking ratio requirements for individual uses.	Up to 10,000 SF: One (1) space for every 200 SF of gross floor area > 10,000 SF to 50,000 SF: One (1) space for every 300 SF of gross floor area > 50,000 SF: One (1) space for every 350 SF of gross floor area **Retail Shopping Center:** One (1) parking space for each 150 SF of gross floor area in the shopping center. Plus one (1) space per four (4) seats in any theater or cinema. This requirement is instead of other individual parking ratio requirements for individual uses.

Category Name and Number	Proposed Parking Requirements	
	Minimum Parking Spaces	*Maximum Parking Spaces*
RESIDENTIAL*		
2. One- and Two-Unit Dwellings	Two (2) spaces for every dwelling unit	N/A
3. Multi-Unit Dwellings; Multi-Unit Dwellings, Conversion; Caretaker/Security Service Dwelling; and Mobile Manufactured Home Park	1.0 spaces for every efficiency studio and one-bedroom unit, 1.5 spaces for every two-bedroom unit, and 2.0 spaces for every three or more bedroom unit	1.5 spaces for every efficiency studio and one-bedroom unit, 2.0 spaces for every two-bedroom unit, and 2.5 spaces for every three or more bedroom unit
4. Congregate Living Facility	Follow the standards for Multi-Unit or One and Two Unit Dwellings (depending on the housing type), plus one (1) space for each employee.	Same as minimum
***See Section 5.1-1.D for additional standards for Home-Based Businesses** ***See Section 5.1-1.A for additional standards for Accessory Dwelling Units**		
OFFICE & PROFESSIONAL SERVICES		
5. Office & Professional Services	One (1) space for every 350 SF of gross floor area	One (1) space for every 200 SF of gross floor area
INDUSTRIAL & WAREHOUSING		
6. Manufacturing and Industrial Plants	One (1) space for every 1,000 SF of gross floor area	One (1) space for every 600 SF of gross floor area
7. Warehousing and Other Enclosed Storage Uses	One (1) space for every 3,000 SF of storage space	One (1) space for every 2,000 SF of storage space
PUBLIC ASSEMBLY AREAS		
8. Public Assembly Areas	With fixed seats: One (1) space for every four (4) seats Without fixed seats: One (1) space per 48 SF of patron floor area	With fixed seats: One (1) space for every three (3) seats Without fixed seats: One (1) space per every 36 SF of patron floor area

Category Name and Number	Proposed Parking Requirements	
	Minimum Parking Spaces	*Maximum Parking Spaces*
ARTS & CULTURE		
9. Arts & Culture	One (1) space for every 750 SF of gross floor area	One (1) space for every 400 SF of gross floor area
CARE FACILITIES		
10. Day Care Facilities	One (1) space for every employee, plus one (1) space for every 5 children or pets in attendance when the facility is operating at maximum capacity. Must provide an acceptable area for dropping off children or pets on site.	One (1) space for every employee, plus one (1) space for every 10 children or pets in attendance when the facility is operating at maximum capacity. Must provide an acceptable area for dropping off children or pets on site.
11. Health/Institutional Residential	One (1) space for every four (4) beds, plus one (1) space for each employee	One (1) space for every three (3) beds, plus one (1) space for each employee
RESTAURANTS, BARS & CLUBS		
12. Drinking Establishment (as a standalone use or within a restaurant)	One (1) space for every 50 SF of patron floor area	One (1) space for every 30 SF of patron floor area
13. Restaurant, Fast Food	One (1) space for every 50 SF of patron floor area, with a minimum of five (5) spaces	One (1) space for every 30 SF of patron floor area
14. Restaurant, Standard	One (1) space per four (4) seats, plus 20% for employees.	One (1) space per three (3) seats, plus 20% for employees.
15. Restaurant, Drive Through	One (1) space for every employee on the largest regularly scheduled shift.	One and one-half (1.5) space for every employee on the largest regularly scheduled shift.

Category Name and Number	Proposed Parking Requirements	
	Minimum Parking Spaces	*Maximum Parking Spaces*
COMMERCIAL AND PUBLIC RECREATION, INDOOR AND OUTDOOR		
16. Commercial and Public Recreation, Indoor and Outdoor	**Indoor:** One (1) space for every 300 SF of gross floor area **Outdoor:** **Golf Course**: Four (4) spaces per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop) **Other Outdoor Recreation:** One (1) space per 1,000 SF of lot area, plus one (1) space for every two (2) employees	**Indoor:** One (1) space for every 150 SF of gross floor area **Outdoor:** **Golf Course:** Six (6) spaces per hole plus additional spaces as required for other uses at the facility (e.g., driving range, restaurant, pro shop) **Other Outdoor Recreation:** Two (2) spaces per 1,000 SF of lot area, plus one (1) space for every employee.
LODGING & HOSPITALS		
17. Lodging & Hospitals	One (1) space for every guest or patient room or suite, plus ten (10) percent over that total for staff	A twenty (20) percent increase over the minimum parking requirement
AUTOMOTIVE & MARINE FACILITIES		
18. Gasoline filling stations and motor vehicle repair shops	One (1) space for every 400 SF of gross floor area (not including fuel pumping areas outside and/or under a canopy), plus one (1) per employee	One (1) space for every 200 SF of gross floor area (not including fuel pumping areas outside and/or under a canopy), plus one (1) per employee
19. Automobile, Truck, Trailer, Boat, Mobile Home, Machinery, and Heavy Equipment Sales and Rental, and Other Similar Uses of an Outdoor Nature	One (1) space for every 400 SF of gross floor area or one (1) space for every 1,000 SF of gross lot area, whichever is greater	One (1) space for every 400 SF of gross floor area or one (1) space for every 1,000 SF of gross lot area, whichever is greater

Category Name and Number	Proposed Parking Requirements	
	Minimum Parking Spaces	*Maximum Parking Spaces*
20. Automobile Washing Facility	**Self-service:** Two (2) stacking spaces per wash bay at the entrance and one (1) space at the exit. **Automatic:** One (1) for each two (2) employees plus 10 vehicle stacking spaces at the carwash entrance and two (2) spaces at the exit.	A ten (10) percent increase over the minimum parking requirement
21. Marinas	.75 space for every boat slip or mooring station, either water or land based	One (1) space for every boat slip or mooring station, either water or land based.

8.2-4.A Measurements

1. **Patron Floor Area**: Where a parking calculation is based on "Patron Floor Area", the parking requirements shall apply to all floor areas of the facility (including outside areas such as patios, decks, and the like) that are accessible to a customer, client, participant, visitor or guest of the facility except for hallways, stairwells, bathroom areas, and those areas of the building used exclusively by the employees of the establishment. This area shall include, but not be limited to, the entire area for seating, standing, assembling, queuing, ordering, and service.

2. **Public Assembly Areas**: For any Public Assembly Area use in which any portion of the seating consists of benches, pews or other such seating, each 18 inches of such seating shall be counted as one seat.

3. **Employees**: For requirements stated in terms of employees, the calculation shall be based upon the maximum number of employees likely to be on the premises during the largest shift.

8.2-4.B Electric Vehicle Off-Street Parking Requirements (Rev. Eff. 06-15-2023)

1. **Applicable Uses**: Any mixed-use, multi-unit residential, commercial, office, hotel/motel, or industrial development proposing an applicable development as described in Section 8.2-4.B.2 shall meet the requirements of this section.

2. **Applicable Development**: Any previously vacant site that is proposing a new building with an applicable use as described in Section 8.2-4 B.1 shall meet the requirements of this section. Any previously developed site proposing to demolish an existing building(s) and construct a new building(s) with an applicable use as described in Section 8.2-4.B.1 shall meet the requirements of this section. Any applicable use as described in Section 8.2-4.B.1 that is proposing to increase the overall floor area, number of parking spaces or impervious surface area of the site by more than 50% of the existing conditions shall meet the requirements of this section. Any applicable use as described in Section

8.2-4.B.2 that is proposing to disturb more than 50% of the area of the existing site shall meet the requirements of this section.

3. **Required Number of Spaces**: Applicable Uses/Developments as described in Sections 8.2-4.B.1 and 8.2-4.B.2. shall allocate a minimum of 1 fully equipped and operational charging space or 10% of the total number of required spaces (whichever is greater) to Electric Vehicles (EV's). Required EV parking spaces shall be designed to meet the following standards.

4. **Make Ready Standards**: Applicable Uses/Developments as described in Sections 8.2-4.B.1 and 8.2- 4.B.2 shall provide the infrastructure necessary to accommodate the future hardwire installation for Level 2 EV charging stations in at least 25% of the parking spaces provided. This installation of infrastructure to support future expansion of fully equipped EV parking spaces is known as "make ready" and includes, but is not limited to, conduit, trenching, and/or panels needed for the EV charging station. *(Rev. Eff. 06-15-2023)*

5. **Signage**: Each fully equipped and operational EV parking space shall be posted with signage indicating the space is only for electric vehicles that are actively charging. Days and hours of operation shall be included if time limits or towing provisions are to be enforced by owner. Information identifying voltage and amperage levels or safety information must also be posted.

6. **Charging Level**: Required EV parking spaces for all uses shall be equipped with a Level 2 or Direct Current charging station/connection. (*Rev. Eff. 06-15-2023)*

7. **Maintenance**: EV parking spaces shall be regularly maintained to ensure proper functionality.

8. **Accessibility**: Spaces dedicated for EV parking shall be standard size parking spaces and should be located in readily accessible areas, but not the most convenient location for access as this may encourage non-electric vehicle parking. EV parking spaces and associated charging equipment shall be placed in areas that will not interfere with pedestrian or vehicular circulation. In addition, required EV parking spaces for non-residential uses should be made available for public use.

8.2-5 INTERPRETATION OF REQUIRED PARKING SPACES

8.2-5.A Storage of Trucks

The parking required in Section 8.2-4 is in addition to space for storage of trucks or other vehicles used in connection with a business, commercial, or industrial use.

8.2-5.B Fractional Spaces

Where fractional spaces result, the parking spaces required are construed to be the next highest whole number.

8.2-5.C Uses Not Listed

The parking requirement for a use not specifically listed in this section will be determined by the Zoning Official based on the parking demand for a listed use with similar characteristics.

8.2-5.D Mixed Uses in the Same Building

In the case of mixed uses within the same building, the parking spaces required for that building shall equal the sum of the requirements of the various uses computed separately. (For example, the parking for a warehouse that also includes office space will be determined by taking the gross floor area for warehouse space and the gross floor area for office space, calculating the parking spaces for each, and then adding them together.) If the same space is designed for multiple uses, parking will be calculated for the use that requires the greatest number of parking spaces.

8.2-5.E Location

Required and/or additional parking facilities must be located on the same lot as the building or other use which they serve except where off-site parking may be allowed elsewhere in these regulations.

8.2-6 PARKING AND LOADING REQUIREMENTS IN THE MDD

There shall be an ongoing obligation for a use in the MDD to maintain the required number of on-site spaces or participation in a validation program or off-site parking option, as set forth in this Section 8.2-6. Any diminishment of the number of parking spaces, termination of a lease, or not participating in a parking validation program shall require review and appropriate action, including revocation or termination of the permit, by the Office of Planning and Development Services and/or the appropriate commission

8.2-6.A Onsite Loading

Loading accommodations onsite are encouraged but are not required in the MDD.

8.2-6.B Activities Not Requiring Additional Parking

The following activities can occur without any requirement for additional parking spaces on any lot in the MDD provided the same number of parking spaces exists on the lot at the time of the activity when compared with the number of spaces that existed on October 1, 2019.

1. **Reoccupation**: Reoccupation of an existing building, including any change of use, except as described in subsection 8.2-6.C.

2. **Physical Alterations**: Any physical alterations to existing buildings or to a site that do not increase gross floor area for the use by more than 200 SF.

8.2-6.C Activities Requiring Compliance

The following activities will require compliance with the parking requirements of this Section 8.2 of the regulations.

1. **New Construction**: Any new construction of a vacant site.

2. **Increase in Floor Area**: Any physical alterations to existing buildings or to a site that increase gross floor area for the use by more than 200 SF or that include the addition of an outdoor patio. Where floor area is used to determine parking requirements, the calculation will be based on the total floor area after such physical alteration is made.
3. **Change of Use**: Any change of use from a non-restaurant or drinking establishment use to a restaurant or drinking establishment use.

4. **Residential Use**: The addition of any residential use will require compliance with the standards for any additional residential units.

8.2-6.D Reduction in Parking

Parking space requirements for a use in the MDD shall be 50% of the requirements for that use under Section 8.2-4.

8.2-6.E Validation Program

A commercial use may substitute the continuous participation in a parking validation program for 100% of the parking space requirements provided:

1. **Signage**: The commercial use provides signage at all times that clearly demonstrates participation in the parking validation program in the front window or entrance, on all menus for a restaurant, at all registers, and at all outdoor seating areas.

2. **Proof of Participation**: Annual proof of participation in the validation program shall be provided to the Office of Planning and Development each January for the previous year.

8.2-6.F Offsite Parking

Required parking for uses within the MDD zone may be provided on sites other than the sites which they serve provided that:

1. **Location**: Said spaces are within 500 feet walking distance of the lot or use which they serve and are within the MDD.

2. **Ownership**: Such spaces shall preferably be in same ownership as the use which they serve. However, evidence of a lease of such spaces for a minimum term of one (1) year, with automatic annual renewals, shall be acceptable. Such lease shall be submitted to the Town prior to the filing of the site plan in the Land Records and copies of annual renewals shall also be provided to the Office of Planning and Development Services. Further, the obligation to maintain the required number of spaces as set forth in Section 8.2-4 is not diminished by the leasing option permitted under this section.

8.2-6.1 Offsite Parking in the IM (New 08-15-2025)

Required parking for uses within the IM zone may be provided on sites other than the sites which they serve provided that:

a. **Location:** Said spaces are within 500 feet walking distance of the lot of use which they serve and are within the IM.

b. **Ownership:** Such spaces shall preferably be in the same ownership as the use which they serve. However, evidence of a perpetual easement of such spaces shall be acceptable. Such lease shall be submitted to the Town prior to the filing of the site plan in the Land Records and copies of annual renewals shall also be provided to the Office of Planning and Development Services. Further, the obligation to maintain the required number of spaces as set forth in Section 8.2-4 is not diminished by the leasing option permitted under this section.

3. **Pedestrian Access:** In the IM zone, pedestrian access connections between offsite parking areas and the site of the principal use shall be provided for or shuttle services between sites shall be encouraged if

necessary.

8.2-7 SHARED PARKING

8.2-7.A Applicability

The PZC may reduce the parking requirements of Section 8.2-4 of these regulations to allow for shared parking. Reductions below the minimum parking requirements are permitted by the PZC only where the following conditions exist:

1. **Differences in Operating Hours**: In a mixed-use development (in any zoning district where mixed-use development is permitted), there are two or more land uses which have differences in their principal operating hours, thereby allowing utilization of the same parking spaces with minimal or no conflict;

2. **Uses Geared to Same Users**: In a mixed-use development (in any zoning district where mixed-use development is permitted), although not having similar operating hours, different uses will in fact be geared to the same users, thus reducing the overall demand for parking spaces; or

3. **Location**: Where a use is located within 1,000 feet walking distance of another use that is generally not in operation during the same hours or days as the first use, and where such use is willing to formally make its parking available to the first use.

8.2-7.B Shared Parking Calculations

Notwithstanding any other parking requirements set forth in this section for individual land uses, when any land or building meets the conditions above in Section 8.2-7.A, the minimum number of parking spaces required to serve the combination of all uses may be reduced according to Table 8.2-7, Shared Parking Generation and the following conditions:

1. **Location**: Shared parking spaces located off-site must be located within 1,000 feet of the primary entrance of all uses served, unless remote parking shuttle service is provided.

2. **Calculation**: To calculate the minimum shared parking space requirement, multiply the minimum parking requirements for each individual use as set forth in Section 8.2-4 by the appropriate percentages as set forth below in Table 8.2-7, for each of the five (5) designated time periods, and then add the resulting sums from each vertical column (Where the computation results in a fractional number, the parking space requirement is the next highest whole number. The column total having the highest total value is the minimum shared parking space requirement for that combination of land uses. The "Uses" in Table 8.2-7 correlate with the major use categories in Table 4.1 Table of Permitted Uses.

Table 8.2-7 Shared Parking Generation

Use	Weekday			Weekend	
	Night Midnight to 7 a.m.	Day 7 a.m. to 5 p.m.	Evening 5 p.m. to Midnight	Day 7 a.m. to 6 p.m.	Night 6 p.m. to 7 a.m.
Residential, Household Living	100%	60%	90%	80%	90%
Residential, Lodging	70%	70%	100%	70%	100%
Industrial (+Professional Office)	5%	100%	10%	10%	5%
Retail	5%	80%	90%	100%	70%
Restaurant	10%	50%	100%	50%	100%
Cultural, Recreation and Entertainment	10%	40%	100%	80%	100%
Day Care	5%	100%	10%	20%	5%
All Other	100%	100%	100%	100%	100%

3. **Option**: The applicant may request approval of shared parking based on the latest Urban Land Institute Parking Study or equivalent study as an alternative to the parking demand rates provided in Table 8.2-7. The applicant must provide evidence to the satisfaction of the PZC that the alternative parking demand rates more accurately represent the parking demand and peak parking demand for the development.

4. **Agreement**: A shared parking and access agreement shall be included at site plan review.

8.2-7.C Site Plan Contents

An applicant seeking a reduction of parking spaces below the minimum shall provide the following information to the PZC as applicable:

1. **Size and Type**: of all proposed development and composition of tenants/uses.

2. **Calculations**: that demonstrate the aggregate number of parking spaces for any mixed-use development does not fall below the minimum shared parking space requirement based on Table 8.2-7 or for the single-most intensive time period if Section 8.2-7.B.3 is used.

3. **If Table 8.2-7 is not used**: the applicant must provide:
   a. Anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street spaces.
   b. Evidence that different uses within a mixed-use development are designed to serve the same customers.
   c. Calculations or other evidence that demonstrate how different uses proposed to share parking spaces will not compete based on typical peak usage, hours of operation, or other similar information.

4. **Maps**: that show walking routes between the subject parcel and any proposed off-site parking and linear foot measurements of that walking route.

8.2-7.D Revocation

The PZC may revoke the application of this shared parking provision where, after notice to the property owner and permit holder and the opportunity to be heard, it determines that a change in use will result in the demand for more parking than what is supplied. Where additional parking cannot be supplied, the Commission may require the reduction/elimination of uses based on the provision of parking required in Section 8.2-4.

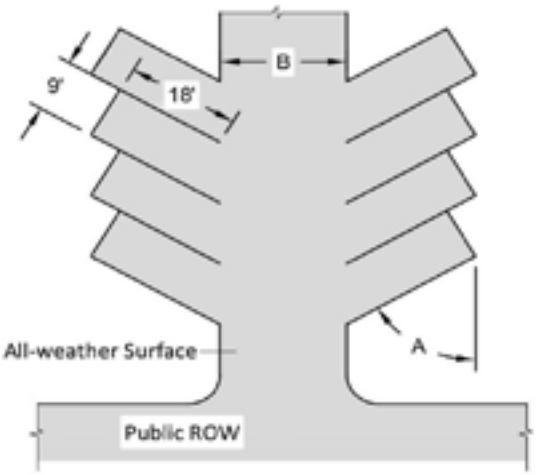
8.2-8 PHASED PARKING DEVELOPMENT

The PZC may approve a phased development of the off-street parking area for a proposed or an existing development, in accordance with the following conditions:

8.2-8.A Number of Spaces

The construction of the parking area and the installation of the spaces may be phased according to short term requirements as designated on the plan, except that no less than 50% of the total spaces required will be constructed as part of the short-term requirement. The PZC may approve the construction of less than 50% of the total number of parking spaces where the applicant can demonstrate that doing so would be consistent with the long-term plan for stormwater management on the site.

Parking Space and Interior Drive Minimum Area



A - Parking Stall Angle	90°	60°	45°	30°
B - Vehicular Aisle Width	24'	18'	13'	11'
Vehicular Circulation	Two way	One way	One way	One way

8.2-8.B "Reserve Spaces"

The spaces not constructed are designated as "reserve spaces" on the site plan and laid out as an integral part of the overall parking layout and must be located on land suitable for parking area development and either left in its natural state or suitably landscaped.

8.2-8.C Additional Spaces Needed

If the Zoning Official determines that additional spaces identified as reserve spaces on the site plan may be required, she/he shall notify the owner of the property concerning her/his findings and the owner shall construct the required spaces within twelve (12) months of such notification.

8.2-9 MINIMUM AREA/MATERIALS

For the purpose of this regulation, an off-street parking space is an all-weather surfaced area having a width of not less than nine (9) feet and a length of not less than eighteen (18) feet. The length required shall be measured on an axis parallel with the vehicle after it is parked. The required area is to be exclusive of driveways and shall be permanently reserved for the temporary parking of one automobile. Areas reserved for parking

shall be connected with a street or public right-of-way by an all-weather surfaced driveway. In the case of single-unit and two-unit dwellings, all-weather surfaces shall not be required.

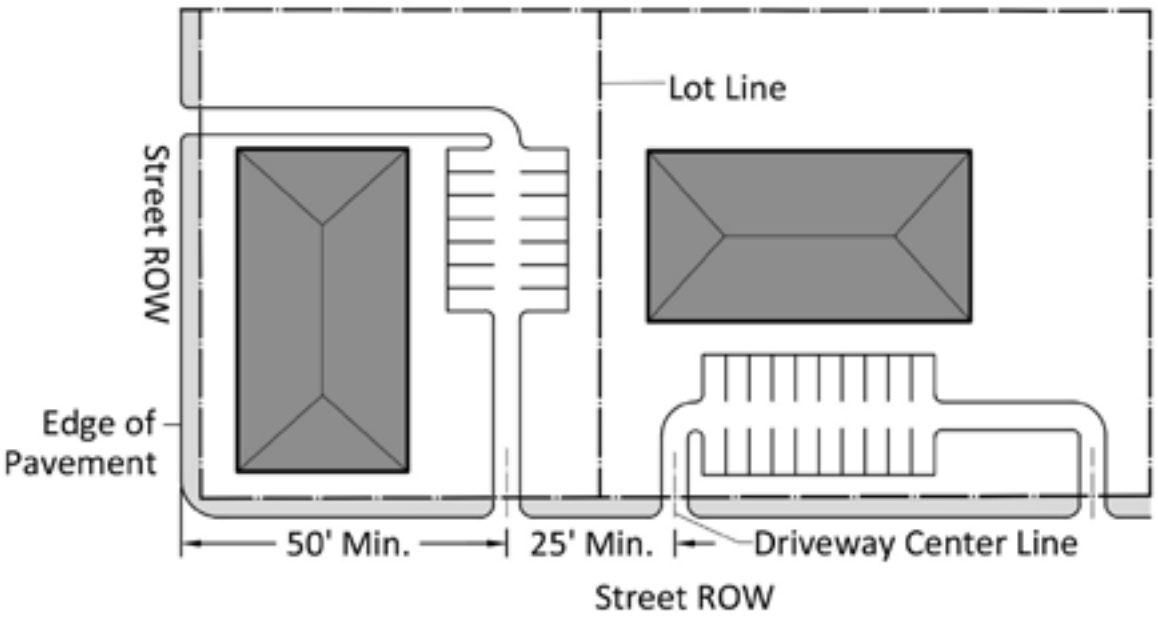
Interior drives shall be of adequate width to serve a particular design arrangement of parking spaces, the following being the minimum width permitted. 90° parking shall be used unless there is positive control of traffic directions.

90° parking - 24 feet
60° parking - 18 feet
45° parking - 13 feet
30° parking - 11 feet

8.2-10 PARKING FOR PEOPLE WITH DISABILITIES

Parking shall be provided for people with disabilities in accordance with Article 21 of the Basic Building Code of the State of Connecticut and Sec. 4. Subsection (h) of Section 14-253a of the Connecticut General Statutes.

Entrance and Exit Driveways



Where provisions of this section of the Town's regulations may be interpreted as having the effect of limiting parking for people with disabilities, the provisions of state law shall govern.

8.2-11 PEDESTRIAN SAFETY

Off-street parking spaces shall be separated from the building served by a minimum 6-foot wide concrete walk with a 6-inch high concrete safety curb. In lots of 100 spaces or more, parking is prohibited adjacent to the

front of the building unless a minimum 20-foot-wide landscaped area is provided in addition to the minimum 6-foot wide concrete walk.

8.2-12 ENTRANCE AND EXIT DRIVEWAYS

8.2-12.A For single or two—unit dwellings

Driveways should not be less than nine (9) feet wide or more than 16 feet at the right-of-way line and should not be less than 13 feet or more than 20 feet at the curb line.

8.2-12.B In multi-unit residential and all non-residential districts

The following shall apply:

1. **Driveway Entrances/Exits**: The design of driveway entrances/exits between the right-of-way line and the curb line shall be as required by the Town of Groton Road and Drainage Standards if located on a local street, or by the State Department of Transportation if located on a State Highway.

2. **Number of Driveways**: Each parcel may have a single driveway connected to each public right of way on which the parcel has frontage unless the length of the frontage cannot accommodate a driveway. Additional driveway entrances/exits may be approved by the PZC if warranted by the site location, lot size, and circulation design requirements for the proposed use.

3. **Limiting Curb Cuts**: Property owners are strongly encouraged to design circulation on site in a manner that limits curb cuts onto public roads.

**Note that more than one driveway on a frontage of a lot requires PZC approval per Sec. 8.2-12.B.2.*

4. **Distance to Intersections or Other Properties' Driveways**: No driveway shall be permitted within fifty (50) feet of the edge of pavement of a street intersection or within twenty-five (25) feet of a driveway center line to an abutting property.

8.2-13 MARKING

All required parking spaces, except for single-unit or two-unit residences, must be marked by painted lines, curbs, wheel stops or other means to indicate individual spaces.

8.2-14 SURFACING AND DRAINAGE

Adequate storm water drainage shall be provided for all off-street parking areas. All parking areas and related stormwater systems shall incorporate appropriate BMPs, low impact development features, and/or other design elements consistent with the latest official version of the State of Connecticut Department of Environmental Protection's Stormwater Quality Manual, inclusive of its Low Impact Development Appendix.

The minimum required number of parking and truck loading facilities for all uses other than single or two-unit dwellings shall have an all-weather surface of bituminous or concrete paving maintained in good condition and capable of allowing free and safe movement of all vehicles using the facility. Unless otherwise permitted, the perimeter of all parking areas should have a machine-formed curbing at least 5 inches high or precast concrete bumpers, safety curbs, or other protective devices. The PZC may allow deviations from these standards for curbing and surfacing of parking areas where:

- Materials other than bituminous or concrete paving are proposed as part of an acceptable stormwater

management strategy.

- Elimination or perforations in curbing are used as part of an acceptable stormwater management strategy, allowing sheet flow to be conveyed to stormwater BMPs.
- Deviation from these standards in no way poses a significant threat to public safety, the health of surface water resources, or the quality of underlying groundwater reserves.

8.2-15 LIGHTING

Adequate lighting shall be provided in lots of more than 10 spaces, if off-street parking spaces are to be used at night, and must comply with Section 8.5, Outdoor Lighting of these regulations.

8.2-16 TRUCK LOADING SPACE

Except where loading accommodations are specifically not required, site plans for non-residential uses must provide the anticipated dimensions of delivery vehicles for each use and show curb radii, parking and/or docking areas, and the circulation routes that will accommodate those vehicles.

8.2-16.A Free Movement

Loading spaces should be designed so that the free movement of vehicles and pedestrians over a sidewalk, parking area, or street is not impaired.

8.2-16.B Minimum Dimensions

Loading areas should have access to a public street and should have the following minimum dimensions:

1. **Width**: 12-feet
2. **Length**: 30 feet or based on typical delivery vehicle for proposed use, whichever is greater
3. **Height**: 14-feet

8.2-17 BICYCLE PARKING *(Rev. Eff. 06-15-2023)*

Bicycle parking facilities are to be provided in any new development within a Residential Multi-Unit (RM) district, a mixed-use zoning district (MTC, MVC, NMDD, MDD) or commercial zoning district (CN, CR, WW) subject to the following standards: *(Rev. Eff. 06-15-2023)*

8.2-17.A Minimum Space Required

All uses providing a minimum of 10 or more vehicular parking spaces must also provide the greater of two (2) bicycle spaces or a total number of bicycle parking spaces equal to 5% of the number of vehicular parking spaces provided.

8.2-17.B Location

Bicycle parking areas must be located within 100 feet of the main entrance to the building.

8.2-17.C Rack Construction

All bicycle racks must be anchored to the ground in a manner that will resist removal and constructed of materials that will resist rust or corrosion.

8.2-17.D Internal Facilities (Rev. Eff. 06-15-2023)

Multi-unit residential uses of five (5) or more units and professional office uses may provide the required bicycle parking facilities within an internal, enclosed and/or secured facility easily accessible to all building users. *(Rev. Eff. 06-15-2023)*

8.3 SIDEWALKS

8.3-1 APPLICABILITY

Sidewalks are required in accordance with this section along the road frontage of all lots for any building or use hereafter erected, enlarged, or intensified and thus requiring site plan approval, in all zones, except as noted in Section 8.3-5. The PZC may require that provision be made to connect the sidewalk in front of the subject site to sidewalks in the vicinity of the site or to a point where a pedestrian may continue to safely travel beyond the subject site (See Section 8.3-3.C).

8.3-2 FRONTAGE SIDEWALKS

Sidewalks, as required by this section, shall be constructed, at a minimum, along the entire road frontage of a site and in accordance with the following standards unless otherwise stipulated within these regulations or modified by the PZC.

8.3-2.A Minimum Width

The minimum width of a frontage sidewalk is five (5) feet. Nothing in this section shall be deemed to restrict the PZC from requiring wider sidewalks considered necessary in conjunction with development of particular sites such as schools, commercial centers, multi-family developments, institutional uses, and other, more intense, pedestrian generators.

8.3-2.B Materials

The material for a frontage sidewalk shall be concrete unless a substitution is approved in accordance with Section 8.3-5.B.

8.3-2.C Design

1. **Accessibility**: handicapped access must be provided at curb cuts and road intersections, in accordance with current standards.

2. **Temporary Sidewalk**: Where a road is slated for reconstruction, the PZC may allow temporary sidewalks built to a lesser standard.

3. **Standards for Design**:
   a. **Local Town Roads**: The Town of Groton Department of Public Works Road and Drainage Standards must be used for design.
   b. **State Roads**: The more stringent design standards of either the Town of Groton Department of Public Works Road and Drainage Standards or the Connecticut Department of Transportation Highway Design Manual must be used.

4. **Location**: Where a location of a public sidewalk falls outside of the road right-of-way onto private property, the applicant may choose one of the following options.
   a. Deed property to the Town or State increasing the width of the right-of-way, or
   b. Grant an easement to the Town allowing the public to pass and repass over the portion of the sidewalk located on private property and to allow the Town to maintain and replace this same portion of the sidewalk.

8.3-3 EXTENSION OF SIDEWALKS

The PZC may require that sidewalks constructed under this section be extended for a reasonable distance to sidewalks existing along the road frontage on either side of the subject lot or to a point where a pedestrian may safely return to the road travelway at locations where no other sidewalks exist.

8.3-3.A Conditions for Requiring Extension of Sidewalks

In making such a determination, the PZC may require such extension of a frontage sidewalk under one or more of the following conditions:

1. **Existing Regulations and Conditions**: The existing Zoning and Subdivision Regulations, and existing developed conditions on abutting properties, make future development of sidewalks along these property frontage(s) by the abutting property owner unlikely, as determined by the PZC.

2. **Physical Conditions**: Physical conditions along the frontage of abutting property(s) are such that development of the sidewalk extension would not result in unreasonable development cost.

3. **Linkage of Uses**: Development of the subject site for the uses proposed, including but not necessarily limited to schools, commercial centers, multi-unit developments, institutional uses or other, more intense, pedestrian generators, would result in a reasonable need to link the use with living areas, pedestrian systems, roads, recreational areas, educational, community or shopping facilities, or other activity centers, to promote public safety and convenience. The Commission shall further take into consideration the number of existing pedestrians and the number of new pedestrians to be generated by the proposed use. Under no circumstances shall such extension be required to exceed 200 feet. The ends of sidewalks not connected to an existing sidewalk system should be returned to grade at the curb or gutter line.

8.3-4 INTERNAL SIDEWALKS

8.3-4.A Connection to Frontage Sidewalk

The PZC may require public sidewalks along a site's frontage to connect to the buildings and/or land uses on the site by a system of internal sidewalks in any of the following circumstances:

1. On newly developed sites
2. On redeveloped sites that can reasonably accommodate an internal sidewalk network without major impacts to the parking lot design
3. On sites where there will be pedestrian activity from the frontage sidewalk based on the proposed onsite use

8.3-4.B On-site Parking Lot

This internal system of sidewalks should also function to serve people walking from on-site parking lots to the main entrances of any building or any other point of on-site pedestrian destination.

8.3-4.C Connection to Adjacent Properties

The PZC may require internal sidewalks to connect to adjacent properties where there is evidence that significant cross-movement of pedestrians will occur.

8.3-4.D Design

Internal sidewalks shall be constructed of concrete and shall be a minimum of four (4) feet wide. In cases where parking abuts the internal sidewalk, the walk shall be six (6) feet wide. The PZC may consider and approve alternative materials to concrete, such as rubberized materials, where such materials may help improve the long-term durability of the sidewalk or help facilitate renewable energy generation.

8.3-5 OPTIONS FOR FRONTAGE SIDEWALKS

8.3-5.A Postponement

If, in the opinion of the PZC, frontage sidewalks do not appear to be warranted at the time due to lack of existing/anticipated development in the area and/or resulting pedestrian traffic, the PZC may postpone the installation of the frontage sidewalk to a later date, subject to the following:

1. **Demonstration**: The applicant must demonstrate, and the PZC must find, that the postponement of installing the frontage sidewalk will not significantly endanger the health, safety and welfare of the existing or anticipated pedestrian traffic along the frontage of the property.
2. **Required Information**: The approved site plan must provide all necessary information concerning the future sidewalk including, but not limited to, location, grades, elevations, and other details necessary for the future construction of said sidewalk.
3. **Agreement**: Prior to filing the approved site plan on which this option is exercised, the developer and PZC shall enter into a written, binding agreement indicating that sidewalks will be installed at a later date which 1) has been determined at the time of approval, or 2) will be determined at a future date when conditions change (i.e. additional development or pedestrian activity in the area, Town-initiated sidewalk extensions, etc.). This agreement shall be filed in Land Records.

8.3-5.B Substitution

The PZC may allow an alternative to frontage sidewalks, such as a bike path or running/walking trail. This option is intended to provide alternative design and materials to frontage sidewalks in the following circumstances:

1. **Impractical Conditions**: Where the existing structures, vegetation, wetlands or topography make it impractical to provide the concrete sidewalk, or
2. **Alternative Design or Location**: Where an alternative design or location will better serve the non-vehicular transportation network in the area, or
3. **Internal Sidewalks**: Where a system of internal sidewalks connecting one property to another would better serve the walking public.

Any alternative frontage sidewalk or internal sidewalk located on private property shall be maintained by the property owner.

8.3-5.C Elimination

The PZC may eliminate the requirement for frontage sidewalks altogether where the applicant demonstrates and the PZC finds one or more of the following:

1. **Limited Pedestrian Movement**: There will be no significant pedestrian movement to the site and/or between the site and those adjacent to it and is not shown as an area for a proposed sidewalk on the Town's Bicycle, Pedestrian and Trails Master Plan.
2. **Physical Limitations**: Extreme topography or other physical limitations prohibit the reasonable installation of said sidewalk.

8.4 SIGN REGULATIONS

8.4-1 PURPOSE AND DECLARATION

The purpose of this regulation is to promote and protect the public health, welfare, and safety by regulating location, number, and size of all signs in all zoning districts. It is intended to protect property values, create an attractive economic and business climate, and to enhance and protect the physical appearance and, where applicable, the historic character of the Town. It is further intended to prevent signs or advertising forms which present a public safety hazard due to their unsafe location or their potential distraction to motorists.

Commercial signs are not favored over non-commercial signs. The requirements below regulate the type of signs allowed in certain locations, and their sizes, setbacks, etc. Each property is allowed a certain amount of signage based on its zoning district and use. Whether a business or property owner utilizes that allowed signage for commercial or non-commercial messages is not something regulated herein.

8.4-2 GENERAL REQUIREMENTS

8.4-2.A Signs Allowed and Permit Requirements

1. **Zoning Permit**: No sign will be erected, structurally altered, or otherwise changed, until a Zoning Permit has been approved by the Zoning Official unless a Zoning Permit is not expressly required under Section 8.4. However, even signs that do not require permits are subject to these regulations.

2. **Interior Signs**: Signs located inside the interior of a building, with the exception of window signs, are exempt from these regulations.

3. **Allowed Sign Categories**: Signs allowed in the Town fall under the following categories:
   a. **Signs Permitted in All Districts** (Section 8.4-5): These signs do not require a zoning permit.
   b. **Signs Permitted in Residential Districts** (Section 8.4-6): Certain signs in this Section may require a zoning permit.
   c. **Signs Permitted in Non-Residential Districts** (Section 8.4-7): Signs in this Section fall under Permanent Signs that require a zoning permit or Temporary Signs that may require a zoning permit.
   d. **Signs Permitted in Green Districts** (Section 8.4-8): Signs in this Section require zoning permits if located along a public street frontage.

8.4-2.B Construction

Signs must be constructed in accordance with the structural and safety specifications of the Building Code. The installation, alteration, repairing, maintenance, and inspection of all signs must conform to requirements of local codes and ordinances.

8.4-2.C Illumination

1. **External Lighting Fixtures**: External lighting fixtures are permitted on indirectly illuminated signs, provided such fixtures are not positioned more than six (6) feet beyond the sign structure and are so attached that such illumination is directed upon the face of the sign and does not reflect directly into adjoining property or public streets, or up into the sky. No lighting from illuminated signs must cause glare to be reflected off the premises in which the sign is located.

2. **Night Illumination**: Signs that are illuminated at night (from sunset to sunrise) may not exceed a maximum luminance level of seven hundred fifty (750) candela per square meter (cd/m^2) or Nits, regardless of the method of illumination.

3. **Neon/Tube Lighting**: Neon/tube lighting may be used on permitted signs in non-residential districts only, provided that:
   a. Such lighting does not outline buildings or structures or ornamental features by use of exposed neon tubing, strings of lights, or otherwise.
   b. Such signs are considered window signs and are placed only in the window of commercial establishments.
   c. Such signs do not exceed three per establishment.
   d. The aggregate area of such signs does not exceed 25 percent of the aggregate window area of the applicable façade, which counts toward the maximum allowable window sign area per Table 8.4-7A.

8.4-2.D Maintenance

The owner of the premises on which a sign is erected is directly responsible for keeping all signs and associated components in good repair and in safe condition. All temporary signs must likewise be maintained. If the Zoning Official deems any temporary sign to be faded, torn, or broken, the sign will be considered in violation and must be removed, repaired or replaced.

8.4-2.E Permanent versus Temporary Signs

All sign permit applications must note whether a sign is permanent or temporary. Any permanent structure is considered a permanent sign, whether or not that sign has changeable content.

8.4-2.F Labels for Temporary Signs

All permitted temporary signs will be issued a sticker label that must be displayed on the sign. Such stickers will include the permit number, expiration date, and contact information for the applicant.

8.4-2.G Sight Lines

All signs must conform to the sight line standards of Section 4.2-2.N.

8.4-2.H Town of Groton Historic District

All signs proposed to be located within a Town of Groton Historic District must comply separately with any applicable regulations of such District, prior to the installation of any signs.

8.4-3 SIGN PROHIBITIONS

The following prohibitions apply to all signs in all zoning districts.

8.4-3.A Prohibited Attachments

No sign may be attached to any tree, fence, or utility pole (except for light pole banners meeting Table 8.4-7B Requirements for Temporary Signs in Non-Residential Districts).

8.4-3.B Prohibited Projection

No sign may project beyond any property line.

8.4-3.C Changing Illumination

No sign may have blinking, flashing, fluttering, oscillating, rotating, or pulsating lights or other illuminating devices which have a changing light intensity or color. Emergency lights are excluded.

8.4-3.D Confusing Signs

Signs that may be confused as official warning or control signs related to issues of public safety (e.g., construction) are prohibited.

8.4-3.E View Concealing Signs

Signs which conceal from view any traffic or street sign or signal are prohibited.

8.4-3.F Movable or Portable Signs

Unless otherwise allowed for in this Section 8.4, movable or portable signs, including any sign displayed on a vehicle when such vehicle is used primarily for the purpose of such display, are prohibited.

8.4-3.G Other Prohibited Signs

The following types of signs, as defined herein, are specifically prohibited:

1. Air-Activated Graphic
2. Portable Message Center Sign
3. Projected Image Sign

4. Vehicle Sign. Such signs are prohibited when a vehicle is used primarily for the purpose of a stationary sign display and is not regularly used for business activities

8.4-4 NON-CONFORMING SIGNS

Existing legal signs of a size or type not permitted in the district in which they are situated, or which do not conform to all the provisions of these regulations, are considered non-conforming structures under this section. Any increase in size is deemed to be an enlargement or extension producing an increase in non-conformity. Non-conforming signs must not be relocated to any other location, unless such relocation results in eliminating the non-conformity.

8.4-5 SIGNS PERMITTED IN ALL DISTRICTS

The following signs are permitted in all districts without approval of a Zoning Permit, subject to the requirements of Sections 8.4-2 and 8.4-3 and the following conditions:

8.4-5.A Construction Signs

1. **Maximum Area**: Signs directly associated with a construction activity location are allowed to a maximum area of thirty-two (32) SF in any combination.

2. **Location**: Such a sign or signs must be located on the property in such a manner as to not block sight lines in accordance with Section 4.2-2.N.

3. **Time Frame**: Such a sign or signs may be placed at the commencement of construction and must be removed upon completion of the project.

8.4-5.B Public Signs

Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his/her public duty, such as safety signs, memorial plaques, signs of historical interest and the like.

8.4-5.C Required Signs

Signs required by applicable building (e.g. address numbers), fire codes, or health and safety regulations (e.g. OSHA), or other laws and regulations whether such sign is temporary or permanent.

8.4-5.D Integral Signs

Signs (traditionally names of non-commercial buildings, dates of erection, monumental citations, commemorative tablets, and the like), when carved into stone, concrete, or similar material or made of bronze, aluminum, or other permanent type construction and made an integral part of the structure.

8.4-5.E Private Traffic Direction

Signs used only for directing traffic movement onto a premise or within a premise, not exceeding three (3) SF in area. Illumination of these signs shall be permitted in accordance with the section on illumination. Horizontal directional signs on and flush with paved areas are exempt from these standards.

8.4-6 SIGNS PERMITTED IN RESIDENTIAL DISTRICTS

Signs associated with different uses in residential districts are allowed as described herein and subject to Sections 8.4-2 and 8.4-3:

8.4-6.A One and Two-Unit Dwellings *(Rev eff. 01-15-2020)*

Zoning Permits are NOT required for the following:

1. **Freestanding or Wall Sign, Permanent**: Up to one (1) freestanding or wall sign not to exceed two (2) SF in area. If a freestanding sign, it must not exceed six (6) feet in height and must be setback a minimum of ten (10) feet from any property line.

2. **Flag, Permanent**: Up to two (2) flags per dwelling unit, not exceeding fifteen (15) square feet each, provided such flag does not obstruct pedestrian movements in any public right-of-way.

3. **Yard Sign, Temporary**: Temporary yard signage for any one- or two-unit dwelling must comply with the following:
   a. Signage must not exceed eight (8) SF in cumulative area, with no one sign being larger than four (4) SF.
   b. Signs must be free-standing and a maximum of four (4) feet in height.
   c. Signs may only be posted by the property owner or legal resident of any lot on which the signage is posted, unless written permission is given by a property owner or legal resident for someone else to post a temporary sign in her or his yard.
   d. Signs must not block visibility at street and/or driveway intersections and must not affect the orderly flow of traffic.
   e. Signs must in all respects comply with the general standards of Section 8.4-2 of these regulations.
   f. Voting Event: 30 days before and 15 days after a local, State or Federal voting event, additional yard signs are allowed, provided each sign is limited to 4 SF and all other requirements in 3.b through 3.e above are met. All signs under this standard must be removed 15 days after the voting event.

8.4-6.B Multi-Unit Dwellings

Zoning Permits are required for the following:

1. **Free-standing Sign, Permanent**: Up to two (2) free-standing signs per street frontage granting access to the premises, not to exceed eight (8) SF in area or six (6) feet in height each, set back a minimum of ten (10) feet from any property line.

2. **Wall Sign, Permanent**: Up to one (1) wall sign per street frontage granting access to the premises not to exceed eight (8) SF.

Zoning Permits are NOT required for the following:

1. **Flag, Permanent**: Up to two (2) flags per building, not exceeding fifteen (15) square feet each provided such flag does not obstruct pedestrian movements in any public right-of-way.

2. **Yard Sign, Temporary**: Temporary yard signage for any multi-unit dwelling must comply with the following:
   a. Signage must not exceed eight (8) SF in cumulative area, with no one sign being larger than

four (4) SF.

b. Signs must be free-standing and a maximum of four (4) feet in height.
c. Signs may only be posted by the property owner or manager of any lot on which the signage is posted, unless written permission is given by a property owner or manager for someone else to post a temporary sign in the lot.
d. Signs must not block visibility at street and/or driveway intersections and must not affect the orderly flow of traffic.
e. Signs must in all respects comply with the general standards of Section 8.4-2 of these regulations.
f. Voting Event: 30 days before and 15 days after a local, State or Federal voting event, additional yard signs are allowed, provided each sign is limited to 4 SF and all other requirements in 2.b through 2.e above are met. All signs under this standard must be removed 15 days after the voting event.

8.4-6.C Other Uses

One freestanding and one wall sign is permitted for any other permitted use in residential districts (not including home occupations) subject to the same approvals required for the principal use and provided each sign does not exceed an area of twenty-four (24) SF and the freestanding sign does not exceed a height of eight (8) feet above ground level, and is set back a minimum of ten (10) feet from any property line.

8.4-6.D Illuminated Signs

All illuminated signs, including digital or electronic signs, are prohibited in residential districts (R, RS, RU) except for the following uses:

1. Schools, Public/Private (K-12)
2. Churches and other places of religious worship
3. Public (local, state, and federal) buildings

8.4-7 SIGNS PERMITTED IN NON-RESIDENTIAL DISTRICTS

Signs are permitted in all commercial, industrial, and mixed-use districts subject to the same approvals required for the principal use and the requirements in the Regulations for Signs in Non-Residential Districts Tables.

8.4-7.A Allowable Sign Area (Rev. Eff. 01-15-2020)

1. **Permanent Signs**:
   a. **Subject to Maximum Total Square Feet**: Each business is allowed up to two (2) SF of permanent sign area per linear foot of building frontage for its business, up to a total of 400 SF of permanent signage. This may include any combination of the following permanent sign types described in Table 8.4-7A below.
      - Awning
      - Flag
      - Projecting
      - Wall
   b. **Not subject to Maximum Total Square Feet**: Free-standing Signs are not subject to the above maximum square footage allowance and are allowed based on lot frontage and not building frontage in accordance with Table 8.4-7A below.

2. **Temporary Signs**:
   a. **Subject to Maximum Total Square Feet**: Each business is allowed up to two (2) SF of temporary sign area per linear foot of building frontage for its business, up to a total of 150 SF of temporary signage. This may include any combination of the following sign types described in Table 8.4-7B below.
      - Balloon
      - Banner
      - Blade

   b. **Not subject to Maximum Total Square Feet**: The following signs are not subject to the above maximum square footage allowance and are allowed in accordance with Table 8.4-7B below.
      - Light Pole Banners
      - A-Frame/T-Frame
      - Window
      -

8.4-7.B Yard Signs (Rev. Eff. 01-15-2020)

Temporary yard signage in any non-residential zoning district is prohibited, with the exception of the following:

1. **Voting Event**: 30 days before and 15 days after a local, State or Federal voting event, yard signs are allowed, provided each sign is limited to 4 SF and all other requirements listed in section 8.4-6.A.3.b through 8.4-6.A.3.e are met. All signs under this standard must be removed 15 days after the voting event.

8.4-7.C Off-Premise Signs

1. **New Off-Premise Signs**: A new off-premise sign is prohibited, unless all the following can be met:
2.
   a. The sign is located in the State right-of-way along the street frontage of the use requesting the sign.
   b. The sign meets the requirements for a free-standing sign of Table 8.4-7A (except for the property line setback) and the sign is in- lieu of the allowed onsite free-standing signage.
   c. The business gets a lease from the State.

3. **Existing Legal Off-Premise Signs**: may remain as legal non-conforming structures.

8.4-7.D Digital Signs

Digital or electronic signs are allowed subject to receiving a zoning permit with the following requirements:

1. **Free-standing**: Digital signage is allowed only on free-standing signs, and must follow all other standards for free-standing signs in terms of total number of signs, sign area, etc.

2. **Size and Design**: The digital portion of the sign must be integral to the full sign, not exceed twelve (12) SF, and not include more than two (2) colors.

3. **Frequency of Change**: The digital message of the sign cannot change more than once every minute.

4. **Flashing Prohibited**: The sign must not have flashing components, nor play full motion videos or film, and must follow the illumination standards of 8.4-2.C.

Table 8.4-7A REQUIREMENTS FOR PERMANENT SIGNS IN NON-RESIDENTIAL DISTRICTS

Type	Permit Required	Requirements	WW, MDD	CR, CN, MTC, MVC, NMDD	IG	IM
PERMANENT SIGNS SUBJECT TO MAXIMUM TOTAL SQUARE FEET						
Awning(5)	Yes	Permitted Number	---------- 1 per business ---------			
		Max. Width (ft)	---------- No Limit ----------			
		Max. Height (ft)	---------- 3 ----------			
		Min. clear height from the sidewalk (ft)	---------- 8 ----------			
		Min. distance from curb to canopy face (ft)	---------- 2 ----------			
Flag	Yes	Permitted Number	---------- 1 per business ---------			
		Max. Size (SF)	---------- 15 ----------			
		Lowest Portion of Flag Height Above Walkway/Travelway (ft)	---------- 8 ----------			
Projecting	Yes	Permitted Number	---------- 1 per business(1) ----------			
		Max. Size (SF)	12	12	12	12
		Min. clear height from the sidewalk (ft)	8	8	8	8
		Min. distance from curb to canopy face (ft)	See Building Code	4	4	4
Wall	Yes	Permitted Number	2 per business(2)(3)(4)(6)			
		Max. Size of each sign (SF)	50	200(6)	200	200(6)
		Max. Height Above Roof (feet)	0	0	0	0
		Max. Extension From Wall (inches)	15	15	15	15
		Max. Height (ft)	2	N/A	N/A	N/A

Type	Permit Required	Requirements	WW, MDD	CR, CN, MTC, MVC	IG	IM
PERMANENT SIGNS NOT SUBJECT TO MAXIMUM TOTAL SQUARE FEET						
Canopy	Yes	Permitted Number	Not Permitted	---------- 2 per canopy face ----------		
		Maximum Size Per Canopy (SF)		---------- 60 ----------		
		Maximum Height Above Roof (feet)		---------- 0 ----------		
		Maximum Extension From Wall (inches)		---------- 15 ----------		
		Maximum Height (feet)		---------- N/A ----------		
Drive-through	Yes	Permitted Number	---------- 2 per business ---------		N/A	2 per business
		Maximum Size (SF) per sign	---------- 50 ----------			50
Free-standing	Yes	Permitted Number	---------- 1 per street frontage ----------			
		Size Determination	N/A	---- 1½ SF per linear foot of building frontage(1) ----		
		Maximum Size (SF)	32	100	100	200
		Maximum Height Above Ground (feet)	20	20	20	20
		Setback From Property Line (feet)	10	10	10	10
Topper	No		Topper signs are not regulated by the Town and will not count toward the total sign area allowed per business.			

Table 8.4-7B REQUIREMENTS FOR TEMPORARY SIGNS IN NON-RESIDENTIAL DISTRICTS

Type	Permit Required	Requirements	WW, MDD	CR, CN, MTC, MVC, NMDD	IG	IM
TEMPORARY SIGNS SUBJECT TO MAXIMUM TOTAL SQUARE FEET						
Balloon	Yes	Permitted Number	---------- 1 per business ----------		---------- N/A ----------	
		Maximum Height (feet)	---------- 20 ----------		---------- N/A ----------	
		Number of Days Permitted Annually	---------- 14 ----------		---------- N/A ----------	
		Setback	------- ≥ height of sign from all rights of way, lot lines, and overhead utilities ------			
		Installation	---------- Securely fastened to ground or structure ----------			
Banner	Yes	Permitted Number	---------- 2 per business ----------		---------- N/A ----------	
		Size Determination	-- 1 SF per linear foot of building frontage --		---------- N/A ----------	
		Maximum Height (feet)	-------- 6 – if freestanding ----------		---------- N/A ----------	
			May not display above roofline		---------- N/A ----------	
		Maximum Size (SF)	---------- 100 ----------		---------- N/A ----------	
		Number of Days Permitted Annually	---------- 90 ----------		---------- N/A ----------	
		Setback	If free-standing, not in right-of-way and meet sight line standards Sec. 4.2-2.N			
		Installation	Attached to buildings/structures, or mounted on stakes in ground			
Blade	Yes	Permitted Number	---------- 2 per business ---------		---------- N/A ----------	
		Maximum Width (feet)	---------- 3.5 ----------		---------- N/A ----------	
		Maximum Height (feet from grade to top of support pole)	---------- 18 ----------		---------- N/A ----------	
		Number of Days Permitted Annually	---------- 90 ----------		---------- N/A ----------	
		Setback	Not in right-of-way and must meet sight line standards Sec. 4.2-2.N			
		Installation	Securely anchored in portable based designed for function			

Type	Permit Required	Requirements	WW, MDD	CR, CN, MTC, MVC, NMDD	IG	IM
TEMPORARY SIGNS NOT SUBJECT TO MAXIMUM TOTAL SQUARE FEET						
Light Pole Banner	Yes	Permitted Number	2 per pole		N/A	
		Maximum Poles Used	25% of privately owned poles on the premise (not including poles in the ROW)		N/A	
		Maximum Size (SF per pole)	12		N/A	
		Minimum Height Above Sidewalk or parking lot (feet)	8		N/A	
		Maximum Height	No taller than height of structure			
		Other Requirements	Electronic messages, changeable-copy, and internal lighting are prohibited			
A-Frame/ T-Frame	No	Permitted Number	1 per business			
		Maximum Size (SF per sign)	6 – no more than 2 faces			
		Duration of Display	Year round, business hours only. Must be removed when business is closed.			
		Location	Must be located directly outside the individual business space frontage or within ten (10) feet of the entrance to the building. Allowed in public right-of-way on sidewalks only, so long as at least four (4) feet of sidewalk space remains clear for pedestrian passage.			
		Illumination	Illumination of any kind is prohibited			
		Obstruction	Must not obstruct pedestrian or handicap accessibility to buildings, emergency exits, parking spaces, etc.			
Window Sign	No	Maximum area of any window or glass door that may be covered (%)	50%		N/A	
Yard Sign	No	See 8.4-7.B				

Notations for Table 8.4-7 Requirements for Signs in Non-Residential Districts

(1) If a business has building frontage on two (2) streets, two (2) signs will be permitted, one (1) per street.

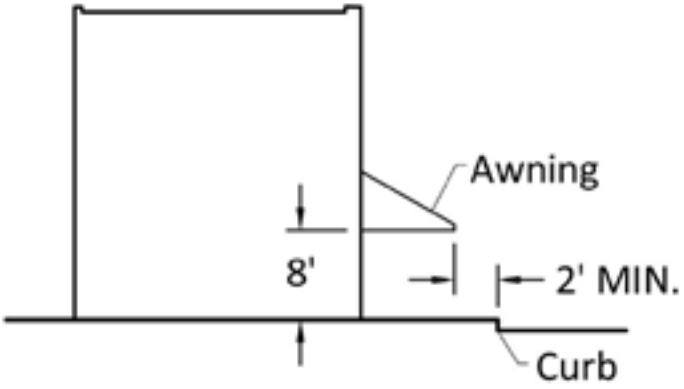
(2) If a business has building frontage on two (2) streets, four (4) signs will be permitted, two (2) per street. See also Section 8.4-10.

(3) In the MDD and WW zones, for buildings having a frontage greater than 50 linear feet, one (1) additional foot of wall sign height is allowed for every additional ten (10) feet of frontage over 50 feet, the sign not to exceed ten (10) feet in height. Wall signs in the WW zone must follow the standards of Section 8.4-9 below.

(4) In the IM and IG zones, businesses with more than one (1) building on a single lot may display one (1) additional wall sign on each additional non-accessory building beyond the first building, and each such additional sign shall not exceed 125 SF in size.

(5) Canopy and awning type signs shall be located on the canopy or awning face, shall not extend beyond the canopy face in any direction, and shall be an integral part of the sign design.

Requirements for Awning Signs



(6) See Section 8.4-10 for provisions for special large commercial tenant building signage.

8.4-8 SIGNS PERMITTED IN GREEN DISTRICTS

Signs are permitted in all green districts subject to the requirements of Sections 8.4-2 and 8.4-3 and the following conditions:

8.4-8.A Zoning Permits Required

1. **Free-standing Sign, Permanent**: Up to two (2) free-standing signs per street frontage granting access to the premises, not to exceed eight (8) SF in area or six (6) feet in height each, set back a minimum of ten (10) feet from any property line.

8.4-8.B Zoning Permits NOT Required

1. **Yard Sign, Temporary**: Temporary yard signage must comply with the following:
   a. Signage must not exceed eight (8) SF in cumulative area, with no one sign being larger than four (4) SF.
   b. Signs must be free-standing and a maximum of four (4) feet in height.
   c. Signs may only be posted by the property owner of any lot on which the signage is posted, unless written permission is given by a property owner for someone else to post a temporary sign.

2. **Internal Signs**: Any signs internal to a park or open space, such as trail signs, historical markers, interpretive signs, etc. are not governed by these regulations.

8.4-9 WATERFRONT WALL SIGNS IN WW ZONE

8.4-9.A Requirements

Wall signs are permitted in WW zones on the sides of water-related commercial businesses facing the water. These signs will conform to the following requirements:

1. **Permitted Number**: 1 per business
2. **Size Determination**: 1 sq. ft. per linear foot of building (waterside) frontage
3. **Maximum Size**: 50 sq. ft.
4. **Maximum Height Above Roof**: N/A
5. **Maximum Extension from Wall**: 15 inches
6. **Maximum Height**: N/A

8.4-10 SPECIAL LARGE COMMERCIAL BUILDING SIGNAGE PROVISIONS

The purpose of this section is to: allow a different amount of wall signs for large commercial businesses offering multiple services to encourage the effective use of signs to convey specific information to the public; and to enable the use of wall signs to break up large expanses of horizontal and vertical building façades.

8.4-10.A Building Requirements

Wall signage meeting the standards of this Section may be approved in lieu of the sign area of Section 8.4-7.A.1 for large anchor businesses on lots zoned CR, CN, MTC, MVC, and IM under the following conditions:

1. **Size**: Business must occupy in excess of 50,000 SF of building space; and

2. **Frontage**: Portion of the building that the business occupies must have 200 feet or more of continuous, linear building frontage.

8.4-10.B Wall Sign Requirements

If the requirements of subsection A of this section are met, signage for these businesses may be allowed subject to the following conditions:

1. **Sign Area**:
   a. The maximum total sign area must not exceed 2 SF per linear foot of building frontage supporting such signs

2. **Sign Size**:
   a. The maximum of any one sign must not exceed 400 SF.
   b. Signs that are 50 to 400 SF are considered primary wall signs.
   c. Signs that are less than 50 SF are considered secondary wall signs.
3. **Primary Building Frontage**:
   a. A business is allowed a maximum of eight (8) wall signs on its primary building frontage, which is the side with the longer building frontage.
   b. The primary building frontage is allowed a maximum of two (2) primary wall signs the combined SF of which must not exceed 400 SF. All other wall signs are secondary signs.

4. **Secondary Building Frontage**:
   a. If a business has building frontage on two (2) streets, the secondary building frontage is allowed a maximum of two (2) wall signs on this frontage.
   b. The secondary building frontage is allowed a maximum of one (1) primary wall sign not to exceed 200 SF. All other wall signs are secondary signs.

5. **Other Provisions**: All other provisions of 8.4-7, Signs Permitted in Non- Residential Districts apply.

8.4-10.C Sign Plan

Prior to the approval of wall signage under this section, staff will review and approve a sign plan presented by the applicant through the Administrative Site Plan application process. The sign plan will include a conformance table outlining all calculations supporting the request for additional signage under this section including: the number of proposed wall signs, the size of each, the total sign area allowed under this section and the total sign area proposed. In order to ensure consistency with the regulations, the sign plan may contain such other information at the request of the Director of Planning and Development or designee, as the case may be.

8.5 OUTDOOR LIGHTING

8.5-1 PURPOSE

These Regulations are intended to provide standards with regard to exterior lighting in order to maximize the effectiveness of site lighting, to enhance public safety and welfare, to raise public awareness of energy conservation, to discourage the installation of lighting fixtures (luminaires) that emit objectionable illumination, to avoid unnecessary upward illumination and illumination of adjacent properties, and to reduce glare.

8.5-2 APPLICABILITY

The standards herein shall apply to all new exterior lighting where Site Plan or Special Permit is required, except for the following:

- Single-unit and two-unit dwellings
- Traditional seasonal lighting
- Temporary lighting associated with a fair, carnival or similar function authorized by the Town of Groton
- Temporary light used by Public Works, Police, Fire or Emergency Services

For existing development, the cumulative changing of more than 25% of the lights on the premises, including the luminaires, their mounting heights, or their location, requires a site plan modification or administrative site plan to determine that such changes do not increase any non-conformity and that new lighting complies with the standards in this Section 8.5 to the extent practicable.
Nothing in this section diminishes the separate responsibility for a use of land, buildings, or structures in the Town of Groton to comply with all appropriate Building and Fire Code standards for lighting.

8.5-3 STANDARDS *(Rev. Eff. 4-12-2024)*

8.5-3.A General

For commercial, industrial, institutional, mixed-use or multi-unit developments, and for other non-residential uses in residential districts:

1. Any externally-mounted, direct light source directed towards the property line must minimize the light trespass at the property line at ground level or above (See Appendix D Lighting Guidelines); and

2. Lighting fixtures for all areas of vehicular and/or pedestrian access must be full cut-off type fixtures or Illuminating Engineering Society of North America (IESNA) cut-off fixtures, as approved by the Commission, or must be fully shielded/recessed fixtures where the lens is recessed or flush with the bottom surface. (See examples in Appendix D Lighting Guidelines).

8.5-3.B Security, Aesthetics, and Display

Lighting fixtures for building security or aesthetics and any display purposes must, unless otherwise approved by the PZC or these regulations, be:

1. Top downward (not upward or sideways); and

2. Full cut-off or IESNA cut-off fixtures, as approved by the Commission, or fully shielded/recessed. Any application for use of IESNA fixtures should include “cut-sheets” with specifications and details of the

proposed fixture and pole. (See examples in Appendix D Lighting Guidelines).

The PZC may approve other lighting fixtures for aesthetics or display purposes as part of a site plan approval if the lighting meets the lighting guidelines for vertical illuminance and the following standards:

- The proposed lighting must not emit objectionable illumination, must avoid unnecessary upward illumination and illumination of adjacent properties, and minimize glare.
- The lighting must be configured with "photocell or time clock on – time clock off" operation and be turned off after business hours.

8.5-3.C Outdoor Recreation and Activity Areas

Where outdoor playing fields or other special outdoor activity areas are to be illuminated, lighting fixtures must be specified, mounted, and aimed so that:

1. The lighting shall be designed to meet the specific needs of the recreational activity; and
2. The lighting is full cut-off or IESNA cut-off fixtures, as approved by the Commission. Any application for use of IESNA fixtures should include "cut-sheets" with specifications and details of the proposed fixture and pole.
3. The lighting meets ANSI/IES RP-6-22 Lighting Sports and Recreational Areas requirements, as amended.
4. All power for field lighting shall be reduced by at least 75% one hour after the conclusion of each activity and be turned off within two hours after the conclusion of the activity.

8.5-3.D Public Outdoor Recreation and Activity Areas

Where Public outdoor playing fields, Parks & Recreation Facilities, School Facilities or other municipal special outdoor activity areas are to be illuminated, lighting fixtures must be specificed, mounted, and aimed so that:

1. The lighting shall be designed to meet the specific needs of the recreational activity; and
2. The lighting is full cut-off or IESNA cut-off fixtures, as approved by the Commission. Any application for use of IESNA fixtures should include "cut-sheets" with specifications and details of the proposed fixture and pole.
3. Horizontal or upward facing lighting shall only be allowed when required by specific recreational use as defined in ANSI/IES RP-6-22 Lighting Sports and Recreational Areas requirements as amended.
4. The lighting meets ANSI/IES RP-6-22 Lighting Sports and Recreational Areas requirements as amended.
5. All power for field lighting shall be reduced by at least 75% one hour after the conclusion of each activity and be turned off within two hours after the conclusion of the activity.

8.5-3.E Light Poles

1. **Height**. The height of a light, except streetlights in public rights-of-way and Public Outdoor Recreation lighting, must not exceed a height of:
   a. 20 feet from the finished grade to the highest point of the fixture or pole in R, RS, RU, GC, GR, MVC, and MTC Districts.
   b. 24 feet in height from the finished grade to the highest point of the fixture or pole in any other district.
2. **Location**. New light poles in parking lots must be located within landscaped islands/areas and their foundations recessed at least three feet from any curb to avoid potential contact with vehicles.

8.5-3.F Fuel Station Canopies

Fuel Station Canopy Lighting must be recessed or flushed with the underside of the canopy. Specific horizontal illuminance levels under the canopy must be provided as part of the Lighting Plan. The PZC will make the determination on the appropriate horizontal illuminance level for the canopy area based on the fuel station

location in a specific zone and if the site is in or adjacent to a residential district, to meet the purpose and intent of these regulations.

8.5-3.G Lighting Plan

A lighting plan is required for any site where new lighting is proposed and with a parking lot with more than 20 spaces or when required by the PZC depending on the scale of the development, the degree of changes on the site, the sensitivity of adjacent land uses, and the degree of difficulty in evaluating potential light trespass and/or glare. Guidelines for submitting a lighting plan are provided in Appendix D Lighting Guidelines.

8.6 HAZARDOUS MATERIALS

The following standards apply to all properties outside the Water Resource Protection District.

8.6-1 HAZARDOUS MATERIALS – INCIDENTAL

8.6-1.A Materials Considered Incidental

The following use of hazardous materials is considered incidental:

1. **Cleaning Agents**: household hazardous materials in prepackaged original containers used for cleaning and maintenance of the site and not used in any processing or manufacturing or for any other uses on the site.

2. **Retail Sales**: household hazardous materials that are for retail sale and are kept in prepackaged original containers of a typical size for household use.

8.6-2 HAZARDOUS MATERIALS – NON-INCIDENTAL

Any other use, storage, or production of Hazardous Materials is considered non-incidental and must comply with the following standards:

8.6-2.A Containment

Hazardous materials must be stored within an impermeable containment area which is capable of containing at least 110 % of the volume of the largest container of hazardous material present in such an area or 10% of the total volume of all such containers in such area, whichever is larger, without overflow of released hazardous material from the containment area. Containment measures may include dikes, sumps, doorway lips, or similar structures to inhibit the ability of spilled material to pass through the opening.

8.6-2.B Floor Drains

Floor drains are not allowed in areas where hazardous materials are sold, used, or stored unless the site design shows specific compliance with the following:

1. Floor drains must connect to the sanitary sewer system or to an on-site holding tank or tanks when the discharge contains petroleum-based oil, grease or other harmful or hazardous substances. Such tanks must have a 1,000-gallon minimum capacity and be installed in accordance with RCSA §22a-449(d)-1.
2. Interceptors and separators must be provided when floor drains connect to the sanitary sewer system.
3. Floor drains must not be connected to a stream or other water body, storm sewer, storm drainage

system or a storm building drain.
4. Floor drains must have trap seals.
5. Floor drains that only accept animal fecal waste and first discharge into a settling tank prior to release into a septic system may be allowed.
6. Floor drains allowed by CT DEEP (in accordance with the "Non-Stormwater Discharges" section of a General Permit for the Discharge of Stormwater Associated with Industrial Activity) shall be allowed.

8.6-2.C Discharge

Discharge of production wastewater or any wastewater that may contain hazardous materials must meet the following requirements:

1. **With Sewer System**: All wastewater generated by the use is lawfully disposed through a municipal sewer system.

2. **Without Sewer System**: If there is no sewer system the following must be met:
   a. Liquid hazardous materials or waste must be collected in tight tanks and removed periodically by a licensed professional. The tanks must comply with the containment standards of this section.

8.6-2.D Loading/Transfer Areas

Any area that may be used for transfer of hazardous materials must be designed to prevent contaminated storm water runoff and ground water intrusion. Such loading docks (excluding those that allow a vehicle to enter the building) must be protected with a permanent roof or other structure that protects the loading dock from direct rainfall.

Depressed loading docks or other sub-grade facilities must be designed to ensure that hazardous materials are properly collected and disposed of, using appropriate technology such as oil-water separators, subsurface tight tanks, or equivalent. Such tanks must have a 1,000-gallon minimum capacity and be installed in accordance with RCSA §22a-449(d)-1.

8.6-2.E Security

Hazardous materials must be stored in an area that is secured against unauthorized entry by the public.

8.6-2.F Materials Management Plan

All facilities must submit to the Town and maintain a Materials Management Plan that clearly describes the location and methods for the use, storage, recycling and disposal of any hazardous materials on the site. Where any hazardous materials are hauled off-site by a contractor, the facility shall maintain the name and contact information for that contractor. Examples of issues to address in a materials management plan may be found in Appendix A.5.

8.6-2.G Spill Preventions and Response Plan

All facilities must submit to the Town and maintain a Spill Prevention and Response Plan detailing the measures taken to avoid the unintentional spilling of any hazardous materials and, in the event a spill does occur, the measures that will be taken to adequately respond. Examples of issues to address in spill prevention and response plans may be found in Appendix A.5.

A spill containment kit(s) and signs for spill notification must be provided within areas where hazardous

materials are used and stored (Appendix A.4).

8.6-2.H Other Requirements

Requirements for hazardous materials are intended to supplement and not to supersede any other applicable requirements of federal, state or local law, including applicable requirements of the Resource Conservation and Recovery Act of 1976.

8.7 GRADING AND RETAINING WALLS *(New Eff. 08-15-2021)*

8.7-1 RETAINING WALLS, GENERAL

8.7-1.A Spacing/Height

Retaining walls shall be spaced a minimum of 10-FT apart on a horizontal plane when terraced, otherwise the retaining wall shall count as one wall for maximum building/structure height measurements of the zone.

8.7-1.B Spacing/Landscaping

Any terraced area where trees are required by the zoning regulations or by the PZC must maintain the minimum 10-foot horizontal separation between walls to allow for proper tree growth. Shrubs may be planted in terraced areas with less than 10-FT horizontal space but the retaining walls shall be counted as one wall for the maximum building/structure height requirement as per Section 8.7-1.A.

8.7-1.C Certification

The PZC may require a retaining wall to be designed by a CT licensed structural engineer and final certification be submitted to OPDS prior to a Certificate of Site Plan Compliance.

8.7-2 GRADING/RETAINING WALLS, ADJACENT TO PROPERTY LINES

For all grading and retaining walls adjacent to property lines the following standards shall apply:

8.7-2.A Finish Grades at Property Line

Finished grades shall blend with existing grades at the property line and no grade change of more than 1-foot from existing grade shall occur within 5-FT of any property line.

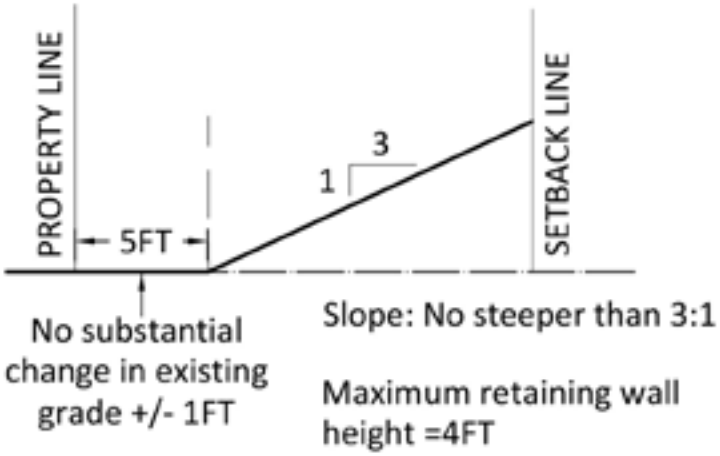
8.7-2.B Cut/Fill Slopes

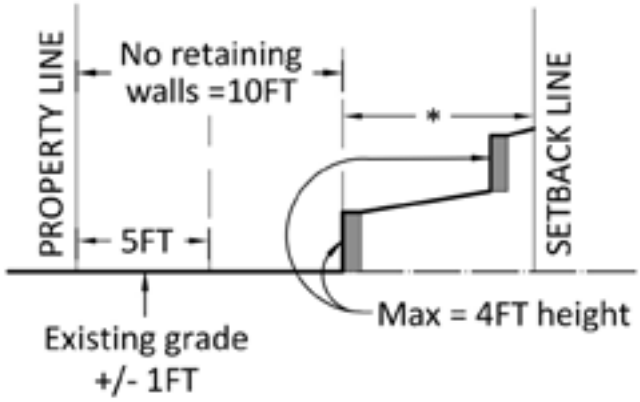
Between 5-FT from the property line and the building setback line any cut or fill slopes shall be no steeper than 3:1.

8.7-2.C Retaining Walls

Between 10-FT from the property line and the building setback line retaining walls are allowed but shall be limited to a maximum of 4-FT in height for each wall. Retaining walls must be spaced a minimum of 10-FT

apart on a horizontal plane if trees are required to be planted in the terraced area. Shrubs may be planted in the terraced areas with less than 10-FT horizontal space but the walls shall be counted as one wall for the maximum total height of 8-FT for a wall/fence within any required yard (setback).





*Minimum 10FT width if trees required
*If less than 10FT: count as one wall and max total wall height in setback area = 8FT

8.7-2.D Special Permit

All developments shall meet Section 8.7.A through 8.7.C unless a special permit is approved by the PZC. The special permit shall address potential negative impacts on adjacent properties, public infrastructure and safety, including motorist visibility and fall protection, streetscape design and impacts, and environmental considerations including erosion and sedimentation and stormwater management. The PZC may require modifications of design elements to mitigate potential impacts including landscaping, safety fencing, stormwater management features, and/or modifications to the site or grading plans.

SECTION 9: PROCEDURES, ADMINISTRATION, AND ENFORCEMENT

9.1 GENERAL PROCEDURES

9.1-1 PURPOSE

This Section outlines the procedures and requirements for submitting and processing the most common zoning applications.

9.1-2 APPLICATION SUBMITTAL REQUIREMENTS: GENERAL

9.1-2.A PZC and ZBA

Applications to the Town Planning and Zoning Commission (PZC) and applications or appeals to the Zoning Board of Appeals (ZBA) must be submitted to the Office of Planning and Development Services (OPDS).

9.1-2.B IWA

When an application involves activity regulated by the Inland Wetlands Agency (IWA), an application to the IWA must be submitted prior to or concurrent with any application to the PZC.

9.1-2.C. Forms

Applications must be submitted on forms obtained from the OPDS for the respective type of application being submitted.

9.1-2.D Fees

Applications must be accompanied at the time of filing by the appropriate fee(s) as established by the Town of Groton, except that the Commission and the Town are exempt from application fees.

9.1-2.E Supporting Materials

Applications shall be submitted with all supporting plans, materials, and other information required by these Regulations.

9.1-2.F Signature(s)

Applications must be signed by the applicant and the owner of the property, where applicable.

9.1-2.G Disclosures

Any person or entity making an application to the ZBA or PZC should disclose all property owners, whether they be an individual, principal officer(s) of a corporation or limited liability corporation, general partner(s) of a partnership or limited liability partnership, or equitable owner(s) or beneficiary(ies) of property held in trust, which may be attached to the application, if necessary.

9.1-2.H Approvals Needed

When a regulation amendment and/or a zone boundary change is required to permit a proposed development, the PZC will not accept any applications for development (e.g., site plan, special permit) until or unless the regulation amendment application(s) and/or zone change application necessary to permit the proposed development activity has been approved and is effective.

9.1-3 PROFESSIONAL RESPONSIBILITIES FOR PLANS AND DESIGN

All site development plans will be prepared, signed, and sealed with a live signature/seal by a professional engineer, architect or landscape architect, as appropriate, licensed to practice in the State of Connecticut, unless a simplified site plan is determined to be appropriate by the Zoning Official for determining zoning compliance or as part of an administrative site plan application. The following additional professional design requirements will be required for applications and plans:

9.1-3.A Engineer

A Professional Engineer, licensed in the State of Connecticut, will provide, at a minimum, the design for all roads, detailed drainage systems, sanitary sewer systems, water systems, and retaining walls over 4-feet in height. In order to prevent unnecessary hardship in connection with small alterations or expansions, the PZC, with recommendation from the Town Engineer, may determine that a professional engineered design is not required.

9.1-3.B Surveyor

A licensed Land Surveyor will provide a Class A-2 survey for all sites associated with a site plan. In order to prevent unnecessary hardship in connection with small expansions or alterations, the PZC, upon the recommendation of the Town Engineer and the Zoning Official, may, if mutually agreeable, determine that a site does not require an A-2 survey to determine compliance with these regulations.

9.1-3.C Architect

Unless specifically waived by the PZC, relevant design professionals shall seal all architectural plans and detailed plans involving new buildings (except single-unit and two-unit buildings) of more than one story or any new building of more than 2,000 square feet.

9.1-3.D Landscape Architect

Unless specifically waived by the PZC, a landscape architect must design the landscaping for all site plans involving:

1. New construction in excess of 10,000 SF of floor area within the MTC, MVC, and MDD, or
2. New construction in excess of 50,000 SF in all other zones, or
3. When the Commission determines that the site warrants a landscape architect design based on site topography, significant required landscape buffering or planting in areas where the potential for plant failure is significant (e.g. next to retaining walls, roadways, ledge, and on steep slopes).

The landscape architect shall monitor the installation and certify in writing that the landscaping is completed in accordance with the approved plans prior to the issuance of a Certificate of Occupancy, unless a performance bond for its completion is submitted in accordance with Section 9.1-12.

9.1-4 RECEIPT OF APPLICATIONS

9.1-4.A Date of Receipt

The date of receipt of an application to the ZBA or PZC shall be the day of the next regularly scheduled meeting of the ZBA or PZC immediately following the day of submission of the application to the OPDS or 35 days after the day of submission, whichever is sooner.

1. Upon receipt, the ZBA or PZC will schedule a public hearing, if applicable, within the prescribed time periods described in Section 9.1-10.B.

9.1-5 INCOMPLETE APPLICATIONS

9.1-5.A Review for Completeness

Each application will be reviewed by the OPDS and other departments and agencies to determine whether the respective application is substantially complete.

9.1-5.B Denial

An incomplete application may be received by the ZBA or PZC and denied for lack of information or the required fee.

9.1-5.C Fee

Town staff will not review or otherwise expend resources on an application without receipt of the required fee.

ANNOTATION

Can an Incomplete Application be Submitted and Received?

Yes, an incomplete application can be submitted and even officially received by the Commission, although applicants should strive to make their applications as complete as possible. Except for very simple applications and renewals, it is rare that an application is approved exactly as it is submitted. There is often incomplete information due to lack of understanding, difficulty in finding all pertinent regulations, etc. that result in significant additions and changes to an application prior to Commission review. If required information continues to be lacking and the Commission has run out of statutory time and any extensions thereof, they may deny an application for being incomplete and/or lacking information necessary for them to complete their review.

9.1-6 SEQUENCE OF PUBLIC HEARINGS

Where a proposed development or activity requires multiple applications, the PZC may conduct any required public hearings simultaneously or in the order that they deem appropriate, except as per Section 9.1-2.H.

9.1-7 CONSULTATIONS *(Rev. Eff. 08-15-2021)*

9.1-7.A Advice and Opinion

The ZBA or PZC may seek the advice and opinion of other Town staff, boards, agencies or commissions to assist it in evaluating applications; and may retain an architect, landscape architect, professional engineer or other consultant to review, comment on, and guide its deliberations on any application; and/or

9.1-7.B Consulting Review

The PZC or ZBA with Town staff, may determine that an application is Complex and require that the applicant,

to the extent authorized by the Town of Groton Code of Ordinances (Section 2-86) deposit funds with the ZBA or PZC to cover the costs of any consulting review fees.

9.1-8 PUBLIC NOTICE

9.1-8.A Notice by Newspaper

1. **Publishing of Legal Notice**: When a public hearing is required by these Regulations or scheduled by the ZBA or PZC, the OPDS will publish a legal notice of the public hearing in a newspaper having a substantial circulation in the Town of Groton.

2. **Legal Notice will be Published**:
   a. At least twice before the public hearing at intervals of not less than two days between publications
   b. The first notice not more than 15 days, nor less than ten days prior to date of the hearing
   c. The last notice not less than two days before the date of the public hearing

3. **Consequences of not Publishing**: No public hearing will be conducted on any application or appeal unless the required legal notice has been published in accordance with this Section.

9.1-8.B Notice by Mail

1. **Required for Compliance**: Any application to the ZBA or PZC for a Special Permit, variance or zoning map amendment or an appeal of an order or decision of the Zoning Official (when this appeal is associated with a specific property), must comply with the following:
   a. Applicants for a Special Permit, variance or an appeal of an order or decision of the Zoning Official are responsible for notifying the owners of property within 150 feet of the subject property of any scheduled public hearing by mailing a copy of the legal notice and any other required information (provided by the OPDS), not less than ten calendar days but not more than 30 days prior to the scheduled public hearing;
   b. Applicants for a Zone Map Amendment are responsible for notifying the owners of all property within the area subject to the zone map amendment and all owners of property within 200 feet of the boundaries of the area(s) proposed to be changed, of any scheduled public hearing by mailing a copy of the legal notice and any other required information (provided by the OPDS), not less than ten calendar days but not more than 30 days prior to the scheduled public hearing;
   c. The applicant must obtain proof of mailing in the form of U.S. Postal Service Certificates of Mailing. (Notices sent by Certified Mail - Return Receipt Requested are acceptable but are neither required nor advisable); and
   d. Prior to the commencement of the scheduled public hearing, the applicant must submit:
      - The Certificate(s) of Mailing,
      - A list of the property owners to whom the notices were sent, and
      - A copy of the cover letter and legal notice and any enclosures sent to the property owners.

2. **Zoning Map Amendments**: Applications for zoning map amendment initiated by the PZC shall not be required to comply with this Section.

3. **Consequences of not Mailing**: No public hearing shall be conducted on any application or appeal unless the required notice has been mailed in accordance with this Section. The hearing may only be opened and immediately continued for the purpose of receiving the certificate of mailing.

9.1-9 APPLICATIONS, NOTIFICATIONS, AND REFERRALS TO OTHER AGENCIES

9.1-9.A Application Involving a Site located in a Flood Hazard Area, Floodway, or Coastal High Hazard Zone

1. **Consistency with Flood Protection Regulations**: All applications involving development within a flood hazard area, floodway, or coastal high hazard zone must be consistent with Section 7.2 Flood Protection Regulations.

2. **Building Official Review**: The Building Official will review all final plans for compliance with Section 7.2 and FEMA construction requirements.

9.1-9.B Application Involving Inland Wetlands Agency (IWA) Regulated Activity

1. **IWA Activity**: When an application involves activity regulated by the Inland Wetlands Agency (IWA), the PZC must not act on the application until it has received a report from the IWA including a copy of any permit issued for the regulated activity.

2. **Considerations**: The PZC will consider any report and permit from the IWA in making its decision.

9.1-9.C Notification of Abutting Municipalities

1. **Notification of Adjoining Municipalities**: In accordance with CGS Section 8 -7d(f), the ZBA or PZC will notify the clerk of an adjoining municipality of any application or appeal for which:
   a. Any portion of the property that is the subject of the application or appeal is within 500 feet of the boundary of the adjoining municipality,
   b. A significant portion of the traffic to a completed project would use streets within the adjoining municipality to enter or exit the site; and/or
   c. A significant portion of the sewer or stormwater drainage from a completed project would flow through and significantly impact the stormwater drainage or sewer system within the adjoining municipality.

2. **Certified Mail**: Such notice will be made by the OPDS by Certified Mail - Return Receipt Requested and will be mailed within seven days of the day of the receipt of the application or appeal to the OPDS.

3. **Response from Adjoining Municipality**: The adjoining municipality or its agent(s) may provide a report or appear before the ZBA or PZC at any public hearing on an application or appeal.

4. **Considerations**: The ZBA or PZC will consider any report from the adjoining municipality in making its decision.

9.1-9.D Referral to the Southeastern CT Council of Governments

1. **Trigger for Referral**: The PZC will refer an application to the Southeastern CT Council of Governments (SCCOG) for review and comment when any portion of land that would be affected by a zoning regulation or zoning map amendment is located within 500 feet of the boundary of another municipality.

2. **Delivery**: The referral will be made either by Certified Mail - Return Receipt Requested or by email to SCCOG not later than 30 days before the public hearing.

3. **Submission of SCCOG Report**: SCCOG may submit its report on the referral to the PZC at or before the public hearing.

4. **Considerations**: The PZC will read any report on the referral from SCCOG into the record of the public hearing and consider it in making its decision.

5. **Failure to Respond**: Failure by SCCOG to respond within 30 days will be considered a favorable report.

9.1-9.E Referral to a Water Company

For property located within a public water supply watershed of a water company, the applicant must provide written evidence of notification to the water company and the CT Commissioner of Public Health, as required pursuant to CGS Chapter 124, Section 8-3i, or as amended.

9.1-9.F Notification of Conservation or Preservation Restrictions

For property encumbered by a conservation or preservation restriction, the application must include written evidence that the applicant has made notification or provide other verification of compliance as required by CGS Chapter 822, Section 47-42d, or as amended.

9.1-10 TIME PERIODS FOR ACTING ON APPLICATIONS AND APPEALS

9.1-10.A Site Plan Application

1. **Standard Time Frame**: When approval of a site plan application is the only approval required, a decision must be made within 65 days after receipt of the application in accordance with Section 9.1-4.A.

9.1-10.B Applications with Public Hearings

Except as provided below, the ZBA or PZC must process applications or appeals, where a public hearing is held, within the following time periods:

1. **Commencement**: Public hearings must commence within 65 days after official receipt of the application or appeal in accordance with Section 9.1-4.A;

2. **Closing**: Public hearings must be closed within 35 days after the public hearing commences; and

3. **Timing for Decisions**: All decisions must be made within 65 days after the close of the public hearing.

4. **Exceptions**: The provisions of this Section will not apply to applications initiated by the ZBA or PZC.

9.1-10.C Extensions

An applicant or their agent may consent to one or more extensions of any time period specified in Subsections A or B above, provided that the time period of all extensions does not exceed a total of 65 days.

9.1-10.D Application with Inland Wetland Agency Regulated Activity *(Rev. Eff. 08-15-2021)*

If an application involves an activity regulated by the IWA, and the time period for a decision by the PZC would lapse prior to the thirty-fifth day after a decision by the IWA, the time period for a decision by the PZC will be extended to 35 days after the decision of the IWA.

9.1-10.E Withdrawal of Application

An applicant or their agent may withdraw an application at any time prior to action by the ZBA or PZC.

9.1-11 ACTION DOCUMENTATION

9.1-11.A Decision

A notice of decision will be provided for any action by the ZBA or PZC on an application or appeal.

9.1-11.B Notice to Applicant

The OPDS will mail the notice of the decision to the applicant or appellant by Certified Mail within 15 days of the decision.

9.1-11.C Notice to Newspaper

1. **Timing**: The OPDS will publish the notice of the decision in a newspaper having a substantial circulation in Groton within 15 days of the decision.

2. **Failure to Publish**: If notice is not published within the 15-day period after a decision, the applicant or appellant may provide for the publication of the notice within ten days thereafter.

9.1-11.D Effective Date

Unless specified by the ZBA or PZC at the time of a decision, the effective date of any decision will be 15 days after the publication of the legal notice.

9.1-12 BONDING REQUIREMENTS

Bonding for site plans and other instances where a bond may be required by these Regulations must conform to the following procedures.

9.1-12.A Performance Bonds

Bonds may be required by the PZC for the following:

1. **Financial Guarantee**: The PZC may, as a condition of approval of a site plan or modified site plan,

require a financial guarantee in the form of a bond, a bond with surety or similar instrument to ensure:

a. The timely and adequate completion of site improvements that will be conveyed to or controlled by the Town of Groton, and
b. The implementation of any erosion and sediment controls required during construction activities.

2. **Performance Bond**: In certain instances, as outlined in Sections 9.1-13 and 9.5-2.F, OPDS may accept a performance bond prior to the issuance of a Conditional Certificate of Site Plan Compliance (CSPC) or a Certificate of Occupancy (CO) for completion of site improvements.

3. **Facilities Required to Post a Performance Bond**: Prior to issuing a CO for a telecommunications tower, wind generation tower or any other facility required by these regulations to post a performance bond for their removal upon abandonment or expiration, the applicant will provide a performance bond in an amount approved by the OPDS to be sufficient for that purpose.

9.1-12.B Bond Amount

The required bond amount shall be consistent with the Town's bond estimate unit costs and based on an estimate prepared by a licensed design professional containing the type, estimated quantities, and costs of materials needed to complete the required improvements. The amount of the bond shall be sufficient to cover the cost of any proposed or required site improvements, including but not limited to:

1. Grading, paving, recreational amenities, lighting, and signage;
2. Installation of curbs, gutters, storm drainage facilities, landscaping, sidewalks, lighting monuments, and culverts;
3. Erosion and sedimentation control measures; and
4. All other such improvements that the PZC determines to be necessary to promote public health and safety and to safeguard the Town.

9.1-12.C Acceptable Forms of Bonds

All bonds shall be accompanied by a completed bond application acceptable to the Town and shall be in one or more of the following forms:

1. Cash or certified check deposited with the Town;
2. Letter of Credit;
3. Passbook; and/or
4. Performance Surety Bond naming the Town as sole beneficiary, provided that the terms and conditions of the surety bond must be acceptable in form and substance to the Town. A Surety Bond will only be accepted for bonds over $100,000 and 10% of the value of the bond must be in the form of a cash or certified check.

9.1-12.D Release of Bonds

1. **Partial Release**: At the written request of the applicant upon completion of required improvements totaling 50 percent or more of the cost of the bonded improvements, the OPDS may release at least 50 percent of a performance bond upon submittal of documentation by the applicant and verification by Town staff that an equivalent portion of the required improvements have been completed in accordance with approved plans.

2. **Full Release**: At the written request of the applicant, the OPDS may release all or the balance of a performance bond, provided that the applicant has provide appropriate documentation that all required improvements and conditions of the PZC's approval have been satisfactorily completed and the Town Engineer, Zoning Official, or planner, as appropriate, has verified the completion and a Certificate of Site Plan Compliance in accordance with Sections 9.1-13 and 9.5-2.F has been issued.

9.1-13 CERTIFICATE OF SITE PLAN COMPLIANCE AND CERTIFICATE OF OCCUPANCY

9.1-13.A Certificate of Site Plan Compliance

Prior to issuing a Certificate of Site Plan Compliance (CSPC) and a Certificate of Occupancy (CO), the developer shall have completed all improvements shown on the approved site plan or portion thereof when a project is to be developed in phases or on individual lots.

9.1-13.B Conditional Certificate of Site Plan Compliance

When requested by the applicant, the OPDS may issue a conditional CSPC for a building, structure, or premises where site work is not fully completed due to seasonal weather or other unforeseen site conditions, provided that those improvements that are minimally necessary to support the development and protect the public health, safety, and welfare as determined by OPDS (e.g., base course of pavement, parking, storm drainage facilities, fire hydrants, lights, utilities) are completed.

9.1-13.C Performance Bond

No Conditional CSPC will be issued unless a performance bond for the balance of any incomplete improvements shown on the approved site plan has been submitted to and approved by the Director of OPDS in accordance with Section 9.1-12.

9.1-13.D Long Term Maintenance of Improvements

No CSPC or CO will be issued without conditions for long term maintenance of all improvements shown on the approved site plan, including regular irrigation and maintenance of landscaping, regular removal of litter and debris, etc. Should these conditions not be met any time after the issuance of a CSPC or CO, this will be considered a zoning violation subject to enforcement action.

9.2 ZONING AUTHORITY, ENFORCEMENT, AND PERMIT

9.2-1 AUTHORITY

9.2-1.A Enforcement

These regulations shall be enforced by the Planning and Zoning Commission (PZC), acting by and through the Zoning Official.

9.2-1.B Zoning Official

The Zoning Official may cause any building, structure, premise or lot to be inspected and examined, and to order in writing the remedying of any condition found to exist in violation of any provision of these regulations.

9.2-1.C Violation

The owner or agent of a building or lot where a violation of any provision of such regulations has been committed or shall exist, or the lessee or tenant of any entire building or entire lot where such violation has been committed or exist, or the owner, agent, lessee, or tenant of any part of the building or lot in which such violation has been committed or exists, will be fined in accordance with the General Statutes of the State of Connecticut.

9.2-1.D Institution of Action/Proceedings

Any official having jurisdiction, in addition to other remedies, may institute an action or proceeding to prevent the unlawful erection, construction, alteration, conversion, maintenance, or use of a building, or to restrain, correct, or abate such violation, or to prevent occupation of buildings, structures, or land, or to prevent any illegal act, conduct, business, or use in or about such lot.

9.2-2 ZONING PERMIT AND CERTIFICATE OF ZONING COMPLIANCE

9.2-2.A Zoning Permit

No building or structure is to be erected, added to, or structurally altered and no use is to be established until a Zoning Permit has been issued by the Zoning Official.

All applications for such Zoning Permit shall be in accordance with the requirements of these regulations.

1. **Application**:
   a. Every application for a Zoning Permit shall be accompanied by such information and exhibits as are required herein or may be reasonably required by the Zoning Official in order that the proposal of the applicant may be adequately interpreted and judged as to its conformity with the provisions set forth in these regulations.
   b. The application shall include information that the lot is on record by map or by deed, including the date of recording, or is in a subdivision which has been approved by the PZC.
   c. If conformity is requested based on approval of a Variance or a Special Permit, the application shall include a copy of the recorded Variance or Special Permit.

2. **Plot Plan**:
   a. The application for a Zoning Permit is to be accompanied by two copies of a plot plan based on a survey prepared by a land surveyor registered in the State of Connecticut, drawn to scale showing the actual dimensions of the lot to be built upon, the size of the building(s) to be erected, the location of the building upon the lot, the proposed floor area, the setback lines observed by buildings, the location and dimensions of driveways and curb cuts, the area and percentage of impervious cover, both existing and proposed, if subject to site plan review and approval provisions under Section 9.5 of these regulations, and such other information as may be necessary as determined by the Zoning Official.
   b. The Zoning Official may reduce the plot plan requirements in cases where the information is not needed to determine conformity with these regulations.

9.2-2.B Certificate of Zoning Compliance

1. **Need for Certificate of Zoning Compliance**: No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used in whole or in part for any purpose, until a Certificate of Zoning Compliance is issued by the Zoning Official, stating that the lot or building complies with all the provisions of these regulations.

2. **Change of Use**: Such a Certificate of Zoning Compliance is also required for any change, extension, or alteration in a use.

3. **Additional Materials**: Applications for a Certificate of Zoning Compliance should be accompanied by a plot plan of the lot and buildings involved, showing the exact placement of the structures on the lot. Certification of the plot plan may be required by the Zoning Official to determine conformity with the Zoning Regulations.

4. **Other Requirements and Conditions**: No such Certificate of Zoning Compliance shall be issued by the Zoning Official until all zoning requirements and conditions have been met.

9.2-2.C Special Conditions for Zoning Permit or Certificate of Zoning Compliance

1. **Submission Materials**: Any maps, plans, documents, statements and stipulations submitted to and approved by the PZC, ZBA, and/or IWA in connection with Site Plan, Special Permit, Variance, Wetlands Permit, or other action of said PZC or ZBA as required by these regulations, and any conditions of such approval(s) attached by said PZC or ZBA will be conditions for the approval of applications for and the issuance of a Zoning Permit and a Certificate of Zoning Compliance by the Zoning Official.

2. **Other Approvals Required**: Prior to issuance of a Zoning Permit or a Certificate of Zoning Compliance, the applicant should obtain and submit all approvals required by any other Municipal, State, or Federal department, bureau or agency.

9.3 ZONING AMENDMENTS

9.3-1 AUTHORITY

The Commission, on its motion or on petition, may amend, change, modify, or repeal these regulations or the zoning map, after public notice and hearing, in accordance with the General Statutes of the State of Connecticut.

Applications for Zone Amendments must follow the General Procedures of Section 9.1 unless superseded by the specific requirements listed in Section 9.3.

9.1-2 General Application Submittal Requirements
9.1-3 Professional Responsibilities for Plans and Design
9.1-4 Receipt of Applications
9.1-5 Incomplete Applications
9.1-6 Sequence of Public Hearings
9.1-7 Consultations
9.1-8 Public Notice

9.1-9 Applications, Notifications, and Referrals to other Agencies
9.1-10 Time Periods for Acting on Applications and Appeals
9.1-11 Action Documentation

9.3-2 APPLICATIONS

Any person, firm, or corporation desiring an amendment or change in the zoning regulations and/ zoning map of the Town of Groton may submit an application proposing such amendment or change, to the Commission.

Before the Commission shall consider any such application, the following requirements must be met and information submitted by the person, firm, or corporation submitting the application. The required number of copies of maps, plans, narratives, or reports will be as designated in the application.

9.3-2.A Zoning Map Amendment

1. **Proceedings**: All proceedings to change the boundaries or classification of a zoning district must be instituted by application in writing to the Commission.

2. **Signatures**: Applications must be signed by the person, firm, or corporation proposing the amendment change or by the attorney or agent for such person, firm or corporation

3. **Application Must Include**:
   a. A metes and bounds description of the land to be included in the amendment or change.
   b. A map including:
      - All existing lots, dimensions, property lines, and streets, the existing zoning, the proposed zoning, the existing contours at a contour interval not to exceed 10 feet, and a scale and north arrow for the area of the proposed map amendment and within 500 feet of the area affected by the application.
      - The ownership of all lots within 200 feet of the area proposed to be rezoned, as indicated in the current records of the Town of Groton.
      - The map drawn to an accurate scale of 100 feet or up to 400 feet to the inch and a digital copy provided.
      - Any other information considered pertinent by the applicant.
   c. A narrative including:
      - Reasons for the proposed amendment or change.
      - A written analysis of consistency of the proposal with the Town's Comprehensive Plan and the Town's Plan of Conservation and Development.
      - An analysis of the availability of public sewer, water, and other utilities to service the site or the suitability of the site for onsite septic and water.
      - An analysis of the ability of the site to accommodate the potential allowed uses under the proposed zoning district from a zoning and environmental regulatory perspective.
      - An analysis of the ability of the current street system to support the proposed request.

9.3-2.B Amendments to the Regulations

1. **Proceedings**: All proceedings to change the provisions of these regulations must be instituted by application to the PZC in which the specific provisions to be changed and the provisions to be substituted, deleted, or added are precisely set forth.

2. **Text Copy**: A copy of the existing and proposed text must be submitted.

3. **Signatures**: Applications must be signed by the person, firm or corporation proposing the amendment change or by the attorney or agent for such person, firm or corporation.

4. **Narrative**: A narrative must be provided including:
   a. Reasons for the proposed amendment or change
   b. Any other information considered pertinent by the applicant

9.3-3 PUBLIC HEARING AND NOTIFICATION

The Commission must hold a public hearing on all proposed amendments and changes to the zoning regulations or map and must provide public notice of said hearing in accordance with Section 9.1-8 of these regulations.

9.3-4 EXEMPTIONS

The provisions of Sections 9.3-2 or notification requirements of Section 9.1-8.B do not apply to proposed amendments initiated by the PZC.

9.3-5 REFERRALS

All required Referrals and Notifications must be made in accordance with Section 9.1-9 of these regulations.

9.3-6 PROTEST OF PROPOSED AMENDMENT

Where a protest is filed with the Commission at or before a public hearing on a proposed zone map amendment and is signed by the owners of 20% or more of the area of the lots included in such proposed change, or by the owners of 20% of the area of the lots within 500 feet in all direction of the property included in the proposed change, such change must not be adopted except by a vote of two-thirds of the entire membership of the PZC.

9.3-7 EFFECTIVE DATE OF AMENDMENTS/RE-APPLICATION

9.3-7.A Effective Date

Zoning regulations, boundaries of zoning districts, and any amendments or changes thereto will become effective at such time as may be fixed by the Commission, provided notice has been published in accordance with Section 9.1-11 and the amendment has been filed with the Town Clerk.

9.3-7.B Re-Application

The PZC is not be required to hear a Zoning Map Amendment that has been denied within one (1) year from the date of denial unless it finds, on facts presented in writing, that a material change in the situation justifies this action. A change of ownership or any interest therein will not be deemed a material change in the situation for the purpose of this Section.

9.4 SPECIAL PERMIT

9.4-1 PURPOSE AND AUTHORITY

Certain classes or kinds of buildings, structures, or uses of land may only be appropriate in particular locations or districts based on how their attributes relate to specific locations. Such uses are permitted only after the grant of a special permit by the PZC pursuant to any special conditions of Section 5.1 and the requirements of Section 9.

9.4-2 SPECIAL PERMIT PROCEDURES

Applications for a Special Permit must follow the General Procedures of Section 9.1 unless superseded by the specific requirements listed in this Section 9.4.

9.1-2 General Application Submittal Requirements
9.1-3 Professional Responsibilities for Plans and Design
9.1-4 Receipt of Applications
9.1-5 Incomplete Applications
9.1-6 Sequence of Public Hearings
9.1-7 Consultations
9.1-8 Public Notice
9.1-9 Applications, Notifications, and Referrals to other Agencies
9.1-10 Time Periods for Acting on Applications and Appeals
9.1-11 Action Documentation
9.1-12 Bonding Requirements
9.1-13 Certificate of Site Plan Compliance and Certificate of Occupancy

In all cases where these regulations require a special permit, no zoning permit must be issued by the Zoning Official until said special permit has been approved by the PZC and a copy of the approved special permit is recorded on land records and is effective.

9.4-3 APPLICATIONS

Before the PZC will consider any such application for a special permit, the following requirements must be met and information submitted by the person, firm, or corporation submitting the application. The required number of copies of maps, plans, narratives, or reports will be as designated in the application. Applications for a special permit must be made on a form established for that purpose and include the following:

9.4-3.A Narrative

Including:

1. **Use(s)**: A detailed statement describing the existing and proposed use or uses and the surrounding neighborhood.

2. **Special Permit Criteria**: A detailed statement describing how the special permit criteria in Section 9.4-6 will be satisfied.

3. **Conditions**: A detailed statement describing how the applicable conditions of Section 5.1 for the specific use or uses will be met.

9.4-3.B Plan

Including:

1. **Map**: A location map in accordance with Section 9.5-3.B.

2. **Plan Requirements**: A plan in detail and accuracy sufficient to allow the PZC to determine compliance with the Zoning Regulations, and depicting at a minimum, the boundaries of the property, the location and height of all existing and proposed buildings and uses on the subject property, all structures located within 200 feet from the subject property's boundaries, the location and arrangement of parking and loading spaces, wetlands, watercourses, flood hazard areas, existing topography and proposed grading, and the location and description of all proposed open spaces, screening, and buffer areas.
   a. The PZC, if it deems necessary to determine compliance with the Regulations, may require the special permit application to be accompanied by a Site Plan containing the information per Section 9.5-3 of these regulations.
   b. The PZC may find there are no physical changes proposed to the site or any building or structure and the submission of a simplified site plan is adequate to evaluate the proposal.
   c. The applicant may submit a site plan application in accordance with Section 9.5 to be reviewed and approved concurrently with the Special Permit.

9.4-3.C Additional Information

1. **Additional Information**: The PZC may require the following additional reports, plans, and other information that the PZC deems reasonably necessary to determine compliance with the special permit criteria of Section 9.4-6 and all other pertinent provisions of these regulations:
   a. Traffic Report or Additional Traffic Information
   b. Storm Water Management Plan or Additional Storm Water Information
   c. Erosion Control Plan or Additional Erosion Control Information
   d. An Evaluation of the Adequacy of Public Utilities
   e. Elevations of all Proposed Structures including Buildings, Fences, and Walls
   f. Additional Neighborhood Compatibility Information
   g. Landscape Plan
   h. Generalized Floor Plans
   i. Community Design and Service Programs
   j. Signage Plan
   k. Noise Projection Study
   l. Identification of Historic and Archeological Resources
   m. Such other information or consultant reports as the Commission may require in order to determine compliance with these Regulations.

2. **Licensed Professionals**: All traffic reports, storm water management plans, erosion control plans, and noise projection studies shall be prepared and signed/sealed by an appropriate professional licensed in the State of Connecticut, unless this requirement is deemed unnecessary by the PZC.

3. **Pre-Application Meeting**: For large or complex projects, applicants are encouraged to schedule a pre-application meeting with the OPDS staff to identify additional information and submittals likely to be needed for the PZC to act on the application.

9.4-4 REFERRALS OF APPLICATION AND NOTIFICATION

9.4-4.A Referrals and Notifications

All referrals and notifications must be made in accordance with Sections 9.1-8 and 9.1-9.

9.4-4.B Referral to Other Agencies

The Commission may also refer the application to other agencies, boards, and commissions it deems necessary for review and recommendations for determining compliance with the special permit criteria of Section 9.4-6, and the requirements of all applicable zoning regulations, including Section 5.1.

9.4-5 PLANNING AND ZONING COMMISSION ACTION

9.4-5.A Public Hearing

Except for certain applications filed under Section 9.4-8, the Commission must hold a public hearing on all applications for a special permit in accordance with all requirements of Section 9.1.

9.4-5.B Options for Approval

The PZC may approve, disapprove, or approve with modifications or conditions the proposed special permit, provided such modifications or conditions do not increase the scope of use requested by the Special Permit.

9.4-5.C Concurrent Site Plan Applications

Before granting a Special Permit, the PZC determines that any accompanying Site Plan Application, if submitted concurrently, is in conformance with the applicable provisions of these regulations.

9.4-5.D Conditions

In granting a Special Permit, the PZC may impose conditions or safeguards that are reasonable and necessary to protect or promote the public health, safety or welfare; property values; the environment; sound planning and zoning principals; improved land use, site planning, and land development; or better overall neighborhood compatibility.

9.4-5.E Stipulations for Conditions

Any condition or safeguard attached to the granting of a Special Permit:

1. Is binding on the property as long as the Special Permit use is still in operation, and
2. Continues to be in effect regardless of any change in ownership of the property.

9.4-5.F Zoning Violations

The PZC should not approve any Special Permit for any property on which there exists a zoning violation, unless such Special Permit application will remedy such violation.

9.4-5.G Taking of Effect

A special permit approved by the PZC will take effect upon filing a copy thereof in the Office of the Town Clerk and in the Land Records.

9.4-6 SPECIAL PERMIT CRITERIA

In evaluating an application for a special permit, the PZC must consider the effect the proposed use is likely to have on the public health, safety, and welfare of the public in general, and on the immediate neighborhood in particular, and when deemed necessary by the PZC, may make modifications and impose reasonable conditions and safeguards to render the application consistent with the Zoning Regulations. In all cases, the PZC should also consider the following criteria:

9.4-6.A Location

The location and size of the site is appropriate for the orderly development of the site and the surrounding area(s), given the nature, scale, and intensity of the proposed use.

9.4-6.B Buildings

The type, size, location, height and other characteristics of all buildings associated with the use or activity are appropriate for the use or activity and the proposed site, and that new buildings and structures or modifications to existing buildings and structures are in scale with other buildings in the area.

9.4-6.C Neighborhood Compatibility

The design elements of the proposed development are compatible with the development in the district and the surrounding area(s) and do not hinder or discourage the orderly development and use of other properties within the area or alter the essential characteristics of the area.

9.4-6.D Parking and Access

The design provides adequate and suitable parking, loading, and vehicular circulation for the use, and includes sufficient measures to assure safe and convenient use of the site. Access points, to and from the site, are in locations and sufficient in number so as not to cause any traffic congestion or safety conflicts.

9.4-6.E Streets

Streets serving the proposed use are adequate in width, grade, and alignment, with sufficient visibility at intersections, and have the capacity for the additional traffic generated by the proposed use. Traffic control systems are sufficient to assure a reasonable level of service at affected intersections.

Where applicable, the design shall take into account existing and future street, trail, and pedestrian connections, based on the Town's Plan of Conservation and Development and respective policy documents.

When the PZC deems street or other improvements, including, but not limited to, new traffic control devices or modifications to existing devices, necessary in order to render a proposed use and plan consistent with these criteria and the Zoning Regulations, it may require such necessary improvements on- or off-site related to the application. The PZC will give due consideration to options that recognize, protect, or enhance community character.

9.4-6.F Public Safety

The design and operation of the use utilizes the best available methods to minimize potential risks and provide for access by emergency services, based on the type of use or uses proposed, the available utilities, and other relevant factors.

9.4-6.G Utilities

The water supply, sewage disposal, storm water management, and other utility systems, whether public or private, are of sufficient capacity to handle immediate and reasonably projected future needs and demands for the site, conform with the most current generally accepted engineering criteria, and comply with the standards of the governing regulatory or public service authority.

9.4-6.H Environmental Protection, Conservation, and Long Island Sound

1. **Minimizing Environmental Impacts**: The design and operation of the use incorporates appropriate features and practices which minimize potential impacts on the area's natural systems and historic resources, based upon the unique characteristics of the site and the proposed use, with due consideration to be given to relevant portions of the Town's Plan of Conservation and Development. Applicants should demonstrate how any such relevant provisions have been addressed in the application.

2. **Long Island Sound**: The Commission should consider the environmental impact on Long Island Sound for any proposal for development in accordance with CGS Chapter 124 Section 8-2(b). The site and building plans should be designed so as to reasonably minimize the potential environmental impact of the proposed project on Town resources and on water bodies adjacent to the Town including Long Island Sound. The requirements of this subsection in reference to Long Island Sound will be met by complying with the specific, relevant, express requirements of these Regulations, such as, for example, Sections 7.1, 7.3, and 7.4.

9.4-6.I Consistent with Purpose

1. **Detrimental Effects**: The proposed use does not have any detrimental effects upon the public health, safety, and welfare.

2. **Purpose of the Regulations**: The proposed use does not conflict with the purposes of these regulations.

3. **Plan of Conservation and Development**: The proposed use furthers the goals, objectives, and policies of the Town's Plan of Conservation and Development

9.4-7 REVOCATION

Any authorized special permit shall be subject to revocation by the PZC, after notification and a public hearing, if any conditions or safeguards imposed by the PZC upon buildings, structures, land or uses for said permit are not strictly adhered to by the applicant and/or owner.

9.4-8 AMENDMENTS OR MODIFICATIONS

Applications for special permit amendments or modifications which are necessitated by site conditions or which are deemed to be in the public interest must be made in the same manner as the original application; except that amendments or modifications which are found to be of a minor nature or which do not materially alter the special permit as determined by the PZC, may be authorized after PZC approval only, in lieu of another public hearing.

9.4-9 TIME PERIOD AND EXPIRATION

In approving a special permit, the PZC may set or impose time periods or limits on the permit or require periodic renewal of the permit without a public hearing. In the event an appeal is taken, directly or indirectly, from the PZC 's approval of a special permit, then the time period shall commence on the date of final resolution or disposition of such litigation. Expired special permits shall be considered null and void and of no effect.

9.5 SITE PLAN AND COASTAL SITE PLAN

9.5-1 PURPOSE AND AUTHORITY

9.5-1.A Site Plan

A Site plan application and review and approval by the PZC is required before a Zoning Permit can be issued for the following:

- Any new building.
- Any enlargement in size or other alteration of any building or accessory structure that results in a more intensive use of the premises than prior to such action.
- Any new use on the premises or any change in use on the premises, which enlargement or alteration or change of use results in a more intensive use of a property than prior to such action.

A more intensive use includes any of the following:

- additional residential units,
- additional employees,
- additional clientele or customers,
- additional floor space for sales or service, or
- additional required parking.

9.5-1.B Administrative Site Plan (ASP)

In lieu of a Site Plan, an Administrative Site Plan review and approval may be granted by the Director of Planning and Development Services or designee for:

- Minor or temporary land uses, or modifications to previously approved site plans where the proposed use or modification does not significantly affect the intensity of the use, the building footprint, traffic circulation, public safety, and impact on surrounding areas,
- Incidental filling with or removal of earth products in quantities not exceeding 1,000 cubic yards or
- When the PZC determines that a Site Plan application is not required because the construction or alteration or change of use does not significantly affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting, and other considerations of site plan review.

1. **ASP Application**
   - Application for an Administrative Site Plan (ASP) must be made on a form prescribed by the Office of Planning and Development Services (OPDS).
   - The application should provide all information and details as required by the application form and should include a simplified site plan. The simplified site plan should include all information to clearly identify the requested proposal and to determine compliance with these regulations.
   - The Director of OPDS, or his designee, may require additional information or reports, consistent with Section 9.5-3 (Contents of Site Plan), in order to determine compliance with these regulations

and the site plan objectives of Section 9.5-4.
- All other applicable requirements of the Zoning Regulations must be met during the administrative site plan review process.

2. **ASP Decision**: The Director of Planning and Development or designee shall approve, modify and approve, or disapprove all applications for administrative site plan approval within 65 days after statutory receipt of such application. The applicant may consent to one or more extensions of such period, provided the total period of all extensions shall not exceed 65 days.

3. **Aggrieved Persons**: Any person aggrieved by the decision of the Director of Planning and Development or designee may apply to the Commission for site plan approval pursuant to Section 9.5 of these regulations.

4. **Review by the PZC**: After review of any Administrative Site Plan (ASP) Application, the Director of OPDS may determine that the proposal is significant in scope to warrant a full site plan application with review and approval by the Commission. The applicant must withdraw the ASP application and submit a Site Plan Application with the appropriate information and fees.

9.5-1.C Exemption

Site plan or administrative site plan approval shall not be required for any detached one- or two-unit dwellings or any uses accessory thereto, such as a private garages or storage sheds incidental to one- or two-unit residential uses unless specifically required by these regulations.

9.5-2 SITE PLAN PROCEDURE

9.5-2.A Application

Applications for a Site Plan must follow the General Procedures of Section 9.1 unless superseded by the specific requirements listed in this Section 9.5

9.1-2 General Application Submittal Requirements
9.1-3 Professional Responsibilities for Plans and Design
9.1-4 Receipt of Applications
9.1-5 Incomplete Applications
9.1-7 Consultations
9.1-9 Applications, Notifications, and Referrals to other Agencies
9.1-10 Time Periods for Acting on Applications and Appeals
9.1-11 Action Documentation
9.1-12 Bonding Requirements
9.1-13 Certificate of Site Plan Compliance and Certificate of Occupancy

9.5-2.B Planning and Zoning Commission Action

1. The PZC may approve, modify and approve, or deny the site plan.
2. A site plan application may be modified and approved or denied if it fails to comply with the requirements set forth in these regulations.
3. The Commission's denial or modification of the site plan application should include reasons of any site plan element found contrary to either the provisions or intent of these regulations.
4. Failure to act within the time period as stated in Section 9.1-10 will be deemed approval.

9.5-2.C Post Planning and Zoning Commission Action

1. **Documentation and Effective Date**:
   a. Documentation of the Commission action and effective date will follow the requirements of Section 9.1-11 for notification of decision and publication of decision.

2. **Recording of Plans**:
   a. Following approval of a site plan application, the final plans must incorporate all approved conditions and modifications required by the PZC. Draft final plans (checkprints) may be required to be submitted to the OPDS for review prior to submittal of the final site plans.
   b. Prior to commencement of disturbance of the site or construction, final site plans, signed and sealed by a Connecticut-registered Professional Engineer, Land Surveyor, or other appropriate design professional, must be submitted to OPDS, signed by the Chairman of the Commission, or designee, and recorded in the Land Records of Town Hall and a Notice of Action obtained.

3. **Modifications**:
   a. A modifications to an approved site plan must be made to OPDS in the same manner as the original site plan application unless the modification meets the criteria of Section 9.5-1.B. for the submittal of an Administrative Site Plan application.
   b. Modifications to an approved site plan:
      - Are not to be interpreted as a re-approval of the original site plan,
      - Do not have an independent expiration date, and
      - Do not alter the expiration date for any previous approval.

9.5-2.D Expiration and Completion

Unless otherwise specified in the CGS Section 8-3, all work in connection with a site plan must be completed within five years after the approval of the plan.

9.5-2.E Extension

The Commission may grant one or more extensions of the time to complete all or part of the work in connection with the site plan, provided the total extension(s) does not exceed 10 years from the original date of approval.

The Commission may condition an extension on a determination of the adequacy of a bond or other surety.

9.5-2.F Certificate of Site Plan Compliance and Certificate of Occupancy

1. **Certificate of Site Plan Compliance**: All requirements of Section 9.1-13 must be met for the issuance of a Certificate of Site Plan Compliance (CSPC).

2. **Certificate of Occupancy**: If a site plan is associated with a project, no Certificate of Occupancy (CO) or other final approval may be issued until the applicant has received a Certificate of Site Plan Compliance (CSPC) from OPDS

3. **Green Sheet**: A request for CSPC (aka Green Sheet) must be submitted to OPDS and all other departments and agencies where review and approval of a CSPC for a CO is required. This request must be made at least 10 days before a CO or other, final approval is requested from the Building Official.

4. **Inspection**: A planner will inspect the site for compliance with the final site plan of record for the project, any site plan modifications, and any conditions placed on the project, and provide the applicant

with a punch list of outstanding items to complete. The planner may also request a written statement be submitted by the project's design professional certifying the site work has been completed in accordance with the approved plans.

5. **Conditional CSPC**: When minor site work cannot be completed because of weather or other pertinent reasons, a conditional CSPC may be issued for a period not to exceed 180 days, providing a satisfactory financial guarantee (bond) in accordance with Section 9.1-12 is posted with the Town of Groton in an amount sufficient to complete the site work.

6. **Notification**: The OPDS will notify the Building Official when a CSPC or a conditional CSPC is approved by the OPDS and of its conditions.

7. **Release of Surety**: Upon written request of the applicant and satisfactory completion of the site work, OPDS may release any surety posted under this provision in accordance with Section 9.1-12.D.

9.5-2.G As-Built Plans

1. **As-Built Plan Required**: The PZC or designee may require in certain cases that "as-built" plans, prepared by a professional engineer registered in the State of Connecticut, be submitted at the time of request for CSPC. "As-builts" may be required as follows:
   a. As a condition of site plan approval where it is determined that the development proposed is of such a scale, includes significant grading, drainage or utilities as to merit it, or where the size of the site in relation to the proposed development would justify the need for verification that structures have been placed accurately.
   b. Where there may be several modifications to an already approved site plan requiring Commission approval, in lieu of requiring the recording of each modified plan in Land Records.
   c. Where there is a disagreement between an applicant and OPDS concerning conformance with an approved plan at the time a request is made for a CSPC.

2. **Written Statement**: All "as-built" plans must be accompanied by a written statement certifying that the site work has been completed in accordance with the most recently approved site plan.

9.5-3 CONTENTS OF SITE PLAN APPLICATION

Before the PZC considers any application for a Site Plan, the following requirements must be met and information submitted by the person, firm, or corporation submitting the application. The required number of copies of maps, plans, narratives, or reports will be as designated in the application.

For all uses requiring site plan approval, a site plan application shall include the following information:

9.5-3.A General Information

1. Name and address of the applicant and current owner as listed on the Town's tax rolls.
2. Date, north arrow, and numerical and graphical scale on each map
3. A written description of the proposed use or uses and type of work proposed.
4. A table or chart indicating the proposed number or amount and types of uses, lot area, lot width, yards, building height, coverage, floor area and floor area ratio, parking spaces, existing and proposed impervious cover, landscaping, and open spaces as they relate to the requirements of the Zoning Regulations.
5. The property address and/or parcel identification number.

9.5-3.B Location Map

Applications shall include an accurate scale location map as depicted on the Zoning Map and must show the subject property and all property and streets within 1,000 feet of any part of the subject property, and the following information:

1. All lots and lot lines.
2. All zoning district boundaries.
3. All existing streets and roads.

9.5-3.C Site Plan

1. The site plan must include an accurate class A-2 survey of the property and all improvements prepared by a land surveyor registered in the State of Connecticut, unless the Commission determines that an A-2 survey is not required in accordance with Section 9.1-3.B.
2. All plans must be prepared, signed, and sealed by a Connecticut registered engineer, architect, or landscape architect, whichever is appropriate.
3. All plans should be prepared at a scale of one-inch equals 20 feet or, at the discretion of the Director of OPDS, any other appropriate scale.
4. The plans must illustrate the proposed development of the property and should include the following information:

   a. The Property
   - The boundaries of the property.
   - Location, width, and purpose of all existing and proposed easements and rights-of-way on the property.
   - Existing and proposed contours with intervals of two feet, referred to USGS MSL datum.
   - Location of all existing wooded areas, watercourses, wetlands, rock outcrops, stonewalls, and other significant physical features, and where appropriate, the mean high-water line or Coastal Jurisdiction Line (CJL), the wetlands boundary, the flood hazard area, and the floodway line.
     - Areas of steep slopes as defined by these regulations.

   b. Buildings and Uses
   - Location, design, and height of all existing and proposed buildings, signs, fences, walls, and other structures.
   - Location of all existing and proposed uses, structures, and facilities not requiring a building permit such as decks, patios, tennis courts, light standards, tanks, transformers, and dumpsters.

   c. Parking, Loading and Circulation
   - Location, arrangement, and dimensions of automobile parking spaces, aisles, vehicular drives, fire lanes, entrances, exits, and ramps.
   - Location, arrangement, and dimensions of loading and unloading areas.
   - Location and dimensions of pedestrian walkways, entrances, exits, and frontage walks.

   d. Buffers and Landscaping
   - Size, arrangement, uses, and dimensions of buffers on the site.
   - Location, general layout, type, and size of buffers or landscape areas, plant material, fencing, walls, screening devices, decorative paving, or other materials proposed.
   - Location of existing trees with a trunk caliper of more than 6 inches except in densely wooded areas where the foliage line shall be indicated.

   e. Signs and Lighting
   - Location, size, height, orientation, and plans of all signs.
   - Location, size, height, orientation, and design of any outdoor lighting.

   f. Utilities
   - Location and design of all existing and proposed sanitary sewer, storm drainage, water supply facilities, and refuse collection areas, as well as other underground and above ground utilities.
   - Design and Screening of solid waste enclosures, service areas, mechanical equipment, and

utilities in accordance with Section 8.1-7.

g. Hazardous Materials
   - The plan and a narrative must address how the plan complies with 8.6 for Hazardous Materials.

h. Erosion and Sediment, Flood Protection, Stormwater Management, and Environmental
   - The plan must address compliance with the Special Regulations in Section 7.

i. General Notes
   - Notes and other information as required by the application checklist to provide information and to show compliance with these regulations.

9.5-3.D Phasing Plan

In cases where the applicant wishes to develop in phases, an overall site and phasing plan indicating ultimate development must be submitted. The plan(s) should address all development and amenities to be completed with each phase.

9.5-3.E Architectural Plans

The applicant shall submit preliminary architectural drawings showing all proposed buildings and structures, at a minimum scale of one (1) inch equals eight (8) feet, illustrating all exterior wall elevations, indicating floor heights, fenestration, roof top mechanical equipment, screening of equipment, and building materials, and building floor plan(s) indicating usage, circulation, and square footage.

9.5-3.F Reports

All reports or narratives necessary to show compliance with these regulations, including but not limited to the following Sections:

- Section 6.4 WRPD
- Section 7.1 E&S Control Plan
- Section 7.2 Flood Protection Regulations
- Section 7.3 Stormwater Management Plan

9.5-3.G Additional Information

The Commission may require the following additional reports, plans, and other information that the Commission or the OPDS staff deem reasonably necessary to determine compliance with these regulations and the site plan objectives of Section 9.5-4:

a. Traffic Report or Additional Traffic Information
b. An Evaluation of the Adequacy of Public Utilities
c. Noise Projection Study
d. Identification of Historic or Archeological Resources
e. Information to show compliance with the State of CT Natural Diversity Data Base (NDDB)
f. Such other information or consultant reports as the Commission may require in order to determine compliance with these Regulations.

9.5-3.H Certification

All traffic reports, storm water management plans, erosion control plans, and noise projection studies must be prepared and signed/sealed by an appropriate professional licensed in the State of Connecticut, unless this requirement is deemed unnecessary by the Commission.

9.5-3.I Pre-Application Meeting

For large or complex projects, applicants are encouraged to schedule a pre-application meeting with the OPDS staff to identify additional information and submittals likely to be needed for the Commission to act on the application.

9.5-4 SITE PLAN OBJECTIVES

In reviewing a site plan application, the PZC may take into consideration the public health, safety and welfare of the public in general and the immediate neighborhood in particular and may prescribe reasonable conditions, modifications, and safeguards to insure the accomplishment of the following general objectives.

9.5-4.A Town Plan(s)

The proposed site plan must be in general conformance with the intent of the Plan of Conservation and Development of the Town of Groton. However, the Plan of Conservation and Development shall not take precedence over specific provisions of the Zoning Regulations of the Town of Groton.

9.5-4.B Public Safety

All buildings, structures, uses, equipment, or material are readily accessible for fire and police protection.

9.5-4.C Traffic Access

All proposed traffic accessways do not create traffic hazards and are: adequate, but not excessive in number; adequate in width, grade, alignment, and visibility; adequate in distance from street corners, places of public assembly, and other accessways; and adequate in design for other similar safety considerations.

9.5-4.D Circulation and Parking

That adequate off-street parking and loading spaces are provided to prevent on-street traffic congestion; that all parking spaces, maneuvering areas, entrances, and exits are suitably identified; that the interior circulation system is adequately designed to provide safe and convenient access to all structures, uses, and/or parking spaces; that parking areas are provided with suitable bumper guards, guard rails, islands, crosswalks, speed bumps and similar safety devices when deemed necessary by the Commission to adequately protect life and property; and that provision is made for safe pedestrian movement within and adjacent to the property by the installation of sidewalks.

9.5-4.E Landscaping and Screening

That the general landscaping of the site complies with the purpose and intent of Section 8.1 of these regulations; that existing trees are preserved to the maximum extent possible; and that parking and service areas are suitably screened during all seasons of the year from the view of adjacent residential districts, and public rights-of-way.

9.5-4.F Lighting

That glare from the installation of outdoor lights and illuminated signs is properly shielded from the view of adjacent property and public rights-of-way and is not directed up into the sky.

9.5-4.G Public Health

That all utility systems are suitably located, adequately designed, and properly installed to serve the proposed uses, to protect the property from adverse air, water, or land pollution, and to preserve and enhance the environmental quality of the surrounding neighborhood and that of the Town.

9.5-4.H Environmental Features

That the development of the site will preserve sensitive environmental land features such as steep slopes, wetlands, and large rock outcroppings and preserve scenic views or historically significant features such as stonewalls.

9.5-4.I Neighborhood Character

That the location and size of any proposed use, building or structure, as well as the nature and intensity of operations involved in or conducted in connection therewith, will be in general harmony with the character of the surrounding neighborhood, and will not be hazardous or otherwise detrimental to the appropriate and orderly development or use of any adjacent land, building, or structure.

9.5-4.J Long Island Sound

That the proposed site development be designed and arranged to show that reasonable consideration has been given to restoring and protecting the ecosystem and habitat of Long Island Sound. The requirements of this subsection will be met by complying with the specific, relevant, express requirements of these Regulations, including without limitation, Sections 7.1, 7.3, and 7.4.

9.5-5 COASTAL SITE PLAN REVIEW *(REV. EFF. 07-15-2025, REV. EFF. 04-15-2026)*

9.5-5.A Applicability

The following site plans, plans, and applications for activities or projects to be located fully or partially within the adopted coastal area boundary are subject to coastal site plan review and to the requirements of Chapter 444, Sections 22a-90 through 22a-113 of the Connecticut General Statutes as amended:

1. Site plans submitted to the PZC.
2. Subdivision plans submitted to the Commission.
3. Plans submitted to the Commission for a planned unit development.
4. Applications for a special permit submitted to the Commission.
5. Applications for a zoning variance submitted to the Zoning Board of Appeals.
6. Referrals of a proposed municipal project to the Commission pursuant to CGS Section 8-24.
7. Shoreline flood and erosion control structures. These structures also require a referral to the Land and Water Division of CT DEEP.

9.5-5.B Exemptions (Rev. Eff. 04-15-2026)

Under the authority of Chapter 444, Section 22a-109(b) of the Connecticut General Statutes, the following uses, structures, and activities are exempt from coastal site plan review:

1. **Minor Additions**: Minor additions to or modifications of existing buildings or detached accessory buildings such as garages and utility sheds except in instances where Section 6.1.3 is applicable or the

structure is located within 25-feet of the Coastal Jurisdiction Line (CJL) in the MDD.

2. **Incidental Structures**: Construction of new or modification of existing structures incidental to the enjoyment and maintenance of residential property including but not limited to walks, terraces, driveways, swimming pools, tennis courts, docks, and detached accessory buildings except in instances where Section 6.1-3 is applicable or the structure is located within 25-feet of the CJL in the MDD.

3. **Fences, Walls, Etc.**: Construction of new or modification of existing on premise fences, walls (provided they do not meet the definition of shoreline flood and erosion control structure found in Section 22a-109(c) of the CGS), pedestrian walks and terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and such other minor structures as will not substantially alter the natural character of coastal resources or restrict access along a public beach.

4. **Conservation Activities**: Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife, and other coastal land and water resources, except those activities that meet the definition of shoreline flood and erosion control structure found in Section 22a-109(c) of the CGS.

5. **Interior Modifications**: Interior modifications to buildings.

6. **Minor Changes in Use**: Minor changes in use of a building, structure, or property except those changes occurring on property adjacent to or abutting coastal waters.

9.5-5.C *Coastal Site Plan Application*

A complete coastal site plan application must include, at a minimum, the following information:

1. **Location**: A plan showing the location and spatial relationship of coastal resources on and contiguous to the site.

2. **Project Description**: A description of the entire project with appropriate plans indicating project location, design, timing, and methods of construction.

3. **Capability of Resources**: An assessment of the capability of the resources to accommodate the proposed use.

4. **Project Suitability**: An assessment of the suitability of the project for the proposed site.

5. **Impacts**: An evaluation of the potential beneficial and adverse impacts of the project

ANNOTATION

Criteria listed in Section 22a-106 of the Connecticut General Statutes

CGS 22a-106(b) In determining the acceptability of potential adverse impacts of the proposed activity described in the coastal site plan on both coastal resources and future water-dependent development opportunities a municipal board or commission shall:

1. Consider the characteristics of the site, including the location and condition of any of the coastal resources defined in section 22a-93

2. Consider the potential effects, both beneficial and adverse, of the proposed activity on coastal resources and future water-dependent development opportunities

3. Follow all applicable goals and policies stated in section 22a-92 and identify conflicts between the proposed activity and any goal or policy

on coastal resources and future water-dependent development activities.

6. **Mitigation Methods**: A description of proposed methods to mitigate adverse effects on coastal resources and future water-dependent development activities.

Any persons submitting a coastal site plan as defined above must demonstrate that the adverse impacts of the proposed activity are acceptable and shall demonstrate that such activity is consistent with the goals and policies of Section 22a-92 of the Connecticut General Statutes.

9.5-5.D Coastal Site Plan Action

1. **Required Action**: The board or commission reviewing the coastal site plan will, in addition to the discretion granted in any other sections of the Connecticut General Statutes or in any special act, approve, modify, condition, or deny the activity proposed in a coastal site plan on the basis of criteria listed in Section 22a-106 of the Connecticut General Statutes.

2. **Findings**: Further, pursuant to Connecticut General Statutes, Section 22a-106(e), the reviewing board or commission must find that the proposed activity:
   a. Is consistent with all applicable goals and policies of Section 22a-92, and
   b. Incorporates as conditions or modifications all reasonable measures which would mitigate or lessen the adverse impacts of the proposed activity on both coastal resources and future water-dependent development activities.

   The board and commission approving, modifying, conditioning or denying a coastal site plan on the basis of criteria listed above should state in writing the findings and reasons for its action.

3. **Timing of Decision**: The review of any coastal site plan pursuant to this section shall not be deemed complete and valid unless the board or commission having jurisdiction over such plan has rendered a final decision. If such board or commission fails to render a decision within the time period provided by the CGS and Section 9.1-10 for such a decision, the coastal site plan shall be deemed rejected.

4. **Bonding / Financial Guarantee**: The commission or board may require a bond, or other surety or financial security arrangement to secure compliance with any modifications, conditions, and other terms stated in its approval of a coastal site plan. (CGS Section 22a-107)

9.6 ZONING BOARD OF APPEALS

9.6-1 PURPOSE AND AUTHORITY

The Zoning Board of Appeals has the following powers and duties as provided in the CGS Section 8-6:

9.6-1.A Appeals

1. **Powers of the Board**: The Board has the power to hear and decide appeals made by any person or persons severally or jointly aggrieved by any order, requirement, or decision of the Zoning Official in charge of the enforcement of these regulations.

2. **Affirmation of Connecticut General Statutes**: A zoning regulation affirming a specific requirement

under the Connecticut General Statutes is not subject to an appeal.

3. **Timing**: An appeal must be taken within 15 days of receipt of any order, requirement or decision by the Zoning Official of which the appellant is aggrieved. The Board does not have jurisdiction to hear an appeal filed beyond the 15 days.

4. **Decisions of the Board**: The Board may reverse or affirm, wholly or partly, or may modify the order, requirement or decision appealed from, and will make such order, requirement or decision as in its opinion ought to be made in the enforcement of the regulations.

5. **Zoning Official**: The Board will have the powers of the Zoning Official from whose order, requirement, or decision the appeal was taken.

6. **Vote**: The concurring vote of four members is necessary to reverse or modify the order, requirement, or decision appealed of the Zoning Official.

9.6-1.B Variances

1. **Powers of the Board**: In accordance with CGS Section 8-6, the Board has the power to grant variances from the strict application of these regulations when, by reason of exceptional narrowness, shallowness, shape, substandard size, or other conditions specifically affecting such parcel, not generally affecting the district in which it is located, the strict application of these regulations would result in exceptional difficulty or unusual hardship upon the owner of said property; provided that such relief or variance can be granted without substantial impairment of the intent, purpose, and integrity of these regulations and of the Plan of Conservation and Development for the Town of Groton.

2. **Findings**: Before granting a variance on the basis of exceptional difficulty or unusual hardship, there must be a finding by the Board that all of the following conditions exist:
   a. That the difficulties or hardship are peculiar to the property in question, in contrast with those of other properties in the same district.
   a. That the hardship was not the result of the applicant's own action.
   b. That the hardship is not merely financial or pecuniary.

   The concurring vote of four members shall be necessary to vary the application of the Zoning Regulations.

9.6-1.C Certificates of Approval of Location

1. **Purpose**: To issue certificates of approval of location for dealers' and repairers' licenses as provided for by sections 14-51, 14-54, and 14-55 of the Connecticut General Statutes (CGS), and for gasoline and motor oil sales as provided for by CGS sections 14-318 and 14-321.

2. **Review**: In reviewing the Certificate of Approval of Location, the Board acts as an agent of the State of Connecticut, not in a zoning capacity, and no such certificate should be issued until the application has been approved and such location has been found suitable (e.g. located in the appropriate zone for the business intended, with due consideration to its location in reference to schools, churches, theaters, traffic conditions, width of highway, and effect on public travel).

3. **Vote**: The concurring vote of three members shall be necessary to issue a certificate.

9.6-2 APPLICATIONS AND PROCEDURES

Applications for a variance, an appeal of an interpretation of a ruling of the Zoning Official, or a certificate of approval of location must follow the General Procedures of Section 9.1 unless superseded by the specific requirements listed in this Section 9.6.

9.1-2 General Application Submittal Requirements
9.1-3 Professional Responsibilities for Plans and Design
9.1-4 Receipt of Applications
9.1-5 Incomplete Applications
9.1-6 Sequence of Public Hearings
9.1-7 Consultations
9.1-8 Public Notice
9.1-9 Applications, Notifications, and Referrals to other Agencies
9.1-10 Time Periods for Acting on Applications and Appeals
9.1-11 Action Documentation

Applications must be submitted on a form established for that purpose and include such supporting information as is indicated within the application form-and the required fee.

9.6-3 HEARINGS

9.6-3.A Occasions for Public Hearings

The Board shall hold a public hearing on all applications for an appeal and/or variance, and may hold a hearing on a Certificate of Approval of Location, in accordance with the General Statutes of the State of Connecticut and Section 9.1-10.B.

9.6-3.B Setting the Date

Upon the filing of an application to reverse a decision of the Zoning Official (Appeal) or the filing of an application for a variance, a date shall be set for a public hearing, and due notice thereof shall be given to the parties in accordance with Section 9.1-4.A.

9.6-3.C Notice and Proof of Notice

Notice of the time and place of such hearing shall be published in a newspaper having substantial circulation in the Town of Groton in accordance with the General Statutes of the State of Connecticut and Section 9.1-8 of these regulations. Proof of Notice by the applicant must be in accordance with Section 9.1-8.B.

9.6-3.D Considerations

When considering an application for a certificate of approval of location, the Board may provide notice of and may conduct a hearing on the application in accordance with the General Statutes of the State of Connecticut.

9.6-4 REFERRALS AND NOTIFICATIONS

9.6-4.A Referral to Planning and Zoning Commissions

All proposed variances will be referred to the Commission at least ten days prior to the date assigned for a public hearing on that request. The Commission or its staff may submit an advisory opinion on such referrals prior to the public hearing, and the findings of the Commission or its staff will be read into the record of the public hearing. The failure of the Commission or its staff to submit a report to the Board will not prevent the Board from reaching a decision on any matter before it.

9.6-4.B Other Referrals and Notifications

Other referrals and notifications must be made in accordance with Section 9.1-9 of these regulations

9.6-5 DECISION OF THE BOARD AND POST DECISION ACTION

9.6-5.A Appeals

1. **Time Frame for Decisions**: The Board shall render its decision on such an appeal within the time frame established in CGS and Sections 9.1-10.B and 9.1-10.C of these regulations.

2. **Decisions of the Board**: The Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination as in its opinion ought to be made in the enforcement of the regulations, and to that end will have all the powers of the officer from whom the appeal is taken.

3. **Taking of Effect**: Decisions of the Board will take effect upon filing a copy thereof in the Office of the Town Clerk and in the Land Records.

4. **Notifications**: Notice of the decision of the Board shall be provided in accordance with Section 9.1-11 including being published in a newspaper having a substantial circulation in the Town of Groton within 15 days after such decision has been rendered.

9.6-5.B Variances

1. **Time Frame for Decisions**: The Board shall render its decision on a variance in accordance with the time frame established in the CGS and Sections 9.1-10.B and 9.1-10.C of these regulations.

2. **Taking of Effect**: A variance will take effect upon filing a final copy of the variance in the Land Records of the Town after the established appeal period and in accordance with Section 9.1-11.D.

3. **General Notice**: Notice of the decision of the Board will be provided in accordance with Section 9.1-11.

4. **Limitations**: A variance shall only authorize the particular activity specified in the Board's approval.

5. **Runs with the Land**: Any variance granted by the Board permanently runs with the land and not the person(s) who applied for and received the variance.

6. **Repetition**: The Board is not required to hear any application for the same variance or substantially the same variance more than once in a period of six months after a decision by the Board unless it finds, based on facts presented in writing, that a material change in the situation justifies a new public hearing. A change in ownership or interest in a property is not considered a material change in the situation for the purpose of this Section.

9.6-5.C Certificate of Approval of Location

1. **Time Frame**: If a hearing is held for a Certificate of Approval of Location, the Board shall render its decision in accordance with the time frame established in the CGS and Sections 9.1-10.B and 9.1-10.C of these regulations.

2. **State of Connecticut License**: An approval of the Certificate of Approval of Location by the Board allows the Zoning Official to sign the appropriate application for a State of Connecticut License for the business at the approved site.

9.7 NON-CONFORMING LOTS, NON-CONFORMING USES OF LAND, NON-CONFORMING STRUCTURES, AND NON-CONFORMING USES OF STRUCTURES AND PREMISES

9.7-1 INTENT

Where lots, structures, and uses of land and structures lawfully existed before the effective date of adoption or amendment of these Regulations, but are prohibited, regulated, or restricted under the terms of these Regulations, it is the intent of these Regulations to permit these non-conformities to continue until they are removed, but not to encourage their survival.

9.7-2 NON-CONFORMING LOTS

Except as per Section 8-26a(b) of the Connecticut General Statutes, for a vacant and unimproved residential lot, any lot approved by the Commission and shown on a subdivision plan on file in the Groton Town Clerk's Office or separately described in the latest deed of record prior to the effective date of these Regulations that does not meet the minimum lot area and/or lot width requirements of these Regulations may be used for any use permitted in the underlying zone, if there is compliance with all other provisions of these Regulations and the Town of Groton Subdivision Regulations.

The above non-conforming lot allowance does not apply to any substandard lot where sufficient adjoining land that was under the same ownership at any time after such lot became non-conforming and can be combined to reduce or eliminate the lot area and/or lot width noncompliance.

9.7-3 NON-CONFORMING USES OF LAND

Where the lawful use of land existed at the effective date of adoption or amendment of these Regulations that is no longer permissible under the current provisions of these Regulations, such use may be continued as long as it remains otherwise lawful, subject to the following provisions.

9.7-3.A Enlargement

No non-conforming use shall be enlarged to occupy a greater area of land than was occupied at the effective date of adoption or amendment of these Regulations.

9.7-3.B Change of Non-Conforming Use

Any non-conforming use of land may be changed to another non-conforming use with the approval of a special permit and a determination by the Commission that the proposed use is equally or more appropriate in the district than the existing non-conforming use and will not have a greater impact on the surrounding area. In permitting such change, the Commission may require appropriate conditions to protect the public and the environment in accordance with these Regulations.

9.7-3.C Moving of a Non-Conforming Use

No non-conforming use shall be moved in whole or in part to any other portion of the lot occupied by the use at the effective date of adoption or amendment of these Regulations.

9.7-3.D Resumption of Non-Conforming Use

Any non-conforming use of land that is superseded by a permitted use shall not be resumed.

9.7-3.E Abandonment

If a non-conforming use of land is abandoned by virtue of an overt act by the property owner to discontinue such use and an overt intent not to reestablish such use, any subsequent use of that land shall conform to the requirements specified by these Regulations for the underlying zoning district (provided that the demolition or deconstruction of a non-conforming use shall not by itself be evidence of such property owner's intent to not reestablish such use).

9.7-4 NON-CONFORMING USE OF STRUCTURES

If a lawful use of a structure existed at the effective date of adoption or amendment of these Regulations that would not be allowed in the district under the current provisions of these Regulations, the lawful use may be continued as long as it remains otherwise lawful, subject to the following provisions.

9.7-4.A Increase in Non-Conformity

No existing structure devoted to a use not permitted by these Regulations in the underlying zone shall be enlarged, moved, or structurally altered in a manner that increases the nonconformity, except in changing the use of the structure to a use permitted in the underlying zone.

9.7-4.B Change to Another Non-Conforming Use

Any non-conforming use of a structure may be changed to another nonconforming use with the approval of a special permit and a determination by the Commission that the proposed use is equally or more appropriate in the district than the existing non-conforming use and will not have a greater impact on the surrounding area. In permitting such change, the Commission may require appropriate conditions to protect the public and the environment in accordance with these Regulations.

9.7-4.C Resumption of Non-Conforming Use

Any non-conforming use of a structure that is superseded by a permitted use shall not be resumed.

9.7-4.D Abandonment

When a non-conforming use of a structure is abandoned by virtue of an overt act by the property owner to discontinue such use and an overt intent not to reestablish such use, the structure or structure and premises shall not be used, except in compliance with the requirements of the underlying zone (provided that the demolition or deconstruction of a non-conforming use of the structure shall not by itself be evidence of such property owner's intent to not reestablish such use).

9.7-5 NON-CONFORMING STRUCTURES

Where a lawful structure existed at the effective date of adoption or amendment of these Regulations that could not be built under the current provisions of these Regulations by reason of restrictions on area, coverage, height, yards or other characteristics of the structure or its location on the lot, such non-conforming structure may remain as long as it remains otherwise lawful, subject to the following provisions.

9.7-5.A Increase in Non-Conformity

No non-conforming structure may be enlarged or altered in a way that increases its non-conformity.

9.7-5.B Removal, Damage or Destruction

Should a non-conforming structure be removed, damaged or destroyed, it may be repaired or replaced to the extent that does not increase the nonconformity.

9.7-5.C Moving of a Structure

Any structure moved for any reason or for any distance shall conform to the requirements of the underlying zone of its new location.

9.7-5.D Abandonment

When a non-conforming structure is abandoned by virtue of an overt act by the property owner to demolish such structure, the structure shall not be used, except in compliance with the requirements of the underlying zone (provided that the demolition or deconstruction of a non-conforming structure shall not by itself be evidence of such property owner's intent to not reestablish such structure).

9.7-6 REPAIRS AND MAINTENANCE

Ordinary repairs or remodeling may be done to any structure, or structure and premises devoted in whole or in part to a non-conforming use, provided that such work does not increase the nonconformity.
Nothing in these Regulations shall prevent the ordered repair of any building or part thereof declared unsafe by any official charged with protecting public health and safety.

SECTION 10: SEPARABILITY, REPEALER AND VALIDITY

10.1 SEPARABILITY

It is hereby declared to be the Legislative intent that:

10.1-1

If a court of competent jurisdiction finds any provisions of these regulations to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of these regulations shall continue to be separately and fully effective.

10.1-2

If a court of competent jurisdiction finds the application of any provision or provisions of these regulations to any zoning lot, building, or structure to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other person, property, or situations shall not be affected.

10.1-3

While any provision or provisions of these regulations or application of any provision or provisions of these regulations to any zoning lot, building, or structure is before a court of competent jurisdiction, all other provisions of these regulations and all other applications of the provisions of these regulations to other zoning lots, buildings, or structures shall continue to be separately and fully effective.

10.2 REPEALER

The provisions of the zoning regulations of the Town of Groton, as adopted June 21, 1957 and subsequently amended, are repealed as of the effective date of these zoning regulations, except that all terms and conditions attached to special exceptions, site plans, and variances shall remain in effect.

10.3 EFFECTIVE DATE

The effective date of these regulations shall be October 1, 2019.

SECTION 11: MORATORIA *(Rev. 07-11-2023)*

11.1 TEMPORARY MORATORIUM ON DATA CENTERS (Deleted 07-11-2023)

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LIST OF AMENDMENTS AND DATES

January 15, 2020	Zoning Regulation Amendment #REGA19-02, Zone Regulation text amendments: Eliminate Sections 3.3-1D and E, Nautilus Memorial Design District (NMDD) (remove Pages 3-16 through 3-18); Add new Section 6.5, NMDD Overlay; remove reference to NMDD zoning district from: Section 3.1; Section 3.3; Section 5.1-8.G; Section 8.1-4.B; Section 8.2-17; Table 8.4-7A; Table 8.4-7B; Index Clarification edits to: Table of Contents; Sections 2.1 and 2.2; Section 3.2-4; Section 3.3-1.A; Section 3.3-2.A; Section 3.8; Section 4.2-1; Section 6.3-6; Section 8.4-6.A
February 22, 2020	Zoning Regulation Amendment #REGA19-03, Zone Regulation text amendment to Section 3.3-2.A. Mystic Downtown District (MDD) Lot Area
October 1, 2020	Zoning Regulation Amendment #REGA20-01, Section 5.1-1.E, Outdoor Patios approved under the Temporary Certificate for Outdoor Dining (TCOD)
August 15, 2021	Zoning Regulation Amendment #REGA21-01 Zoning Regulation text amendments to: Add new definitions to Section 2.1; Clarify/modify Section 3.3-2 for height, density and public space in the MDD and public space in the MVC and MTC ; Add several new uses with conditions in various zones (Sections 4.1, 5.1-3, 5.1-5, 5.1-13); Clarify/modify Section 4.2 for measurement for height in various zones and height in the Special Flood Hazard Area; Remove fuel dispensing stations from the WRPD and add other uses (Section 6.4); Revise residential parking standards (Section 8.2-4); Add new standard for EV parking (Section 8.2-4); Add new standard for Grading and Retaining Walls (Section 8.7); Clarification/Edits to Table of Contents, Sections 2.1, 3.1 through 3.5, 4.2-2, 5.1-1, 5.1-2, 5.1-5, 5.1-6, 5.1-13, 5.1-14, 6.3-6, 6.3-11, 7.1-1, 9.1-7, 9.1-10, Index, and Appendix
September 15, 2021	Zoning Regulation Amendment #REGA21-02 text amendments to: Amend Section 4.1 (Table of Permitted Uses) to permit Fuel Dealers with Storage in the Water Resource Protection District (WRPD) restricted to propane fuel and subject to additional conditions or restrictions under the WRPD; Amend Section 6.4-9.D.2. (Fuel Dealer)
November 15, 2021	Zoning Regulation Amendment #REGA21-03 text amendments to: Amend Section 2.1 (Definitions) to add definitions of Cannabis and Cannabis Establishment; Amend Section 4.1 (Table of Permitted Uses) to prohibit Cannabis Establishments in all zones
July 15, 2022	Zoning Regulation Amendment #REGA22-01 text amendment to: Add new Section 11 (Moratoria); new Section 11.1 (Data Centers); add new definition to Section 2.1

May 15, 2023	Zoning Regulation Amendment #REGA23-01 amendment to:
	Amend Section 5.1-1.A Acessory Dwelling Units; amend Table 8.2-4 Parking Space Requirements
	Zoning Regulation Amendment #REGA23-02 amendment to:
	Add new definitions to Section 2.1 (Definitions); amend Section 4.1 (Table of Permit ted Uses); add new Section 5.1-15 Adult-Use Cannabis Use
June 15, 2023	Zoning Regulation Amendment #REGA23-03 amendment to:
	Add new definitions to Section 2.1 (Definitions); amend Section 5.1-8.G Multi Unit Dwellings, 5.1-8.H Multi Unit Dwellings, Conversion
	Amend Table 8.2-4.B Parking Space Requirements; amend Table 8.2-4.B. Electric Vehicle Off Sreet Parking Requirements; amend Section 8.2-17 Bicycle Parking
July 14, 2023	Zoning Regulation Amendment #REGA23-04 amendment to:
	Amend Section 2.1 (Definitions); amend Section 4.1 (Table of Permitted Uses)
	Add new Section 5.1-6.F Data Center
	Delete Section 11.1 Temporary Moratorium on Data Centers
April 12, 2024	Zoning Regulation Amendment #REGA24-0001 amendment to:
	Amend Section 8.5-3.C, Outdoor Recreation and Activity Areas, 8.5-3.D Public Out door Recreation and Activity Areas, and 8.5-3.E, Light Poles
May 15, 2024	Zoning Regulation Amendment #REGA23-0001 amendments to:
	Add new definition to Section 2.1 (Definitions); amend Table 4.1 (Table of Permitted Uses);
	Add new Section 5.1-7.C Short Term Rental
July 15, 2024	Zoning Regulation Amendment #REGA24-0002 amendments to:
	Amend Section 5.1-4.C Group Child Care Home
	Amend Section 7.4-3.I Noise
June 1, 2025	Zoning Regulation Amendment #REGA25-0001 amendments to:
	Amend Section 5.1-8.B Active Senior Housing Community
	Amend Section 5.1-8.G Multi-Unit Dwellings

June 1, 2025 (cont'd.)	Amend Section 5.1-8.H Multi-Unit Dwellings, Conversion
	Amend Section 8.1-6.B Buffer Area (When Required)
	Amend Section 8.1-6.C Design Standards
	Amend Table 4.1 Table of Permitted Uses
July 15, 2025	Add new Section 3.2-5 Residential Mouse Island (R-MI)
	Amend Table 4.1, Table of Permitted Uses and Table 4.2 Lot, Yard, and Building requirements by Zoning District to add R-MI
	Amend Section 4.2-2.A Accessory Buildings
	Amend Section 4.2-2.J Required Frontage and Access
	Amend Section 5.1-1.A Accessory Dwelling Units
	Amend Section 6.1-3 Coastal Resource Setback
	Amend Section 8.2 Off-Street Parking and Loading, Bike Parking
	Amend Section 9.5-5.B Coastal Site Plan Review Exemptions
August 15, 2025	Amend Section 8.2-6 to create a new subsection, Section 8.2-6.1 Offsite Parking in the IM zone, to allow offsite parking in the IM zone subject to conditions
April 15, 2026	Amend Section 5.1-7.C to allow short term rentals in the R-MI zone with conditions
	Amend Section 9.5-5.B to eliminate the exemption for single unit dwellings.
June 5, 2026	Add new Section 5.1-9.C Restaurant, Drive Through
	Amend Section 2.1 General Definitions to add definition of Drive Through Restaurant
	Amend Table 4.1, Table of Permitted Uses to allow Drive Through Restaurant in the MTC and CR districts by special permit with conditions
	Amend Table 8.2-4 Parking Space Requirements to add Drive Through Restaurant as a new category
July 15, 2026	Add new Section 6.6 Open Space Common Interest Community
	Amend Section 2.1, Definitions, to add Common Interest Community and amend Dwelling, One-Unit and Dwelling, Two-Unit

July 15, 2026 (cont'd.)

Amend Section 4.2-2.G, More than One Principal Building on a Lot

Amend Section 4.2-3.G, Residential Density Calculations

Amend Section 6.4-4.B, Exempt Uses and Activities

Amend Table 4.1, Table of Permitted uses, to allow Open Space Common Interest Communities by special permit with conditions in the RS, R, and RU zoning districts

Replace the term 'Open Space Subdivisions' with 'Open Space Subdivisions and Open Space Common Interest Communities' on pages 3-2, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9, and 4-23

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APPENDICES

Appendix A: WRPD Appendices

Appendix A.1: Connecticut Guidelines For Soil Erosion and Sediment Control Measures
Appendix A.2: New Hampshire Stormwater Manual, BMP Pollutant Removal Efficiencies (Appendix E)
Appendix A.3: 2004 Connecticut Stormwater Quality Manual, Ch. 8: Selection Criteria For Stormwater Treatment Practices
Appendix A.4: Spill Information
Appendix A.5: Materials Management Plan

Appendix B: Mixed Use Town Center (MTC) Design Guidelines

Appendix C: Mixed Use Village Center (MVC) Design Guidelines

Appendix D: Lighting Design Guidelines

Appendix E: Two-Unit Dwelling Design Guidelines

APPENDIX A: WRPD APPENDICES

APPENDIX A.1: CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES

PLEASE GO TO THE FOLLOWING WEB PAGE ONLINE FOR THE UPDATED CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL MEASURES:

Connecticut Soil Erosion and Sediment Control Guidelines

APPENDIX A.2: NEW HAMPSHIRE STORMWATER MANUAL, BMP POLLUTANT REMOVAL EFFICIENCIES (APPENDIX E)

Appendix E. BMP Pollutant Removal Efficiency

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis (March 2011 update)

Best Management Practice (BMP) removal efficiencies for total suspended solids (TSS), total nitrogen (TN), and total phosphorus (TP) for pollutant loading analysis, as well as percent runoff reduction (volume reduction) efficiencies are presented in the following table. These removal efficiencies are based on literature sources, data collected by the University of New Hampshire Stormwater Center, and best professional judgement based on literature values and general expectation of how values for different BMPs should relate to one another. The intent is to update this information to add BMPs and removal efficiencies for other parameters as more information and data become available.

NHDES will consider other BMP removal efficiencies if sufficient documentation is provided.

Please note that all BMPs must be designed in accordance with the specifications in the Alteration of Terrain (AoT) Program Administrative Rules (Env-Wq 1500), as described in this manual. If BMPs are not designed in accordance with the AoT Rules, NHDES may require lower removal efficiencies to be used in the analysis.

BMP in Series: When BMPs are placed in series, the BMP with the highest removal efficiency shall be the efficiency used in the model for computing annual loadings. Adding efficiency together is generally not allowed because removals typically decrease with decreasing influent concentration and, in the case of primary BMPs (i.e., stormwater ponds, infiltration and filtering practices), pre-treatment is usually part of the design and is therefore, most likely already accounted for the efficiencies cited for these BMPs.

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis					Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**Runoff Reduction Efficiency**	**TSS**	**TN**	**TP**
Stormwater Ponds	Wet Pond		B, F, P	0%	70%	35%	45%
	Wet Extended Detention Pond		A, B, P	0%	80%	55%	68%
	Micropool Extended Detention Pond	TBA					
	Multiple Pond System	TBA					
	Pocket Pond	TBA					
Stormwater Wetlands	Shallow Wetland		A, B, F, I, P	0%	80%	55%	45%
	Extended Detention Wetland		A, B, F, I, P	0%	80%	55%	45%
	Pond/Wetland System	TBA					
	Gravel Wetland		H, P, Q	90%	99%	85%	64%
Infiltration Practices	Infiltration Trench (≥75 ft from surface water)		B, D, I, P	90%	90%	55%	60%
	Infiltration Trench (<75 ft from surface water)		B, D, I, P	90%	90%	10%	60%
	Infiltration Basin (≥75 ft from surface water)		A, F, B, D, I, P	90%	90%	60%	65%
	Infiltration Basin (<75 ft from surface water)		A, F, B, D, I, P	90%	90%	10%	65%
	Dry Wells		P	90%	90%	55%	60%
	Drip Edges		P	90%	90%	55%	60%
Filtering Practices	Aboveground or Underground Sand Filter that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I, P	0%	90%	60%	65%
	Aboveground or Underground Sand Filter that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I, P	0%	90%	10%	65%
	Aboveground or Underground Sand Filter with underdrain		A, I, F, G, H, P, Q	0%	51%	10%	33%
	Tree Box Filter	TBA	P, Q	15%	99%		
	Bioretention System		I, G, H, P, Q	80%	99%	65%	65%
	Permeable Pavement that infiltrates WQV (≥75 ft from surface water)		A, F, B, D, I, P	75%	90%	60%	65%
	Permeable Pavement that infiltrates WQV (<75 ft from surface water)		A, F, B, D, I, P	75%	90%	10%	65%
	Permeable Pavement with underdrain		Use TN and TP values for sand filter w/ underdrain and outlet pipe, P	45%	90%	10%	45%

Pollutant Removal Efficiencies for Best Management Practices for Use in Pollutant Loading Analysis					Values Accepted for Loading Analyses		
BMP Type	**BMP**	**Notes**	**Lit. Ref.**	**Runoff Reduction Efficiency**	**TSS**	**TN**	**TP**
Treatment Swales	Flow Through Treatment Swale	TBA	P	60%			
Vegetated Buffers	Vegetated Buffers		A, B, I		73%	40%	45%
Pre-Treatment Practices	Sediment Forebay	TBA	P	0%			
	Vegetated Filter Strip		A, B, I, P	50%	73%	40%	45%
	Vegetated Swale		A, B, C, F, H, I, P	60%	65%	20%	25%
	Flow-Through Device - Hydrodynamic Separator		A, B, G, H, Q		27%	10%	42%
	Flow-Through Device - ADS Underground Multichamber Water Quality Unit (WQU)		G, H, Q		99%	10%	81%
	Other Flow-Through Devices	TBA					
	Off-line Deep Sump Catch Basin		J, K, L, M		15%	5%	5%

Sources

Sources A - F are as reported in the EPA Region 5 Model	
A	Appendix D Model Best Management Practice Selection Methodology & Lake County Decisions Making Dramework, NIPC. July 1994.
B	www.epa.gov/owowwtrl/NPS/MMGI/chapter4/table401.gif
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APPENDIX A.3: 2004 CONNECTICUT STORMWATER QUALITY MANUAL, CH. 8: SELECTION CRITERIA FOR STORMWATER TREATMENT PRACTICES

Chapter 8

Selection Criteria for Stormwater Treatment Practices





Volume II: Design

Chapter 8 Selection Criteria for Stormwater Treatment Practices

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8.1 Stormwater Management Effectiveness

No single stormwater treatment practice is appropriate for every site and condition. The applicability of individual practices varies depending upon relatively simple physical constraints, as well as more complicated siting and treatment issues. This chapter addresses criteria to consider when selecting stormwater treatment practices for a particular site.

As discussed in Chapter Two, land development increases the potential for several stormwater related impacts. These impacts are largely a function of altering the natural hydrology at a site and increasing exposure to potential pollutants. Common stormwater impacts related to land development include degraded water quality, increased peak flow rates, increased runoff volume, stream channel erosion, and reduced groundwater recharge.

As discussed in Chapter Seven, stormwater treatment practices can achieve one or more of the following management objectives:

- *Pollutant reduction*
- *Groundwater recharge and runoff volume reduction*
- *Stream channel protection and peak flow control*

Table 8-1 summarizes the relative effectiveness of each stormwater treatment practice in providing these management capabilities. The effectiveness ratings provided in the table should only be used to compare the relative management capabilities of different treatment practices. The ratings should not be used in an absolute sense to quantitatively predict actual field performance.

As described in Chapter Six, there is currently a lack of reliable performance data for stormwater treatment practices in the State of Connecticut. Additionally, the available performance data from past monitoring studies conducted throughout the United States are limited by differences in design, performance goals, site parameters, storm events, flow and pollutant loadings, seasonal variations, monitoring methods, and efficiency calculation methods or simply by the lack of, or inadequate, information. The reliability of pollutant removal efficiencies, which are often cited in guidance documents, is typically poor due to the large degree of uncertainty in the data. Additional performance monitoring using standardized methods and quality control procedures is recommended for new and existing stormwater treatment practices (see Chapter Six) in Connecticut to provide a more useful set of data on the effectiveness of individual stormwater treatment practices, and to better understand the relationship between treatment practice design and performance.

As shown in **Table 8-1**, most of these primary treatment practices are similarly effective at removing sediment, nutrients, and metals. Removal efficiencies are generally highest for sediment, while nutrient and metals removal efficiencies are typically lower. Infiltration systems are generally the most effective practices for removal of bacteria. Designs that incorporate floatable controls or pretreatment are most effective for removal of hydrocarbons. Treatment practices that incorporate biological removal mechanisms, such as constructed wetlands, are also more effective in removing pollutants than systems that strictly rely on gravity or physical separation of particles.

Many of these practices also have limited effectiveness in terms of peak flow control and groundwater recharge. Open bottom basins and dry swales provide some groundwater recharge, but only practices specifically designed as infiltration structures will provide significant levels of groundwater recharge. Many of these practices either have an impermeable bottom or are designed to intercept groundwater and thereby provide little infiltration. Similarly, attenuation of peak flows requires significant available storage capacity to temporarily store runoff as the peak flow is being throttled. Many stormwater treatment practices provide limited storage capacity or detention time and are inadequate as stand-alone flood



Table 8-1 Stormwater Management Effectiveness Criteria

Category	Practice	Pollutant Reduction						Ground Water Recharge/ Runoff Volumn Reduction	Stream Channel Protection	Peak Flow Control
		Sediment	Total P	Total N	Metals	Hydro Carbons	Bacteria			
Stormwater Ponds	Wet pond	●	●	●	●	●	●	❍	●	●
	Micropool ED pond							●	●	●
	Wet ED pond							●	●	●
	Multiple pond system							❍	●	●
Stormwater Wetlands	Shallow wetland	●	●	●	●	●	●	❍	●	●
	ED wetland							❍	●	●
	Pond/wetland system							❍	●	●
Infiltration Practices	Infiltration trench	●	●	●	●	●	●	●	●	❍
	Infiltration basin							●	●	●
Filtering Practices	Surface sand filter	●	●	●	●	●	●	●[1]	●	❍
	Underground sand filter							❍	❍	❍
	Perimeter sand filter							❍	❍	❍
	Bioretention							●[1]	●	❍
Water Quality Swales	Dry swale	●	●	●	●	●	❍	●[1]	❍	❍
	Wet swale							❍	❍	❍

Notes: ● Effective
● Somewhat effective
❍ Least effective

[1]If designed as exfilter
ED – Extended Detention

Source: Adapted from Winer, 2000; EPA 1993; and ASCE and Wright Water Engineers, Inc., 2001.

control facilities. Separate facilities for peak flow control are often necessary to augment stormwater treatment practices.

A treatment train approach should be considered when selecting treatment practices for a particular site when faced with several sometimes competing demands. As discussed in Chapter Six, a treatment train consists of a series of management practices each designed to provide targeted pollution control benefits. For example, one practice may be selected for its ability to remove sediments while another may be better suited to remove dissolved pollutants.

8.2 Land Use Factors

Land use, both current and potential future use, should be considered when selecting stormwater treatment practices. Some practices are more "neighbor friendly" than others. Other practices are more land intensive and may be less desirable where space is at a premium. The following land use factors should be considered when selecting stormwater treatment practices.

Rural

Rural areas are typically characterized by low-density development (i.e., few neighbors) and relatively large amounts of available space. Stormwater treatment practices with larger area demands may be easier to locate with appropriate buffers in rural areas. Additionally, typical stormwater pollutants from rural areas include sediments and nutrients, which can be effectively managed by most stormwater treatment practices. As a result, most treatment practices are suitable for rural areas.

Residential

Medium- to high-density residential areas typically have limited space and higher property values compared to rural undeveloped areas. Also, treatment practices in these areas are likely to be located in close proximity to residences. Public safety and nuisance insects are common concerns for treatment practices in residential areas. Stormwater treatment practices with large land requirements or open pools of water may be less desirable in these areas. In some situations, stormwater ponds or other open water



practices may be incorporated into the landscape as natural amenities to provide habitat, recreation, and aesthetic value.

Roads and Highways

Roads and highways typically generate high stormwater pollutant loads due to vehicle traffic and winter deicing activities. Sediments, metals, chlorides, and hydrocarbons are the primary pollutants associated with roads and highways. Nitrogen from vehicle exhausts and bacteria are also commonly present in road and highway runoff. As a result, most treatment practices provide some treatment benefit but do not adequately address all of the water quality impacts associated with this land use. In addition, open water and deep pools can also be a safety issue near roads and highways.

Commercial and Industrial Development

Commercial and industrial areas often have more intensive traffic, increased risk of spills, and exposure of materials to precipitation. Pollutants associated with these land uses can vary significantly depending on the nature of activities at each site, although traffic-related pollutants such as sediments, metals, and hydrocarbons are commonly present in runoff from most commercial and industrial sites. These developments may also have more available space for locating stormwater treatment practices.

Ultra-Urban Sites

Ultra-urban sites are the most restrictive in terms of treatment practice selection. These sites are characterized as having little available space or land area, high population density, and a wide range of potential pollutants.

Table 8-2 summarizes the compatibility of stormwater treatment practices with each of the above land uses, considering potential pollutants, public safety, nuisance insects, and land availability.

Table 8-2 Land Use Selection Criteria

Category	Practice	Rural	Residential	Roads and Highways	Commercial/ Industrial	Ultra Urban[3]
Stormwater Pond	Wet pond	●	❍	●	●[2]	❍
	Micropool extended detention pond	●	●	●	●[2]	❍
	Wet extended detention pond	●	●	●	●[2]	❍
	Multiple pond system	●	❍	●	●[2]	❍
Stormwater Wetlands	Shallow wetland	●	❍	●	●[2]	❍
	Extended detention wetland	●	❍	●	●[2]	❍
	Pond/wetland system	●	●	●	●[2]	❍
Infiltration Practices	Infiltration trench	●	●	●	●	❍
	Infiltration basin	●	●	●	●	❍
Filtering Practices	Surface sand filter	●	●	●	●[1]	❍
	Underground sand filter	❍	●	●	●	●
	Perimeter sand filter	❍	❍	❍	●	●
	Bioretention	●	●	●	●[1]	●
Water Quality Swales	Dry swale	●	●	●	●[1]	❍
	Wet swale	●	●	●	●	❍

Notes: ● Appropriate
● Somewhat appropriate
❍ Least appropriate

[1]If not designed to infiltrate
[2]May require pond liner
[3]Secondary treatment practices and stormwater treatment trains are typically more appropriate for Ultra Urban land uses

Source: Adapted from NYDEC, 2001.

8.3 Physical/Site Feasibility Factors

Physical site constraints can also dictate the feasibility of specific stormwater treatment practices. These physical constraints can either make the installation of a particular treatment practice too costly or result in reduced or ineffective operation. While every site has its own individual characteristics that need to be evaluated, the five most common physical constraints that need to be considered are:

- *Infiltration capacity*
- *Seasonally high groundwater (water table)*
- *Drainage area*
- *Slope*
- *Required hydraulic head*

These factors are discussed in general terms below. Chapter Eleven contains additional information on physical feasibility and siting considerations for individual treatment practices.

Infiltration Capacity

Infiltration practices are highly dependent on the infiltration capacity of the underlying soils. Low soil infiltration capacity requires structures with larger infiltration surface area and storage capacity to account for slower infiltration rates. Higher soil infiltration rates allow for smaller infiltration structures. Accurate field measurements of infiltration rates are critical for the successful design and implementation of stormwater treatment practices that rely on infiltration of stormwater to underlying soils.

In Connecticut, the United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has developed soil suitability rankings for various types of stormwater management practices, including infiltration trenches, underground infiltration galleries, stormwater wetlands, and stormwater ponds. The soil suitability designations are intended to facilitate proper selection and siting of stormwater controls and are based upon NRCS soil survey soil properties and landscape criteria. The information can be used to generate soil suitability maps for a town, watershed, or other designation. Soils are rated for each practice (suitable, fair, or good), and the specific limitations (slow infiltration, for example) are provided. This tool is intended to be used for initial screening of stormwater treatment practices and does not eliminate the need for on-site evaluation of soil characteristics for design purposes. Additional information on this program can be obtained from the Connecticut USDA NRCS (see Additional Information Sources at the end of this chapter).

Water Table

An elevated water table poses several design issues. The primary issue is the loss of storage and retention capacity in unlined treatment structures. If seasonally high groundwater exists above the bottom of an unlined pond or basin, groundwater will drain into the structure and fill or displace volume that may have been intended for retention. If a treatment practice is constructed below the seasonally high water table, the loss of storage capacity should be accounted for in the design, or engineering controls such as liners and/or underdrains should be considered.

An elevated water table may be advantageous for some treatment practices where a permanent pool of water is desired, such as stormwater wetlands. However, small separation between the bottom of a treatment structure and the water table may result in inadequate pollutant attenuation and treatment in the unsaturated zone. The potential for groundwater pollution due to stormwater infiltration is an important consideration in the design of stormwater treatment practices. Engineering controls such as impermeable liners may be required in these circumstances.

Buoyancy of structures installed below the water table is another issue related to a high water table. Below the water table, buoyancy is calculated as the weight of water displaced (i.e., the volume of the structure below the water table multiplied by the unit weight of fresh water or 62.4 pounds per cubic foot). The upward buoyant force may be large enough to displace a structure, sometimes out of the ground. Engineering controls typically consist of anchors, such as connecting the structure to an appropriately sized concrete pad to provide adequate weight to offset buoyant forces.

Field determination of seasonally high groundwater is required for the successful design and implementation of most stormwater treatment practices.

Drainage Area

The efficiency of most treatment practices decreases with increasing drainage area and volume of stormwater runoff. An increased hydraulic load can increase velocities and reduce detention time in a treatment structure. The size of some practices can be increased to address the issues associated with an increased hydraulic load. Other treatment practices are better suited to smaller drainage areas and smaller hydraulic loads. One approach to improving the efficiency of practices serving larger drainage areas is to construct diversion structures for treatment of the Water Quality Volume, while larger flows or volumes are bypassed around the treatment system.



Slope

The ground slope at and immediately adjacent to the location of a treatment practice, as well as the slope of the contributing watershed and drainage flow paths, are important factors in determining the feasibility of treatment controls. Most stormwater treatment practices are sensitive to the local terrain slope. For example, swales and infiltration basins cannot be used in steep terrain, while others such as stormwater ponds and filtering practices can be adapted to most terrain. The slope of the contributing drainage area or watershed can influence erosion and sediment loads to the treatment system. Many stormwater treatment practices are not recommended for sites with significant sediment loads without suitable pretreatment.

Required Head

Several practices, such as stormwater filtering systems, require larger hydraulic head for gravity flow to and through the system. For example, if only four feet of grade exists on a site between the most hydraulically remote point on the site and the invert elevation of the discharge, a treatment practice that requires five feet of head would not be feasible.

Table 8-3 summarizes the physical feasibility criteria discussed above.

8.4 Downstream Resources

While all sites should provide at least a minimum level of protection, stormwater treatment practices should be tailored not only to the conditions that exist at a particular site, but also to the downstream resources that could be impacted by stormwater discharges from the site. As a result, the following downstream resources should be considered in the treatment practice selection process.

Sensitive Watercourses

Streams, brooks, and rivers that are classified by DEP as Class A (fishable, swimmable, and potential drinking water), as well as their tributary watercourses and wetlands, are high quality resources that warrant a high degree of protection. Toxic pollutants such as metals and soluble organics, as well as other contaminants such as bacteria, are the primary concern for these waterbodies. Sensitive cold water fisheries, including Class B waters or managed stocked streams, could also be adversely impacted by stormwater runoff with elevated temperatures. In addition, the rate and volume of stormwater discharges from new developments are especially critical to these systems, as they could impact the flood carrying capacity of the watercourse and increase the potential for channel erosion.

Water Supply Aquifers

Groundwater is a major source of drinking water in Connecticut for residences that rely on small private wells and larger water distributors. This applies to both water supply aquifers and Class GA and GAA groundwaters as defined by DEP. In addition, groundwater is the source of dry weather flows (baseflow) in watercourses, which is critical for maintaining suitable habitat. As a result, it is important to maintain groundwater recharge, and to maintain a high quality recharge to groundwater in water supply aquifers and Class GA and GAA waters.

Lakes and Ponds

Lakes and ponds are especially sensitive to sediment and nutrient loadings. Excess sediments and nutrients are the cause of algal blooms in these surface waters, leading to eutrophication and degradation. These conditions often result in costly dredging and rehabilitation projects. In fresh water systems, phosphorus is typically the limiting nutrient, that is, much less phosphorus is needed compared to other nutrients such as nitrogen to create eutrophic conditions. As a result, treatment practices should focus on nutrient removal, particularly phosphorus, for stormwater discharges to lakes and ponds, and watercourses that feed lakes and ponds. Control of phosphorus is also directly related to the control of iron. Certain iron compounds such as ferric iron often have a high scavenging coefficient for metals. Thus, control of phosphorus may have ancillary benefits in the control of metals.

Surface Water Drinking Supplies

Surface waters that supply drinking water are especially susceptible to contamination by bacteria and other pathogens. Other contaminants-of-concern may be defined for specific water supply systems by the owner/operator or the State Department of Health. Treatment practices for sites within drinking water supply watersheds should target these potential contaminants. The Public Health Code also requires a 100-foot separation distance between drainage or treatment practice outlets and public water supply tributaries. Site designs within public water supply watersheds are encouraged to maximize absorption of pollutants by the soil and vegetation.

Estuary/Coastal

Coastal or estuary areas are more sensitive to nitrogen loadings than fresh water systems. In salt water systems, nitrogen tends to be the limiting nutrient as opposed to phosphorus. Bacteria are also a concern given the sensitivity of public swimming areas and shellfish beds to bacterial loadings.

Table 8-4 summarizes limitations and engineering considerations for stormwater treatment practices based on downstream resources and the receiving environment.



Table 8-3 Physical Feasibility Criteria

Category	Practice	Soil Infiltration Capacity	Seasonally High Water Table	Drainage Area (acres)	Slope	Required Head
Stormwater Ponds	Micropool ED pond	USDA Hydrologic Soil Group A and B soils may require pond liner unless groundwater intercepted	Construct below water table. Construct liner for sites with higher potential pollutant loads or water supply aquifers.	10 min[1]	15% max	4 to 8 ft
	Wet Pond			25 min[1]		
	Wet ED pond			1-5 max[2] (pocket pond)		
	Multiple pond system					
Stormwater Wetlands	Shallow wetland	USDA Hydrologic Soil Group A and B soils may require pond liner unless groundwater intercepted	Construct below water table. Use liner for sites with higher potential pollutant loads or water supply aquifers	10 min	8% max	2 to 5 ft
	ED wetland			5 max[2] (pocket wetland)		
	Pond/wetland system					
Infiltration Practices	Infiltration trench	Min field measured infiltration rate 0.3 in/hr Max infiltration rate 5.0 in/hr Pretreatment required over 3.0 in/hr	Bottom of facility 3 feet above seasonally high water table	2 max[2]	15% max	1 ft
	Infiltration basin			10 max[2]		3 ft
Filtering Practices	Surface sand filter	Unrestricted	Underdrain for unlined system 2 feet above seasonally high water table	25 max[2]	6% max	5 ft
	Underground sand filter			10 max[2]		5 to 7 ft
	Perimeter sand filter			2 max[2]		2 to 3 ft
	Bioretention			5 max[2]		2 to 5 ft
Water Quality Swales	Dry Swale	Unrestricted	Swale bottom 2 to 4 feet above seasonally high water table	5 max[2]	5% max	3 to 5 ft
	Wet Swale	Unrestricted	At or below seasonally high water table	5 max[2]		<1 ft

Notes: [1]Unless adequate water balance
[2]Drainage area can be larger if appropriately designed
ED – Extended Detention

Source: Adapted from NYDEC, 2001.



Table 8-4 Downstream Resource Selection Criteria (A)

Category	Practice	Sensitive Watercourses	Water Supply Aquifers	Lakes and Ponds
Stormwater Ponds	Micropool extended detention pond	Restrict in-stream practices	Require liner if USDA Hydrologic Soil Group A soils are present or <2 ft separation to seasonally high groundwater	Encourage the use of a large permanent pool to increase residence time to improve phosphorus removal
	Wet pond	Minimize permanent pool area, and encourage shading to reduce thermal impacts		
	Wet extended detention pond			
	Multiple pond system			
Stormwater Wetlands	Shallow wetland	Restrict use or utilize shading	Pretreat runoff from land uses or sites with the potential for high pollutant loadings	
	Extended detention wetland			
	Pond/wetland system			
Infiltration Practices	Infiltration trench	Encourage use to maximize groundwater recharge	Provide 100 ft horizontal separation distance from wells and 3 ft vertical distance from the seasonally high water table, 4 ft from bedrock	OK, provides high phosphorus removal
	Infiltration basin	Combine with a detention facility to provide flood control and channel protection	Pretreat runoff from all land uses prior to infiltration	
Filtering Practices	Surface sand filter	Combine with a detention facility to provide flood control and channel protection	Excellent pretreatment for infiltration or open channel practices	OK, but designs with a submerged filter bed may result in phosphorus release
	Underground sand filter			
	Perimeter sand filter			
	Bioretention			
Water Quality Swales	Dry swale	Combine with a detention facility to provide flood control and channel protection	OK, but pretreat runoff from land uses or sites with the potential for high pollutant loadings	OK, moderate phosphorus removal
	Wet swale			

Table 8-4 Downstream Resource Selection Criteria (B)

Category	Practice	Surface Water Drinking Supplies	Estuary/ Coastal
Stormwater Ponds	Micropool extended detention pond	Encourage the use of a large permanent pool to improve phosphorus removal Promote long detention times to encourage pollutant removal Provide 100 ft separation distance from outlet to public water supply tributary	Encourage long detention times to promote pollutant removal Consider tidal elevations More effective for removal of inorganic nitrogen and ammonia; less effective for organic nitrogen removal
	Wet pond		
	Wet extended detention pond		
	Multiple pond system		
Stormwater Wetlands	Shallow wetland	Encourage the use of a large permanent pool to improve phosphorus removal Promote long detention times to encourage bacteria removal Provide 100 ft separation distance from outlet to public water supply tributary	Encourage long detention times to promote pollutant removal Consider tidal elevations
	Extended detention wetland		
	Pond/wetland system		
Infiltration Practices	Infiltration trench	Provide 4 ft separation distance to bedrock and 3 ft to seasonally high water table Pretreat runoff prior to infiltration practices	OK, but provide 3 ft separation distance to seasonally high groundwater
	Infiltration basin		
Filtering Practices	Surface sand filter	Excellent pretreatment for infiltration or open channel practices Moderate to high bacteria removal Provide 100 ft separation distance from outlet to public water supply tributary	Moderate to high bacteria removal Designs with a submerged filter bed appear to provide high nitrogen removal
	Underground sand filter		
	Perimeter sand filter		
	Bioretention		
Water Quality Swales	Dry swale	Pretreat runoff Minimal bacteria removal Provide 100 ft. separation distance from outlet to public water supply tributary	Pretreat runoff Minimal bacteria removal
	Wet swale		

Source (Tables 8-4 A and B): Adapted from NYDEC, 2001.



8.5 Maintenance Factors

Regular maintenance is required for the successful long-term operation of any stormwater treatment practice. Accumulated sediment and floatables reduce pollutant removal efficiencies and increase the potential for resuspension as well as sediment reflux. Accumulated debris can also impact hydraulic performance. Some treatment practices require more intensive or more frequent maintenance in order to function as designed. For example, the filter bed of a sand filter needs to be replaced when clogged, and stormwater wetlands need to be "harvested" periodically.

Table 8-5 summarizes the maintenance requirements for stormwater treatment practices. Maintenance sensitivity is a measure of a practice's susceptibility to reduced performance if not adequately maintained.

8.6 Winter Operation

In Connecticut, the effects of winter conditions (cold temperatures, snow, ice, etc.) on stormwater treatment practice performance are important considerations. While there may be fewer runoff events during winter months, snow and ice may significantly impact the operation of some treatment practices during winter

Table 8-5 Maintenance Criteria

Category	Practice	Maintenance Sensitivity	Inspections	Sediment Removal	Other
Stormwater Ponds	Micropool extended detention pond	○	○	◉	Aging ponds become ineffective and may become pollutant sources in some cases; decadal evaluations are considered minimal; more frequent dredging may be required in developing watersheds with significant sediment loads
	Wet pond	○	○	◉	
	Wet extended detention pond	○	○	◉	
	Multiple pond system	○	○	◉	
Stormwater Wetlands	Shallow wetland	◉	◉	●	Requires periodic harvesting to maximize nutrient and metals removal
	Extended detention wetland	○	○	●	
	Pond/wetland system	○	○	●	
Infiltration Practices	Infiltration trench	●	●	●	Frequent sediment/debris removal required for proper performance
	Infiltration basin	●	●	●	
Filtering Practices	Surface sand filter	●	●	●	Periodic removal and replacement of media is required
	Underground sand filter	●	●	●	
	Perimeter sand filter	●	●	●	
	Bioretention	●	●	●	
Water Quality Swales	Dry Swale	○	○	○	Sediment removal may damage swale
	Wet Swale	○	○	○	

Notes: ● Significant ◉ Moderately Significant ○ Least Significant

Source: Adapted from Watershed Management Institute (WMI), 1997.



rain events and periods of snowmelt. Some of these potential impacts are:

Pipe Freezing: Most treatment practices, with the exception of vegetative filter strips, rely on some form of inlet piping, and may also have an outlet or underdrain pipe. Frozen pipes can crack due to ice expansion, creating a maintenance or replacement burden. In addition, pipe freezing reduces the hydraulic capacity of the system, thereby limiting pollutant removal and creating the potential for flooding (Center for Watershed Protection, 1997).

Ice Formation on the Permanent Pool: Ice cover on the permanent pool causes two problems. First, the treatment pool's volume is reduced. Second, since the permanent pool is frozen, it acts as an impermeable surface. Runoff entering an ice-covered pond can follow two possible routes, neither of which provides sufficient pollutant removal. In the first, runoff is forced under the ice, causing scouring of bottom sediments. In the second, runoff flows over the top of the ice, receiving little or no treatment. Sediment that settles on top of the ice can easily be resuspended by subsequent runoff events (Center for Watershed Protection, 1997).

Reduced Biological Activity: Many stormwater treatment practices rely on biological mechanisms to help reduce pollutants, especially nutrients and organic matter. For example, wetland systems rely on plant uptake of nutrients and the activity of microbes at the soil/root zone interface to break down pollutants. During cold temperatures (below 40°F), photosynthetic and microbial activity is sharply reduced when plants are dormant during the non-growing season, limiting these pollutant removal pathways (Center for Watershed Protection, 1997).

Reduced Soil Infiltration: The rate of infiltration in frozen soils is limited, especially when ice lenses form (Center for Watershed Protection, 1997). This reduced infiltration significantly impacts the operation of infiltration practices and other treatment systems that rely on infiltration of stormwater into the soil.

Table 8-6 summarizes winter operation and cold weather considerations for stormwater treatment practices. Chapter Eleven includes design guidance for mitigating the potential effects of cold weather on treatment practice operation and performance.

8.7 Nuisance Insects and Vectors

Some stormwater treatment practices can provide breeding habitat for mosquitoes, ticks, fleas, and other vectors (organisms that can transmit pathogens that can cause an infectious disease such as West Nile fever, Lyme disease, and St. Louis encephalitis). Mosquitoes are one of the most prevalent nuisance insects, as well as vectors of West Nile fever and Eastern Equine Encephalitis virus, in Connecticut, and therefore are the focus of many municipal control programs.

The approximately 48 species of mosquitoes in Connecticut can be broadly grouped into two categories: those that lay eggs directly on a stagnant water surface ("surface water mosquitoes"), and those that lay eggs on a moist substrate (mud, leaf litter) and hatch at a later date when flooded by rain or tides ("floodwater mosquitoes"). The eggs of floodwater species can lie dormant for several years until conditions are right for hatching. Usually, however, the eggs will survive over winter and hatch with the spring thaw. Eggs of "surface water" mosquitoes do not survive over the winter. The adults survive during the winter in caves, basements, and other similar environments and emerge with warmer weather. The rate of development (from hatching to emergence) is controlled by photoperiod (length of day) and water temperature. In the spring, this may take up to a month and a half. In the summer, it may take as little as 1 to 2 weeks. Generally speaking, relative to stormwater basins and other treatment practices, there is the potential for mosquito breeding if water is allowed to stand or stagnate, in the absence of predators, for more than 7 to 10 days in the summer (Roger Wolfe, Mosquito Management Coordinator, DEP 2003).

When located in residential and urban areas, stormwater treatment practices that hold water for an extended period (longer than 7 to 10 days) have the potential to become new sources of mosquito habitat or aggravate existing mosquito problems. According to national studies conducted by the California Department of Health Services and the California Department of Transportation (1998), stormwater treatment practices that maintain permanent sources of standing water in sumps, basins (wetlands, perimeter sand filters), or wet swales provide habitat for immature mosquitoes and frequently support relatively larger mosquito populations. Catch basins with sumps provide ideal mosquito breeding conditions (particularly species of the genus Culex): stagnant, organically rich water in a shaded and humid environment devoid of predators. In contrast, stormwater treatment practices designed to drain more rapidly (dry swales, filter strips, extended detention structures, and infiltration structures) provide less suitable habitats and rarely harbor mosquitoes. Treatment practices that employ a larger permanent body of open water (i.e., ponds) generally pose lower risk of mosquito breeding since larger open bodies of water are not conducive to mosquito egg laying and, unless extremely polluted, a pond community structure will



Table 8-6 Winter and Cold Weather Operation Criteria

Category	Practice	Pipe Freezing	Ice Formations	Reduced Biological Activity	Reduced Soil Infiltration
Stormwater Ponds	Micropool extended detention pond	●	●	◉	❍
	Wet pond	●	●	◉	❍
	Wet extended detention pond	●	●	◉	❍
	Multiple pond system	●	●	◉	❍
Stormwater Wetlands	Shallow wetland	●	●	●	❍
	Extended detention wetland	●	●	●	❍
	Pond/wetland system	●	●	●	❍
Infiltration Practices	Infiltration trench	❍	❍	❍	●
	Infiltration basin	❍	❍	❍	●
Filtering Practices	Surface sand filter	◉	◉	❍	●
	Underground sand filter	❍	❍	❍	❍
	Perimeter sand filter	◉	◉	❍	❍
	Bioretention	◉	◉	❍	◉
Water Quality Swales	Dry Swale	❍	❍	◉	◉
	Wet Swale	❍	◉	◉	❍

Notes: ● Significant
◉ Moderately Significant
❍ Least Significant

Source: Adapted from Center for Watershed Protection, 1997.



support a natural predator population. Improperly maintained structures can also result in sediment and debris accumulation that can contribute to conditions of prolonged standing water.

Proper siting, design, and maintenance of stormwater treatment practices are important factors in minimizing the potential for these structures to become mosquito-breeding areas. Stormwater ponds, wetlands, and other treatment practices that maintain standing water for a prolonged period should be carefully considered and designed in residential, commercial, and other urban areas where mosquito control is a concern. Key design considerations for mosquito control include:

- *Limiting water retention or draining time to 5 days or less (based on a 7 to 10 day summer breeding period and a factor of safety). Structures designed with sumps or basins that retain water permanently or longer than 5 days should be sealed completely to prevent entry of adult mosquitoes.*
- *Maintaining pond and wetland water quality sufficient to support mosquito-feeding fish and other aquatic predators. Stormwater ponds and wetlands often develop mini-ecosystems where birds, frogs, and other insects feed, many of which are natural predators of mosquitoes and other nuisance insects. Ponds can also be stocked with fish native to Connecticut that feed on mosquito larvae such as banded killfish, golden shiners, and pumpkinseed sunfish. The DEP Inland Fisheries Division should be consulted regarding species selection and permitting requirements. A liberation permit is required to introduce these and other fish into ponds and other water bodies in Connecticut. Other natural predators of mosquitoes such as dragonfly nymphs can also be used.*
- *Maintaining permanent pond water depths in excess of 4 feet to preclude invasive emergent vegetation such as cattails. Dense emergent vegetation provides mosquito larvae with refuge from predators.*
- *Designing ponds to allow for easy dewatering of the basin when necessary.*
- *Providing sufficient slope on basin floors and swales for adequate drainage.*
- *Ensuring sufficient separation distance to the seasonal high groundwater table for infiltration structures.*
- *Sealing potential mosquito entry points in underground stormwater treatment devices (adult female mosquitoes can use openings as small as 1/16 inch to access water for egg laying).*

Chapter Eleven includes additional design guidance to avoid or reduce mosquito-breeding problems for individual treatment practice categories.

8.8 Natural Wetlands and Vernal Pools

Careful consideration should be given to the selection, design, and location of stormwater treatment practices on or near sites with natural wetlands and vernal pools. Conventional stormwater management techniques often have adverse impacts on biodiversity. Wildlife species that migrate seasonally between forested upland habitats and vernal pools (and other small wetlands) are particularly susceptible (Calhoun and Klemens 2002). Populations of turtles, snakes, small mammals, frogs, and salamanders often decline in areas with intensive stormwater management measures. Curb and catch-basin systems, particularly in combination with hydrodynamic separators, can intercept, trap, and kill amphibians and other small animals crossing roads. Stormwater wetlands and ponds that are placed near vernal pools can also threaten pool-breeding amphibian populations. Stormwater ponds and wetlands can serve as "decoy" pools, intercepting amphibians as they migrate in spring to their vernal pool breeding habitats. Amphibians often deposit their eggs in these artificial wetlands. The eggs rarely survive due to sediment and pollutant loads, which are concentrated in these stormwater treatment systems. Fluctuations in water quality, water quantity, and temperature within these decoy wetlands can also cause reproductive failure. Many vernal pool species are extremely sensitive to hydroperiod (duration of flooding). Stormwater management can de-water (or shorten the hydroperiod) vernal pools. This impacts species that require longer hydroperiods such as marbled salamanders. Stormwater management can also increase the hydroperiod of vernal pools, impacting species that require shorter hydroperiods (e.g., fairy shrimp). In addition, constructed wetlands tend to support highly adaptable, widespread, "weedy" species (e.g., bullfrogs or green frogs), which prey upon, or successfully out-compete, vernal pool-breeding amphibians.

Stormwater ponds and wetlands should be located at least 750 feet from a vernal pool and should not be sited between vernal pools or in areas that are



primary amphibian overland migration routes, if known (Calhoun and Klemens 2002). Using natural wetlands as stormwater treatment practices is also highly undesirable. Increases in pollutants, sediments, and "flashiness" of the system degrade the wetland and result in a reduction habitat complexity, leading to reductions in biodiversity. In general, stormwater runoff to vernal pools should be maintained at pre-construction levels to avoid increases ordecreases in water levels and hydroperiod. Chapter Eleven contains additional design guidance to avoid impacts to natural wetlands and vernal pools.

Additional Information Sources

U.S. Department of Agriculture (USDA). Natural Resources Conservation Service (NRCS). 2002 (draft). *Soil Suitability for Stormwater Management Practices*. URL: http://www.ct.nrcs.usda.gov. Contact: Kipen Kolesinskas, State Soil Scientist, 344 Merrow Road, Tolland, CT 06084-3917, (860) 871-4047.

References

Calhoun, A.J.K. and M.W. Klemens. 2002. Best development practices: Conserving pool-breeding amphibians in residential and commercial developments in the northeastern United States. MCA Technical Paper No. 5, Metropolitan Conservation Alliance, Wildlife Conservation Society, Bronx, New York.

Center for Watershed Protection (CWP). 1997. *Stormwater BMP Design Supplement for Cold Climates*. Ellicot City, Maryland.

New York State Department of Environmental Conservation (NYDEC). 2001. *New York State Stormwater Management Design Manual*. Prepared by Center for Watershed Protection. Albany, New York.

Urban Water Resources Research Council of the American Society of Civil Engineers (ASCE) and Wright Water Engineers, Inc. 2001. *National Stormwater Best Management Practices (BMP) Database*.

U.S. Environmental Protection Agency (EPA). 1993. *Handbook of Urban Runoff Pollution Prevention and Control Planning*. EPA 625-R-93-004. Washington, D.C.

Winer, R. 2000. *National Pollutant Removal Database for Stormwater Treatment Practices, 2nd Edition*. Center for Watershed Protection. Ellicott City, Maryland.

APPENDIX A.4: SPILL INFORMATION

These instructions are designed for businesses that have only incidental hazardous materials stored or used on site and do not need to do a full Materials Management Plan and Spill Prevention & Response Plan. To help protect the Town's drinking water supply, businesses must complete the following:

SIGN or INFORMATION SHEET

For every building on site that includes hazardous materials, post a clearly visible sign or information sheet that addresses the following:

1. Identify where spill response equipment or materials are located and appropriate personnel who are instructed in its use. This information can be shown on a site map, building plan, or diagram.

2. Identify the spill coordinator for the business who will be advised immediately of all spills, regardless of quantity, as well as any emergency spill response contractor, if relevant.

3. Indicate how the spill will be evaluated to determine the necessary response (e.g., If there is a health hazard, fire, or explosion potential, 911 will be called. If the spill is large or threatens ground water, the DEEP Oil and Chemical Spills Unit will be called at 860-424-3338. Any questions on pollution potential of spilled materials and proper disposal of spilled materials or wastes should be directed to DEEP Waste Management Bureau at 860-424-3372).

4. Indicate how the spill will be first contained as close to the source as possible with a dike or absorbent materials from the emergency spill kit (such as socks, pads, pillows or "pigs"), and how notification will be done to provide additional clean-up measures.

    - **Actions by immediate response personnel should be defensive in nature for the purpose of protecting the source of supply without risk to an individual's health or safety.**

    - **Offensive control activities (e.g. plug-and-patch, clean up) should be performed only by emergency response units which are appropriately trained to handle the material in question**.

5. Indicate how all waste material will be disposed of properly, including used absorbent materials. (The DEEP should be called at 860-424-3372 for any questions about proper disposal of hazardous or regulated wastes).

Emergency Spill Response Equipment List and Location

Emergency spill response equipment should be stored at key locations within or near the hazardous materials on site.

- Identification signs and notification information should be placed at all equipment locations.

- **Typical Emergency Response Kits and Equipment should be based on the quantities and types of hazardous materials onsite.** There are websites that can provide information for types of equipment to use.

EMERGENCY SPILL RESPONSE EQUIPMENT LIST – TYPICAL ITEMS

Absorbent Pads

Absorbent Boom

Absorbent Socks

Absorbent Pillows

Absorbent Wipes

Safety Goggles

Safety Gloves

Disposal Bags and Ties

Spill Kit Storage Container

Boots

Flashlight

Instruction Sheet / Hazardous Material Emergency Response Book

Shovel/Rake

HAZARDOUS SPILL RESPONSE NOTIFICATION

Signs should be placed to clearly indicate the location of all Spill Containment Kits. Notification contact information should also be developed with the information below. This information can be included on the sign or within the Kits.

PRIORITY NOTIFICATION

1. Call 911 for notification of the local Fire Department responsible for your business area.

2. The DEEP Oil and Chemical Spill Response Unit must be notified of the spill.
   - The person coordinating the spill response operation should be responsible to make the contact with DEEP.
   - Provide information as per the Hazardous Materials Spill Response Information Form
   - Make it clear that the incident has occurred on a drinking water supply area and find out how soon they will respond.

   Connecticut Department of Energy and Environmental Protection (DEEP)
   Oil and Chemical Spill Response Unit
   Bureau of Materials Management and Compliance Assurance
   79 Elm Street
   Hartford, CT 06106-5127

   Phone #: 860-424-3338 (weekdays and after hours, including weekends and holidays)

ADDITIONAL NOTIFICATION

The person handling the spill may have to contact the following agencies listed below when a spill occurs.

State and National Agencies

1) CHEMTREC: 1-800-424-9300

   CHEMTREC, a public service offered by the Chemical Manufacturers Association, will help to identify the spill, give advice on how to approach a known spill, advise medical care for victims exposed to the spill, and contact the shipper of the hazardous materials involved for more detailed assistance and appropriate action to be taken.

2) National Response Center: 1-800-424-8802

   The National Response Center (NRC), which is operated by the Coast Guard, receives reports required from spillers of hazardous substances. Federal law requires that anyone who releases a reportable quantity of a hazardous substance into the environment must immediately notify the NRC.

3) Connecticut Department of Public Health (DPH) Drinking Water Section
   During Business Hours (8:30 a.m. - 4:00 p.m.): 860-509-7333
   After Business Hours/Emergencies: 860-509-8000

4) Connecticut Department of Energy and Environmental Protection (DEEP)
   Public Utilities Regulatory Authority (PURA)

   Water Unit
   10 Franklin Square New Britain, CT 06051
   During Business Hours (8:30 a.m. - 4:00 p.m.): 860-827-2600

HAZARDOUS MATERIALS SPILL RESPONSE INFORMATION FORM

The information below must be recorded for each spill

1. **LOCATION**:

Town:_____

Nearest address or street intersection: _____

Source(s) that may be impacted: _____

Distance to nearest reservoirs, tributaries, streams or wells:_____

2. **DATE**:_____
3. **TIME OF INCIDENT**:_____
4. **TIME REPORTED TO UTILITY**:_____
5. **NATURE OF INCIDENT**: (vehicle accident; container of chemicals, fuel tank rupture; spill during delivery; fire; explosion; etc.)
6. **DESCRIPTION OF MATERIAL RELEASED**:

Type:_____HAZARDOUS?____Yes_____No

Quantity & Concentration:_____

7. **TYPE AND CONDITION OF CONTAINERS**:
8. **SPILL REPORTING**: Get names and phone numbers of the individuals who reported the incident or other officials as well as the names of the persons who received the report at their office (Fire, DPH, etc.). Get this information at the scene if possible.

CONTACT	NAME & NUMBER OF PERSON REPORTING INCIDENT	NAME & NUMBER OF PERSON WHO RECEIVED REPORT
Fire/Police		
DEEP		
Health Dept.		
Spill Contractor		

Mark NA if no contact made.

9. **INITIAL SPILL RESPONSE**: Describe initial response measures taken by the municipality or others at the scene (i.e. deploy booms, call spill contractor)

10. **OTHER INFORMATION**: Provide pertinent information such as:
    - Extent of contamination/potential impact on water supplies
    - Any restrictions for access to the scene
    - Water supply source shut downs (name of source, time, duration)
    - Name of shipper/carrier, receiver and/or driver involved in transport

Prepared by: Date:

APPENDIX A.5: MATERIALS MANAGEMENT PLAN

GENERAL INFORMATION:

A materials management plan should be developed and implemented in accordance with the following guidelines:

1. A materials management plan should contain, at a minimum, the following information with respect to the subject regulated activity:
   - A. A description of any operations or practices which may pose a threat of pollution to the aquifer, which shall include the following:
     - i. A process flow diagram identifying where hazardous materials are stored, disposed and used, and where hazardous wastes are generated and subsequently stored and disposed,
     - ii. An inventory of all hazardous materials which are likely to be or will be manufactured, produced, stored, utilized or otherwise handled, and
     - iii. A description of waste, including waste waters generated, and a description of how such wastes are handled, stored and disposed,
   - B. The name, street address, mailing address, title and telephone number of the individual(s) responsible for implementing the materials management plan and the individual(s) who should be contacted in an emergency,
   - C. A record-keeping system to account for the types, quantities, and disposition of hazardous materials which are manufactured, produced, utilized, stored, or otherwise handled or which are discharged or emitted; such record-keeping system shall be maintained at the subject facility and shall be made available for inspection during normal business hours by the Town and the municipal aquifer protection agency, and
   - D. A spill prevention and response plan for responding to a release of hazardous materials. Such plan shall set forth the methods to be used to prevent and abate any such a release;
2. The materials management plan must be maintained at the subject facility and must be made available for inspection during normal business hours by the Town.

MODEL DOCUMENT INSTRUCTIONS

This model document was prepared by the Town of Groton to assist you in complying with the requirements of the WRPD. The document provides a general form for developing and implementing a site-specific Materials Management Plan (MMP) for activities conducted at facilities in the WRPD.

This document is an example of what a Plan might look like. Depending on the business or industry you are in, your own plan may be different. The Plan has seven sections including:

Section 1 – Facility and Site Information
Section 2 – Tables
Section 3 – Spill Prevention and Emergency Response Plan
Section 4 – Employee Training
Section 5 – Record Keeping System
Section 6 – Individual Responsible for Implementing MMP
Section 7 – Additional Protection Actions

Please keep in the following in mind when completing the Plan:

1. If any section does not apply to your facility, state that it is not applicable. Do not skip it or leave it blank.

2. If other similar information has already been prepared for the site for other purposes (i.e. site plans, emergency response procedures, spill plans, etc) and meets the MMP requirement, it may be submitted as an attachment instead of the MMP form.

Once the Plan is complete, you ***are required*** to keep your Materials Management Plan on file at your facility and use it to assist you in controlling inventory of hazardous materials, monitoring and inspecting your site operations, responding to an emergency, and training employees.

Keep the Plan up to date! By using common sense, good housekeeping and by following your Plan, pollutants that could potentially contaminate the drinking water supply can be managed or eliminated without significant cost. Remember, it costs less to keep pollutants out of the drinking water supply than to remediate later!

Below are some phone numbers you may find useful in assembling your Plan.

CT - Pollution Prevention: 860-424-3297 (for any question about pollution prevention or best management practices)

CT - Bureau of Materials Management and Compliance Assistance: 860-424-3023 (for any questions about spills, hazardous materials, waste engineering and enforcement)

CT - Wastewater Permitting and Enforcement: 860-424-3018 (for any questions about floor drains or waste water discharges). ***Discharge of hazardous materials or other waste water to a sanitary sewer may require an individual permit (860-424-3003).***

Emergency Response and Spill Prevention
CT - Emergency Line: 860-424-3333 OR **860-424-3338** (to report spills)
CT - General Information: 860-424-3024 (for questions on underground storage tanks or spill preparedness)

Local Fire Departments: Call 911 for spill response. They will direct you to the correct Fire District.
Center of Groton Fire District
Mystic Fire District
Old Mystic Fire District
Poquonnock Bridge Fire District
West Pleasant Valley Fire District

Section 1: FACILITY AND SITE INFORMATION

FACILITY INFORMATION

Facility Name:_____ Date of Plan: _____

Facility Address: _____

Contact Name: _____

Title:_____ Phone: _____

Type of Business: _____

Standard Industrial Code (SIC) (if known): _____

Products and Services Produced: _____

SITE INFORMATION

Property size: _____

Number and size of buildings/ storage areas: _____

Number and size of paved surfaces: _____

Number of employees: _____

SITE MAP

Attach a site map of the facility and label it “Figure 1”.

The following is a list of items that if applicable to your facility should be included on your site map:

1. Site boundary
2. Outline of buildings, sheds or other storage structures, pavement
3. Stormwater structures, controls, and drainage flow direction
4. Location of fueling stations
5. Location of loading/unloading areas
6. Location of wastewater disposal systems- sewer line or septic system
7. Location of waste storage and disposal areas including- dumpsters, used oil storage tanks, and other waste storage

8. Location of liquid storage areas including- underground and above ground storage tanks, and their filling and discharging or distribution lines
9. Location of any other outdoor structures or processing service areas that may impact groundwater or have materials exposed to precipitation

BUILDING PLAN OR DIAGRAM

Attach a building plan or diagram showing the site operations and label it “Figure 2”.

Identify the following on your building floor plan or diagram:

1. Hazardous materials and hazardous waste storage areas
2. Hazardous materials and hazardous waste transfer, handling, and processing areas
3. Waste water generation areas, collection lines, and disposal areas including floor drains, sinks, sewer line or septic system connections
4. Hazardous materials delivery routes, and hazardous waste transport through the site
5. Designated loading and unloading areas, tank filling operations, and holding areas
6. Location of vehicle and equipment maintenance and cleaning areas
7. Location of roof areas that may be subject to chemical exhaust or drippage (do not include heating/ventilation/air conditioning (HVAC) condensate)

Note: For small or simple sites, information for site map and building plan or diagram may be combined into one figure.

SECTION 2

TABLES (Rev. Eff. 08-15-2021)

Use the tables/information in Sections 4, 5, and 6 to help with establishing a record keeping system for your MMP. Small businesses or businesses with limited amount of hazardous materials onsite may not need all of the tables.

SECTION 3

EMERGENCY RESPONSE PLAN

Provide an emergency spill prevention and response plan. You may reference any Spill Prevention Countermeasure Control Plan or other Spill Plan that you have as long as the plan includes the items below and attach to this document.

Your Plan should include, at a minimum, the following:

Response Procedures

6. Identify where spill response equipment or materials are located and appropriate personnel who are instructed in its use. This information can be shown on the site map or building plan or diagram.

7. Identify the spill coordinator for the business who will be advised immediately of all spills, regardless of quantity.

8. Indicate how the spill will be evaluated to determine the necessary response. (If there is a health hazard, fire, or explosion potential, 911 will be called. If the spill is large or threatens ground water, the DEEP Oil and Chemical Spills Unit will be called at 860-424-3338. Any questions on pollution potential of spilled materials and proper disposal of spilled materials or wastes should be directed to DEEP Waste Management Bureau at 860-424-3372).

9. Indicate how the spill will be contained as close to the source as possible with a dike of absorbent materials from the emergency spill kit (such as socks, pads, pillows or "pigs"), how additional dikes will be constructed to protect swales, catch basins or other conveyances.

10. Indicate how all waste material will be disposed of properly, including used absorbent materials. (The DEEP should be called at 860-424-3372 for any questions about proper disposal of hazardous or regulated wastes).

11. Indicate how spill response kit(s) will be kept up to date and fully stocked at all times. Typical contents of spill containment kits can be found in Appendix A.4.

SECTION 4

EMPLOYEE TRAINING

It is the responsibility of the facility operator to ensure that employees are trained in materials management. All employees should be trained annually and new hires should be trained within 30 days of starting. Training logs should be kept.

Training Date: _____

Trainer Name/Title: _____

Topics Covered: (☑ all applicable)

- ☐ Purpose and requirements of the Materials Management Plan
- ☐ Employees' responsibilities
- ☐ Facility site plan and location of all hazardous materials
- ☐ Proper waste collection and disposal procedures of materials
- ☐ Spill prevention and response procedures and equipment
- ☐ Good housekeeping practices and preventive maintenance
- ☐ Reporting procedures

- ☐ Other measures and controls

Employees in attendance:

PRINT NAME	SIGN NAME

Comments:_____

SECTION 5

RECORD KEEPING SYSTEM - ACCOUNTING AND TRACKING OF MATERIALS

Identify how you will track materials and account for any abnormal losses.

Maintain product Material Safety Data Sheets (MSDS): _____

Maintain hazardous waste manifests: _____

Ensure materials and waste containers are properly labeled: _____

Mark purchase date on materials: _____

Control access to materials that are hazardous: _____

Maintenance of Spill Logs: _____

Other: _____

SECTION 6

INDIVIDUALS RESPONSIBLE FOR IMPLEMENTING THE MMP

Identify the person who will be responsible for implementing the plan.

Contact Information

Name:_____ Title: _____

Phone: _____

Street Address: _____

City:_____State:_____Zip Code: _____

Mailing Address: _____

City:_____State:_____Zip Code: _____

Mailing Address: _____

City:_____State:_____Zip Code: _____

Emergency Contact Information

Identify the emergency contact person to be advised immediately of all spills, regardless of quantity.

Name: _____

Phone: _____

List additional emergency contact numbers.

DEEP Oil and Chemical Spills Unit: 860-424-3338

Water Utility: _____

Other: _____

SECTION 7

ADDITIONAL PROTECTION ACTIONS

Use this section to list any other current measures, improvements, or modifications in practices, procedures, or structures that are being used to address compliance of the WRPD zoning regulations.

APPENDIX B: MIXED USE TOWN CENTER (MTC) DESIGN GUIDELINES

DESIGN GUIDELINES FOR THE MIXED USE TOWN CENTER (MTC) DISTRICT

TOWN OF GROTON, CT

OCTOBER 1, 2019

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This document contains design guidelines for development in the Town of Groton, Connecticut. The purpose of these guidelines is to describe design principles that, when applied, help contribute to the quality of the public realm, creating the "sense of place" that is the difference between communities that thrive and those that do not.

These guidelines are supplementary to design standards provided in the Town's Zoning Regulations, which apply to the Mixed Use Town Center (MTC). Where the design standards included in the body of the Zoning Regulations are firm and require compliance, the guidelines herein are meant to be more instructive. The guidelines communicate the intent of what the Town calls for in its Plan of Conservation and Development (POCD) and other more targeted plans that examined individual village areas. Images are used to help clarify the design language and overall vision for each village and, in some cases, clarify how different choices are appropriate for different village areas. These guidelines will help developers and the Town discuss the character of each village and how existing conditions do or do not inform applications for development. Overarching principles related to village development in Groton include:

1. A Vibrant Public Realm – "Public realm" is a term of art in urban/village planning that is used to discuss any area where people have the opportunity to mingle, gather, and visually experience their surroundings. The term often refers to the street right-of-way, park areas, sidewalks, bike paths, plazas, and similar features. Any of these areas may be publicly or privately owned. In Groton's mixed use areas, great care will be taken to provide a public realm that works as a connected system of accessible and attractive spaces that will foster positive interaction between residents, visitors, and businesses. All projects will contain a vibrant public realm or create ways to connect and be a part of a larger public realm.

2. Environmental Best Practices – The days when urban development was incompatible with achieving environmental objectives are in the past. The Town of Groton envisions town center mixed use at various scales that incorporates state-of-the-art "best practices" in the areas of construction management, stormwater management, waste management, and landscaping.

3. A Mix of Uses and Densities – The Town recognizes that market demand will play an important role in determining the types of uses and densities that are built in mixed use districts. The Town also acknowledges that the most economically resilient mixed use centers are those that foster a diverse mix of commercial uses that can respond to market trends and innovations over time. Similarly, housing shall be provided within mixed use districts and should provide options for individuals and households at all levels of abilities, incomes, and preferences.

4. Pedestrians First – The Town understands that accommodations for automobiles within mixed use areas are essential to their success. However, the Town also recognizes that the most successful and memorable mixed use centers are those where pedestrians feel safe and welcome. Circulation along Route 1 as well as within newly developed or redeveloped mixed use areas in Groton shall be designed with the highest priority placed on developing a safe, attractive, accessible, and intuitive pedestrian network. The use of bicycles as an alternative form of transportation shall be incorporated into all development proposals.

5. Quality Architecture – Buildings and signs will be designed in a manner that conveys high quality design and a thoughtful approach to developing a sense of place within mixed use areas. Traditional building forms, high quality building materials, and attention to detail will be apparent and integral to the design process.

DESIGN GUIDELINES FORMAT

The majority of the design guidelines follow the general format illustrated below:

Design Element Being Addressed

Importance of Considering Particular Design Element

Key Features and Examples Showing Proper Application

Design Guidelines Section Being Addressed

Approaches and Examples Showing Improper Application

SITE COMPONENTS

LIGHTING

STREET LIGHTING IS A KEY COMPONENT TO THE MAKING OF A PLACE

Street lighting has a strong effect on the character of a place. This includes both the distribution of the light, and the character of the light fixture/pole itself.



A mix of lighting types, including appropriate street lights, helps to establish the character of a place.

DO





Street lights should reflect the character of the district, with articulated treatments for the base, post, and fixture.

Key Features

- A variety of lighting types should be used to address the different needs of civic spaces, pedestrian oriented streets, and parking areas.
- Lighting should be designed to provide a uniform distribution of light while also addressing safety needs.
- Lighting should be in keeping with the character of the spaces and buildings around them. Industrial poles and fixtures concerned purely with functional requirements should be avoided.

AVOID







Designing site lighting purely to meet functional requirements denies its ability to support character of place.

Page 22 Mixed-Use Town Center

SITE DESIGN

This section of the Design Guidelines looks at different elements of site design within the Mixed-Use Town Center, ranging from pedestrian connectivity within the public right of way (ROW) to more specific issues related to individual sites, like building placement and parking location.

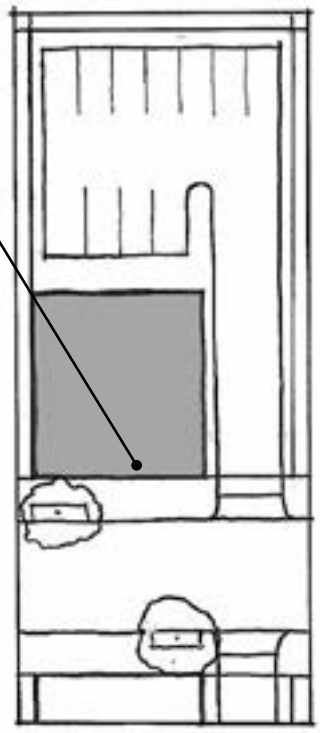
ON A TRADITIONAL MIXED-USE STREET, BUILDINGS ENGAGE THE SIDEWALK

Mixed-use buildings should engage the sidewalk and form a street wall that contributes to the character of the street.



A traditional retail building meets the sidewalk to engage pedestrians in window-shopping.

DO

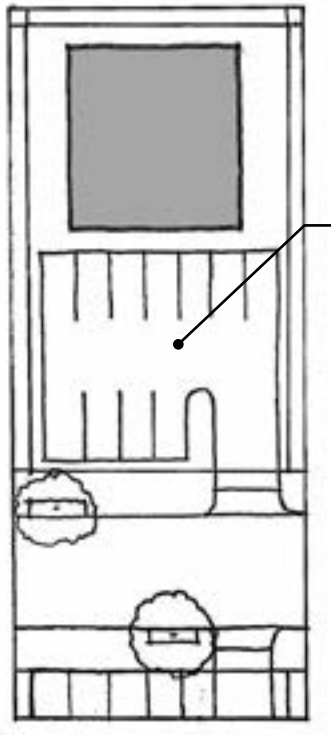


Buildings help define the edge of the sidewalk. In conditions where sidewalks are tight, buildings should consider setting back a few feet to create ample pedestrian space.



The front of the shops form a street wall that define the street as a "public room".

AVOID



Front setback area typically used for parking is hostile to pedestrians.



Retail buildings set back from the street discourage shoppers since even adjacent shops or those across the street are separated by expanses of cars and asphalt.



Commercial entries connect directly to a public sidewalk

BUILDINGS SHOULD BE ENTERED DIRECTLY FROM THE SIDEWALK

Building entries should engage and activate the street edge. In mixed-use conditions, there should also be a clear separation and hierarchy between retail storefronts and secondary entries for upper floor uses.

DO

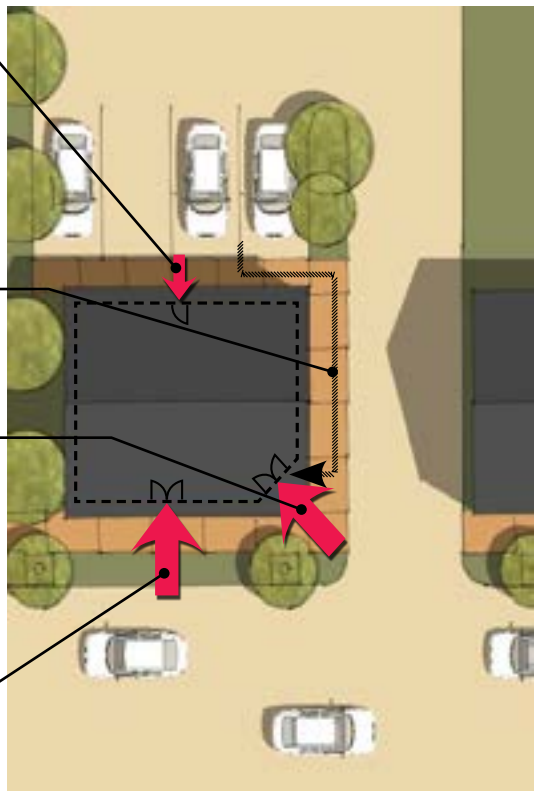


Diagram of entry location(s).

Key Points

- Entries to retail and commercial uses should be prominent and large in scale to be clearly identifiable to the public.
- Retail entries should be located directly off the sidewalk. Gallerias and indoor malls are prohibited.
- Residential entries should be separate from public entries. The location may be less prominent and the scale smaller than for retail.
- Residential entries should have their own address separate from the retail.



An inset entry allows more display area and a protected place to view merchandise.



A corner entry serves customers arriving from two different directions.

AVOID



Avoid locating the primary entry at the rear of a building, regardless of its proximity to a rear parking area.

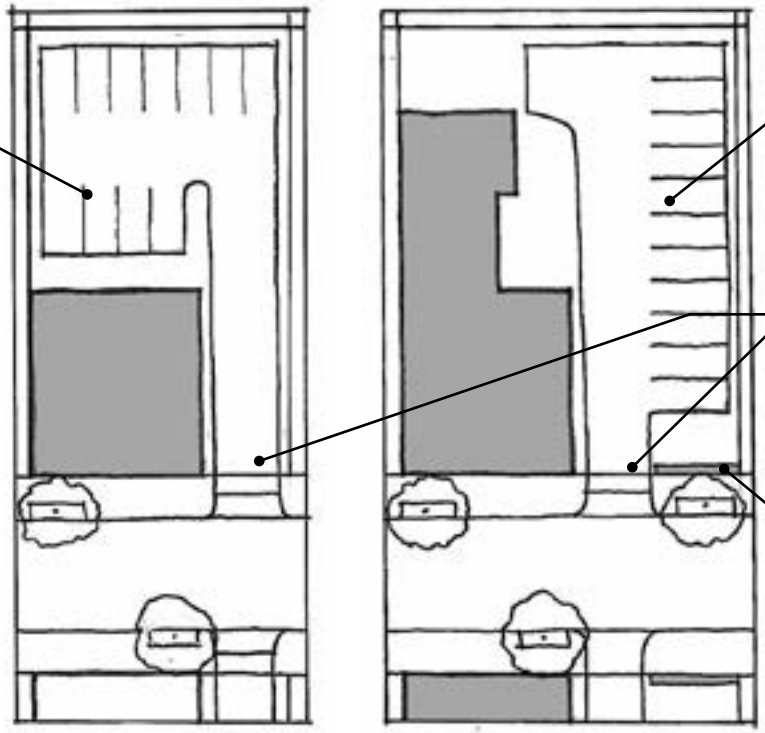
VISIBLE OFF-STREET PARKING HARMS TRADITIONAL MIXED-USE STREETS.

Gaps between storefronts for parking or driveways disrupt the experience of mixed-use streets. Off-Street parking should be hidden to the greatest extent possible by buildings, fences, walls or landscaping. See Site Components section for more details on screening and landscape.



Successful mixed-use streets offer a continuous line of buildings and entries.

DO



Off-street parking is least disruptive behind or beside the building.

AVOID



Avoid parking lots in front of the building.



Wide entry and exit lanes, yield conditions and large curb radii allow traffic to enter or exit parking lots at dangerous speeds.

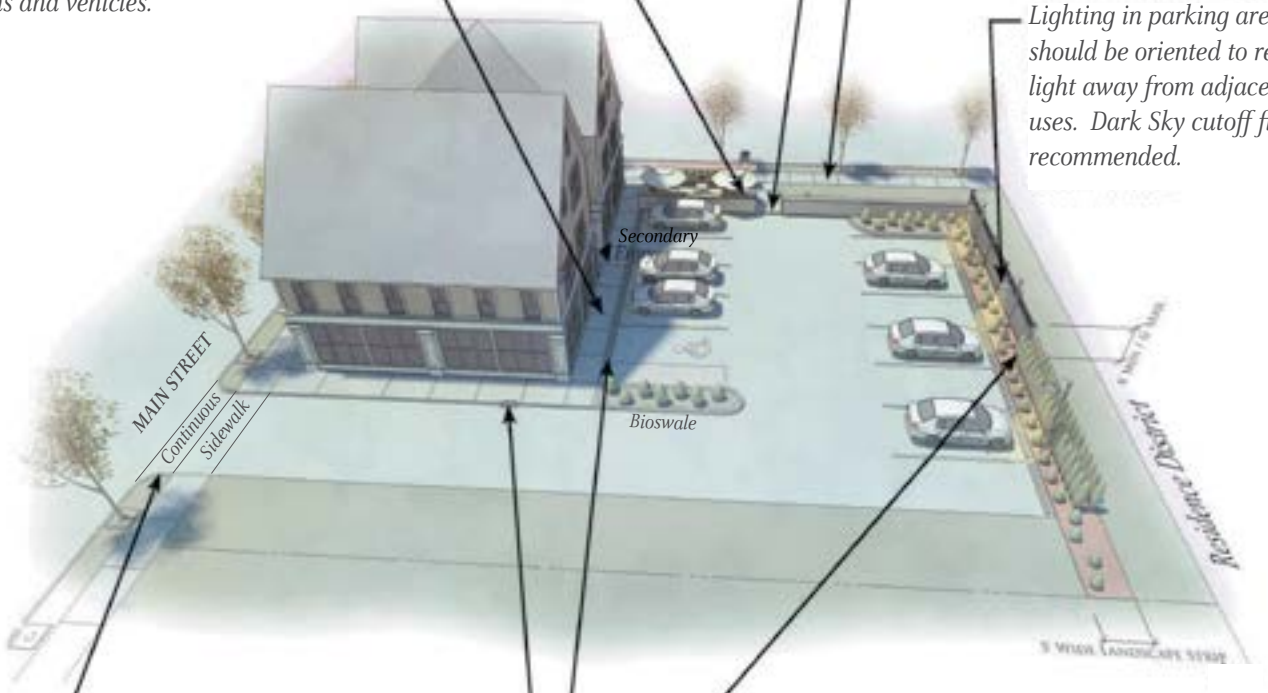
Screen parking areas from outdoor seating and sidewalks by the use of masonry walls and plantings at a minimum of three feet in height.

The layout and design of all means of circulation, including interior drives, parking areas, and walkways, should provide for safe, delineated circulation for pedestrians and vehicles.

Where parking abuts a sidewalk, a curb at least six inches high should be included to delineate the two uses.

Sidewalks or walkways should be included in commercial areas to provide a safe route from parking areas and retail establishments.

Lighting in parking areas should be oriented to reflect light away from adjacent uses. Dark Sky cutoff fixtures recommended.



Site entrances should be minimized, including sharing access drives with adjacent properties and creating contiguous parking areas wherever possible.

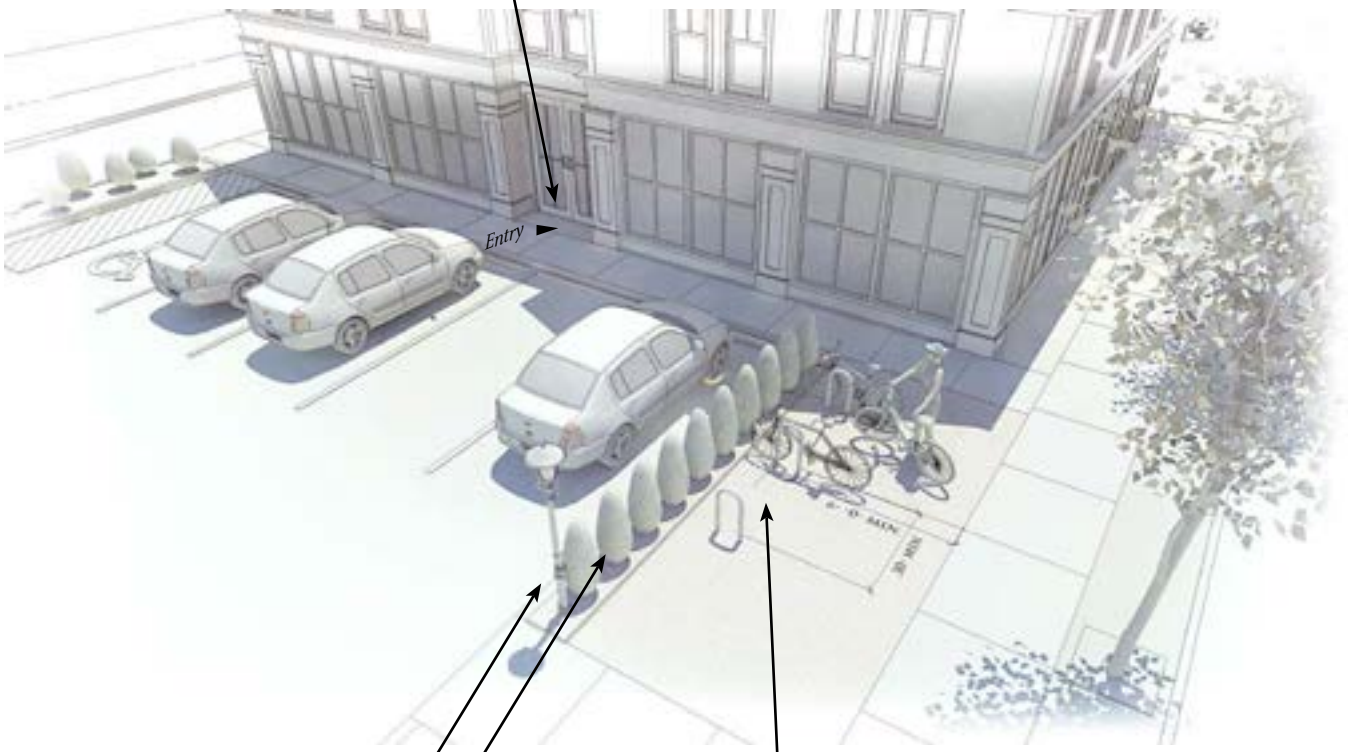
Opaque fencing and/or dense landscaping should be included to screen parking areas from adjacent residential areas.

Sidewalks should be a hard surface with provisions for managing stormwater runoff included as necessary. Where sidewalks intersect with automobile lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement shall be used to connect sidewalks or bike lanes across the automobile lanes.

BIKE PARKING

SAFE AND CONVENIENT PARKING CAN ENCOURAGE BICYCLE USE.

Bike parking should be convenient to building entrances and street access but away from normal pedestrian and auto traffic.



Bike parking should be well lit and separated from parking and roadways for safety and security.

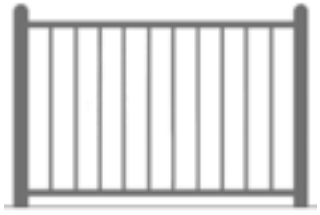
Bike parking should be provided wherever possible. A highly visible location promotes use and discourages theft and vandalism.

DO



Inverted 'U'

AVOID



Comb



Toast



Wave



Well designed sidewalks promote pedestrian use by a range of people, supporting local business, reducing vehicular use, and improving wellness.

WELL DESIGNED SIDEWALKS ARE CRUCIAL TO A PEDESTRIAN FRIENDLY ENVIRONMENT.

Sidewalks support pedestrian flow and mixed-use activity while also accommodating elements such as street trees, lighting and other street furniture.

DO





In addition to pedestrian movement, sidewalks can host a number of other amenities if given enough space and distributed appropriately.

Key Features

- Sidewalks are composed of three zones: a furnishing zone (for trees, lighting, etc.), a pedestrian zone (for movement), and a frontage zone (for activities adjacent to building)
- Ideally each of these has a dedicated area: a minimum of four feet for furnishing, five feet for pedestrian, and two feet for frontage.
- In highly constrained locations, these activities may overlap but doing so will constrain use and may eliminate the ability to include certain elements, such as street trees.

AVOID







Narrow sidewalks end up compromised by other needs and create conditions that don't promote pedestrian use.



Furnishing Zone
The 4' to 5' of sidewalk closest to the roadway, used for street trees, light fixtures, and garbage cans. This zone helps define the edge of the sidewalk area and protects pedestrians from vehicular traffic.

Pedestrian Zone
The middle of the sidewalk dedicated solely to pedestrian circulation. The pedestrian zone should be at least 5' for comfort and accessibility and should be free of obstructions.

Frontage Zone
The area of the sidewalk closest to the building face, used for objects and activities associated with the building. The frontage zone may include potted plants, outdoor seating, and temporary signage.



Furnishing zone used to define the edge of the sidewalk



Frontage zone used for plants and outdoor seating.



Continuous sidewalks promote pedestrian use by a range of people, supporting local business, reducing vehicular speed, and improving wellness.

SAFE, BROAD, AND CLEARLY IDENTIFIABLE PEDESTRIAN AND NON-MOTORIZED VEHICLE CONNECTIONS ENCOURAGE ALTERNATIVE MODES OF TRAVEL

The networks of circulation in mixed use areas should be designed to balance the needs of motorists, cyclists, and pedestrians.

DO





Raised and painted crosswalks serve as traffic calming measures by extending the sidewalk across the road and bringing vehicles to the pedestrian level.

Key Features

- Where sidewalks or other pedestrian or bicycle ways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement should be used to connect sidewalks or bike lanes across the automobile lane.
- Striping across the asphalt used for an automobile lane to connect the pedestrian or bicycle way is not adequate.





CIRCULATION





Provide linked shared streets (woonerfs) or alleyways as pedestrian connections between buildings where applicable. The design should provide safe, broad and easily identifiable ways for pedestrians to travel through areas that may also be shared by vehicles. These shared streets shall be designed to clearly show the space is primarily dedicated to pedestrian traffic through the use of signage, raised or alternative surfaces, and other traffic calming devices.







Covered pedestrian only walkways shall be integrated into the site between buildings to connect both on and off-site buildings and parking areas and provide pedestrian access during inclement weather.

AVOID





Crosswalks that are designed or located to prioritize automobile traffic create hazardous conditions for pedestrians.

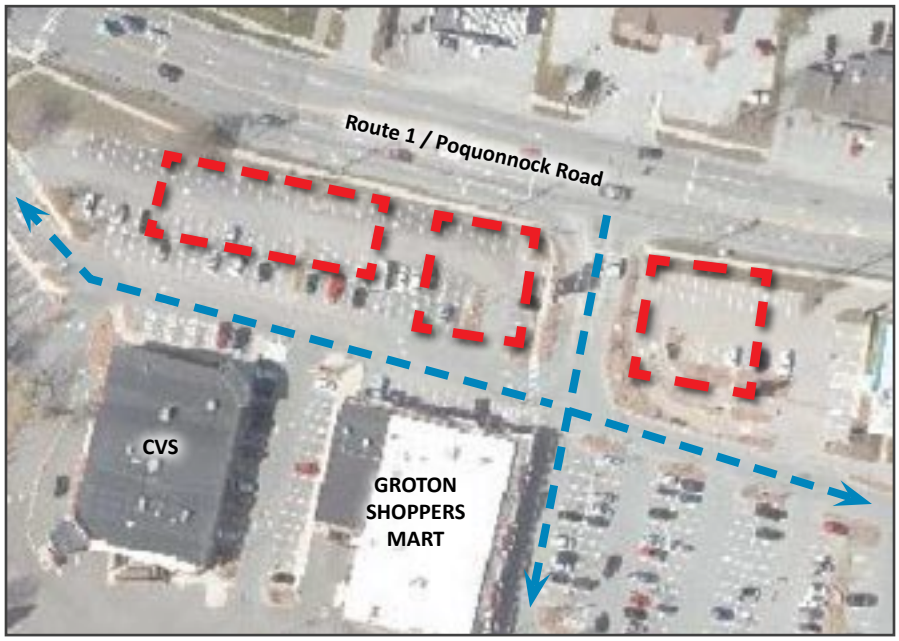


*This diagram from **Sprawl Repair Manual** by Galina Tachieva shows how a strip mall site can be re-developed through additions that help define the street edge and create a new public space and opportunity for public art.*

RESTRUCTURE THE SINGLE-USE, AUTO-ORIENTED STRIP MALLS INTO BALANCED, MIXED-USE, WALKABLE PLACES

Through redevelopment, the MTC district will become a destination and ultimately serve as a true Town Center and gathering spot.

DO

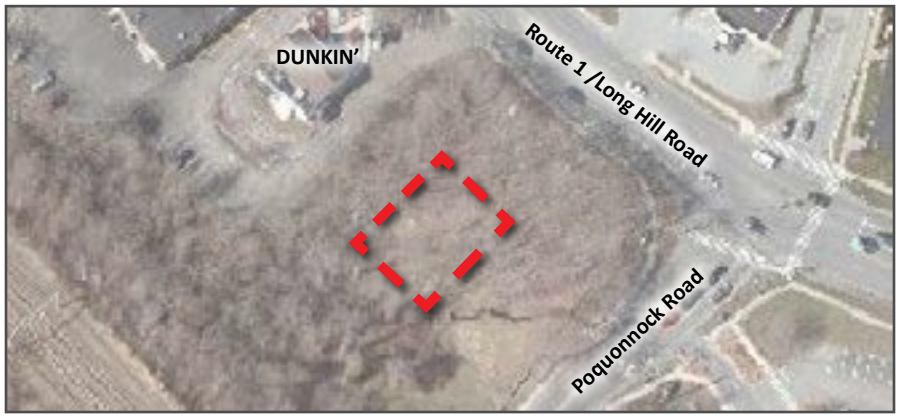


Place new buildings along the street edge to hide parking lots and create a well-defined public realm. Utilize curb cuts that already exist and convert primary parking aisles into internal streets for pedestrians, cyclists, and motorists

Key Features

- Place new mixed-use buildings on corners and along the street edge to hide parking lots and create a well-defined public realm
- Convert primary parking aisles into internal streets that balance the needs of pedestrians, cyclists, and motorists.
- Maintain a manageable/ walkable block size
- Connect adjacent parking lots to avoid unnecessary curb cuts along Route 1

AVOID



New buildings should not be placed in a way that reinforces the current auto-oriented development pattern



Deep setbacks, endless parking lots, and frequent curb cuts make walking along Route 1 unpleasant and dangerous

WELL-SHAPED PUBLIC SPACES CAN CREATE MEANINGFUL PLACES FOR PEOPLE TO GATHER

Concentrate public and green space into meaningful squares, parks, and greens and avoid scattered bioswales and green "features" that do not relate to each other or the public realm.



DO





Creating well-defined public and green space between buildings creates opportunities for creative place-making and public art while also helping with water retention and passive stormwater strategies

AVOID





Small and scattered green spaces that are not well-defined or well-located will not add to the quality of the public realm

BUILDING DESIGN

This section of the Design Guidelines addresses a number of issues related to new construction within the Mixed-Use Town Center. The design principles described will help create a vibrant mixed-use, pedestrian-friendly neighborhood.

MIXED USE BUILDINGS SHOULD CREATE A PEDESTRIAN-FRIENDLY GROUND FLOOR AND DEFINE THE EDGES OF THE PUBLIC REALM

Multi-story buildings should clearly articulate base, middle, and top of the building using cornices, distinct materials, or other articulating features.



DO

Key Points

- New buildings should clearly articulate base, middle, and top
- Ground floors should be at least 11’ in height and should enhance the pedestrian streetscape
- Middle floors should be articulated differently than the ground floor with smaller window openings and ceiling heights of at least 9’
- The top of the building should gracefully meet the sky and complete the overall composition







Traditional, modern, and transitional mixed use buildings utilize the same principles to create a pedestrian-friendly environment

AVOID







Facades that are largely monolithic, homogeneous, or blank provide little interest and detract from a sense of place.



GROUND-LEVEL RETAIL DRAWS SHOPPERS AND ENLIVENS THE SIDEWALK.

Large displays on a storefront can entice passers-by and invite them into a store. Visibility is important to make potential customers aware of a store's offering and create a sense of welcome.

DO







Transparency of a storefront invites customers by letting them know what is offered and if the shop is welcoming business.

AVOID



Opaque façades do not invite commercial activity.



The blank walls and windows are uninteresting and shoppers may pass on by.

Key Points

- Storefronts should contain approximately 70% clear glazed area for the display of goods and services.
- Displays should allow a view through to the sales floor for customers to easily see whether the shop is open.

SITE COMPONENTS

The objects and elements that occupy the space between buildings have a big impact on the “sense of place” in the neighborhood. This section addresses how items like site lighting, landscaping, and walls all contribute to the quality of the public realm.



A mix of lighting types, including appropriate street lights, helps to establish the character of a place.

STREET LIGHTING IS A KEY COMPONENT TO THE MAKING OF A PLACE

Street lighting has a strong effect on the character of a place. This includes both the distribution of the light, and the character of the light fixture/pole itself.

DO





Street lights should reflect the character of the district, with articulated treatments for the base, post, and fixture.

Key Features

- A variety of lighting types should be used to address the different needs of civic spaces, pedestrian oriented streets, and parking areas.
- Lighting should be designed to provide a uniform distribution of light while also addressing safety needs.
- Lighting should be in keeping with the character of the spaces and buildings around them. Industrial poles and fixtures concerned purely with functional requirements should be avoided.

AVOID







Designing site lighting purely to meet functional requirements denies its ability to support character of place.



Landscape used as buffer between sidewalk and parked cars

LANDSCAPING CONTRIBUTES TO A BEAUTIFUL PEDESTRIAN ENVIRONMENT AND HELPS ABSORB WATER.

Landscaping is critical to softening the urban environment. Arrangements should be both beautiful and resilient.

DO



Use plants that complement the scale of the architecture and street.

Key Features

- Select plants that are tolerant of drought, salt, and heat
- Species should be native where possible. No invasive species allowed.
- Use landscaping as part of stormwater management wherever possible.
- Use a variety of plants that will provide some color year-round.



Integrate stormwater management into overall design.



Landscaping can help define the pedestrian realm.

STREET TREES PROVIDE SEVERAL PEDESTRIAN-FRIENDLY BENEFITS.

For pedestrians, street trees can serve as a buffer to vehicular flow and as protection from the elements, while also adding an element of natural beauty and softening an otherwise hard landscape.



Street trees can help delineate zones of a street and add character.

DO



Regularly spaced street trees create a continuous canopy that covers sidewalks while physically and visually separating pedestrians and cars.



Where space is limited, trees can be incorporated in curb extensions.

Key Features

- Continuous, regularly spaced street trees are best for creating a consistent canopy, but even periodic trees (where feasible) are worthwhile.
- Proper installation and maintenance are required to promote health and avoid hazardous situations.

AVOID



Improper maintenance or tree selection creates hazards.



Pedestrian-friendliness is hard to achieve without trees.



Fences and walls can have a big impact on the character of a place.

FENCES AND WALLS HELP HOLD AN EDGE WHERE BUILDINGS CAN NOT

Low stone walls and fences can mark the boundaries of a property to identify the edge of public and private space. They can also serve to help screen parking lots or define open spaces.

DO







Dressed masonry walls, wrought iron, and decorative wood fences are appropriate in more urban and/or formal settings and can help define boundaries like parking edges or deep setbacks.

Key Points

- Fences and walls can be used in combination with landscaping to help create separation between the public realm and private property.
- Construct fences of durable, paint-able materials such as wood, fiberglass, or wrought iron. Walls may be brick or stone masonry.
- The design of fences should be appropriate in scale and style to the building, site, and surrounding properties.

AVOID



PVC, plastic and other synthetic fences have been shown to lower property values in historic neighborhoods.



Chain-link fencing should be confined to the least visible locations.



Tall stockade type fences are typically not found in a mixed-use setting.

PROPER SCREENING OF PARKING AREAS CAN MINIMIZE THEIR VISUAL IMPACT.

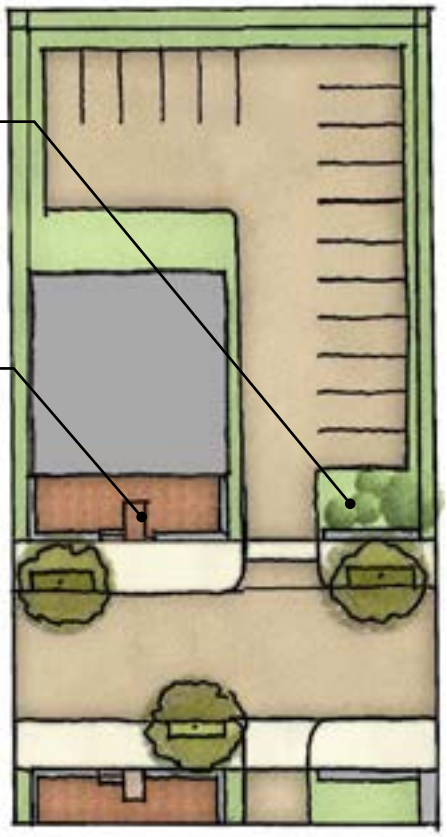
At exposed edges of surface parking lots, a combination of landscaping and fencing can help screen and define the public realm.



DO

A wall, fence or landscaping can shield views to the parking area from the public way.

A similar approach can be used to define the space in front of existing buildings set back from the road to create usable space for seating or programming.



Key Points

- When parking is exposed to the public realm, a wall or fence can shield the parking area from view from the public way.
- Including a layer of landscape can also serve to soften the edge of an otherwise broad expanse of hardscape.
- Without such screening, pedestrians will feel uneasy being surrounded by motor vehicles.
- This approach also works well to screen utilities and/or to help define underutilized spaces in building setbacks.

AVOID



Undefined parking zones in retail building front setbacks are unwelcoming to pedestrians.



Large expanses of parking exposed to the public realm also detract from the character of the community.

APPENDIX

For further reading and guidance, see the following resources:

The Architectural Pattern Book: A Tool for Building Great Neighborhoods
Urban Design Associates, 2004

Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
Institute of Transportation Engineers, 2010

Model Design Manual for Living Streets
Los Angeles County, 2011

Retrofitting Suburbia: Urban Design Solutions for Redesigning Suburbs
Dunham-Jones, Ellen, and June Williamson, Hoboken, John Wiley & Sons, 2009

SmartCode (version 9.2) & SmartCode: Bicycling Module
The Town Paper, 2009

Street Design Manual
New York City Department of Transportation, 2009

Sprawl Repair Manual
Tachieva, Galena, Washington, DC, Island Press, 2010

Urban Street Design Guide
National Association of City Transportation Officials, 2013

APPENDIX C: MIXED USE VILLAGE CENTER (MVC) DESIGN GUIDELINES

DESIGN GUIDELINES FOR THE MIXED-USE VILLAGE CENTER (MVC)

TOWN OF GROTON, CT

OCTOBER 1, 2019

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This document contains design guidelines for development in the Town of Groton, Connecticut. The purpose of these guidelines is to describe design principles that, when applied, help contribute to the quality of the public realm, creating the "sense of place" that is the difference between communities that thrive and those that do not.

These guidelines are supplementary to design standards provided in the Town's Zoning Regulations, which apply to the Mixed Use Village Center (MVC). Where the design standards included in the body of the Zoning Regulations are firm and require compliance, the guidelines herein are meant to be more instructive. The guidelines communicate the intent of what the Town calls for in its Plan of Conservation and Development (POCD) and other more targeted plans that examined individual village areas. Images are used to help clarify the design language and overall vision for each village and, in some cases, clarify how different choices are appropriate for different village areas. These guidelines will help developers and the Town discuss the character of each village and how existing conditions do or do not inform applications for development. Overarching principles related to village development in Groton include:

1. A Vibrant Public Realm – "Public realm" is a term of art in urban/village planning that is used to discuss any area where people have the opportunity to mingle, gather, and visually experience their surroundings. The term often refers to the street right-of-way, park areas, sidewalks, bike paths, plazas, and similar features. Any of these areas may be publicly or privately owned. In Groton's mixed use areas, great care will be taken to provide a public realm that works as a connected system of accessible and attractive spaces that will foster positive interaction between residents, visitors, and businesses. All projects will contain a vibrant public realm or create ways to connect and be a part of a larger public realm.

2. Environmental Best Practices – The days when urban development was incompatible with achieving environmental objectives are in the past. The Town of Groton envisions village mixed use at various scales that incorporates state-of-the-art "best practices" in the areas of construction management, stormwater management, waste management, and landscaping.

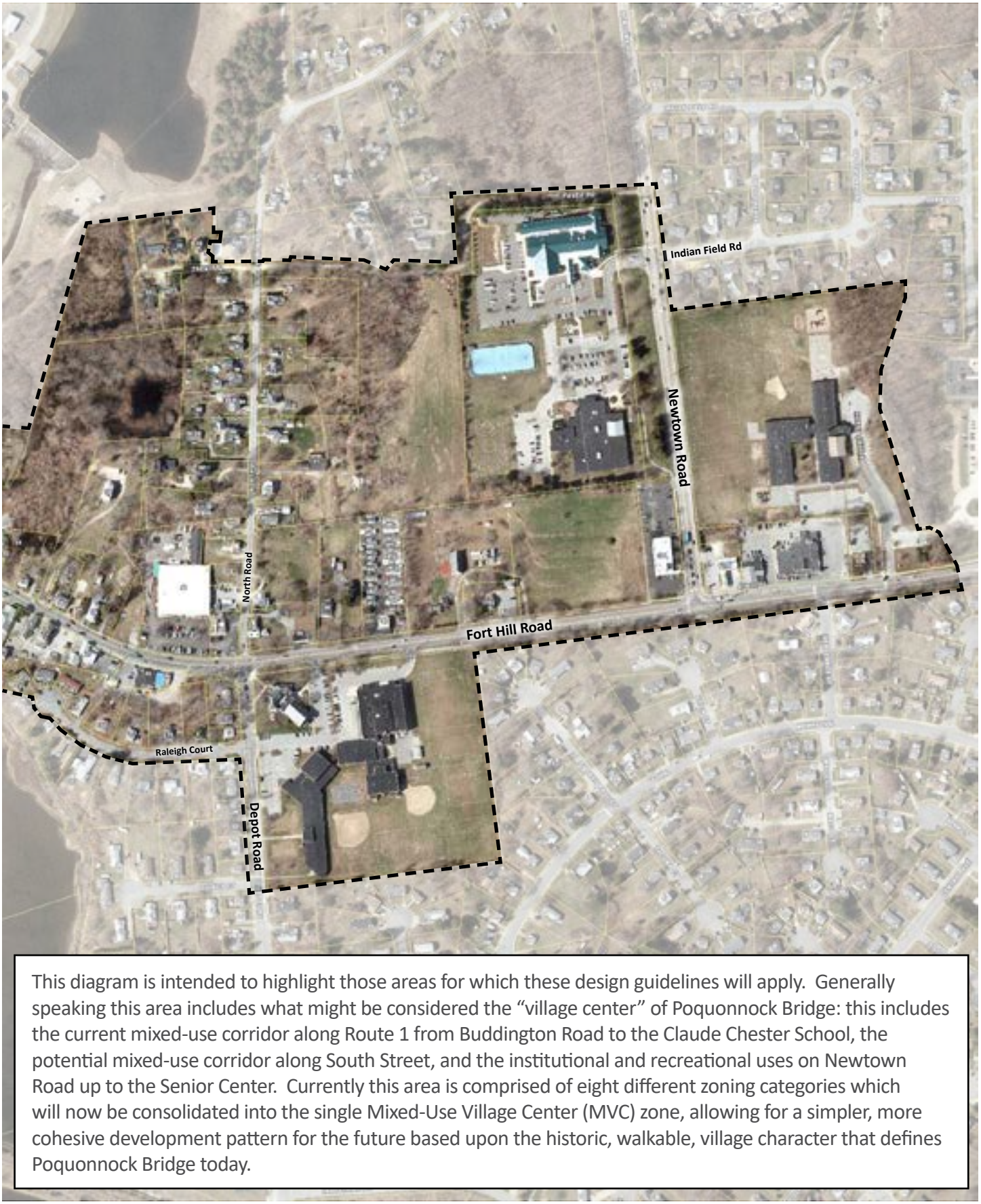
3. A Mix of Uses and Densities – The Town recognizes that market demand will play an important role in determining the types of uses and densities that are built in mixed use districts. The Town also acknowledges that the most economically resilient mixed use centers are those that foster a diverse mix of commercial uses that can respond to market trends and innovations over time. Similarly, housing shall be provided within mixed use districts and should provide options for individuals and households at all levels of abilities, incomes, and preferences.

4. Pedestrians First – The Town understands that accommodations for automobiles within mixed use areas are essential to their success. However, the Town also recognizes that the most successful and memorable mixed use centers are those where pedestrians feel safe and welcome. Circulation within newly developed or redeveloped mixed use areas in Groton shall be designed with the highest priority placed on developing a safe, attractive, accessible, and intuitive pedestrian network. The use of bicycles as an alternative form of transportation shall be incorporated into all development proposals.

5. Quality Architecture – Buildings and signs will be designed in a manner that conveys high quality design and a thoughtful approach to developing a sense of place within mixed use areas. Traditional building forms, high quality building materials, and attention to detail will be apparent and integral to the design process.

VILLAGE AREA





This diagram is intended to highlight those areas for which these design guidelines will apply. Generally speaking this area includes what might be considered the "village center" of Poquonnock Bridge: this includes the current mixed-use corridor along Route 1 from Buddington Road to the Claude Chester School, the potential mixed-use corridor along South Street, and the institutional and recreational uses on Newtown Road up to the Senior Center. Currently this area is comprised of eight different zoning categories which will now be consolidated into the single Mixed-Use Village Center (MVC) zone, allowing for a simpler, more cohesive development pattern for the future based upon the historic, walkable, village character that defines Poquonnock Bridge today.

DESIGN GUIDELINES FORMAT

The majority of the design guidelines follow the general format illustrated below:



SITE DESIGN

This section of the Design Guidelines looks at different elements of site design within the Mixed-Use Village Center, ranging from pedestrian connectivity within the public right of way (ROW) to more specific issues related to individual sites, like building placement and parking location.

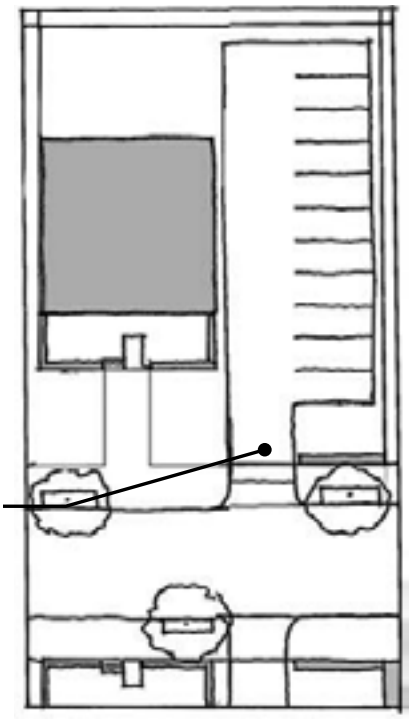
ON A TRADITIONAL MIXED-USE STREET, BUILDINGS ENGAGE THE STREET

Buildings may have varying setbacks and an informal arrangement, but should engage the street and contribute to the character of the public realm



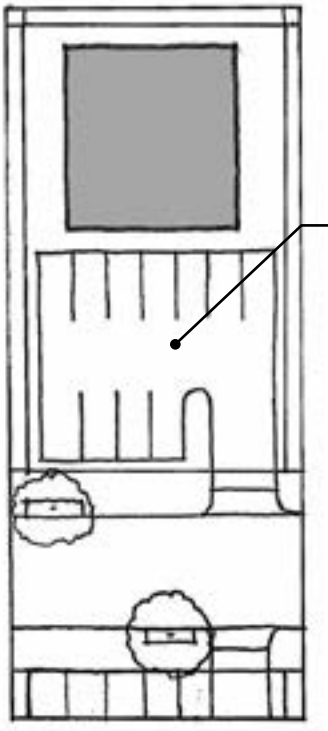
Buildings in a village have varying setbacks but still relate to the street.

DO



Buildings should repeat the pattern of the surrounding district. A reasonable setback from the road behind a layer of landscape or casual seating is appropriate

AVOID



Front setback area typically used for parking is hostile to pedestrians.



Landscaping or seating in the front setback provide visual interest for passing pedestrians and potential customers.



Retail buildings set back from the street discourage shoppers since even adjacent shops or those across the street are separated by expanses of cars and asphalt.





Commercial entries connect directly to a public sidewalk

BUILDINGS SHOULD BE ENTERED DIRECTLY FROM THE SIDEWALK

Building entries should engage and activate the street edge. In mixed-use conditions, there should also be a clear separation and hierarchy between retail storefronts and secondary entries for upper floor uses.

DO

Secondary entrance / exits may be located facing the rear parking area, but retail entrances should never solely be located at the rear.

Provide a clear walking path from the rear parking area to the front entrance.

A corner entrance can provide both main thoroughfare entry as well as access from rear parking.

Retail entrances should always be located fronting the main thoroughfare.

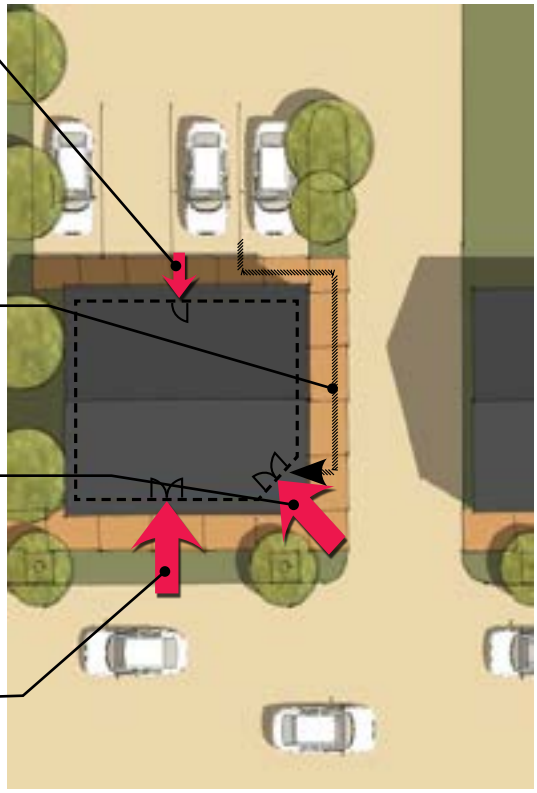


Diagram of entry location(s).

Key Points

- Entries to retail and commercial uses should be prominent and large in scale to be clearly identifiable to the public.
- Retail entries should be located directly off the sidewalk. Gallerias and indoor malls are prohibited.
- Residential entries should be separate from public entries. The location may be less prominent and the scale smaller than for retail.
- Residential entries should have their own address separate from the retail.



An inset entry allows more display area and a protected place to view merchandise.



A corner entry serves customers arriving from two different directions.

AVOID



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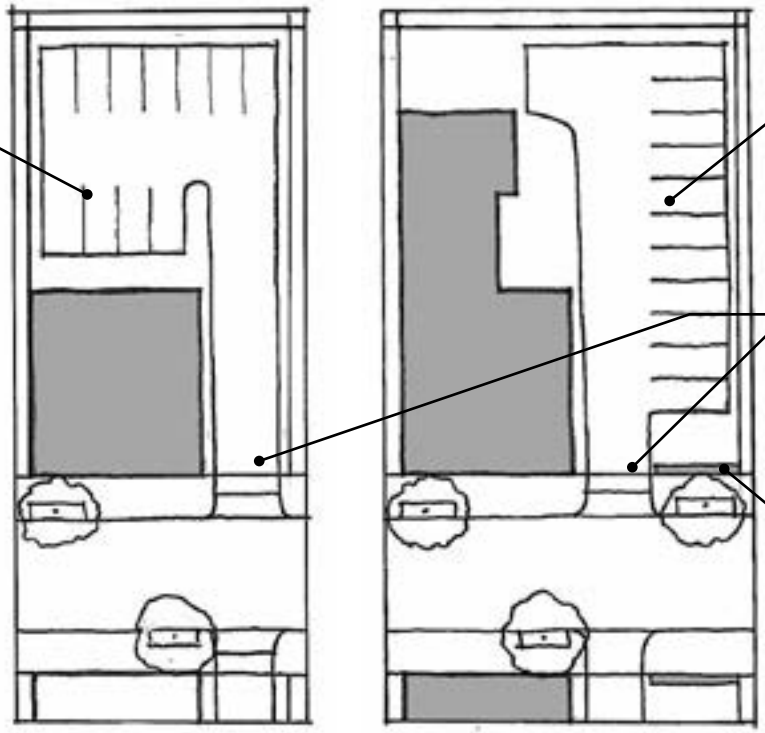
VISIBLE OFF-STREET PARKING HARMS TRADITIONAL MIXED-USE STREETS.

Off-Street parking should be hidden to the greatest extent possible by buildings, fences, walls or landscaping. See Site Components section for more details on screening and landscape.



Successful mixed-use streets prioritize the connection between building frontages and the sidewalk, not front-loaded parking lots

DO



Off-street parking is least disruptive behind or beside the building.

AVOID



Avoid parking lots in front of the building.



Wide entry and exit lanes, yield conditions and large curb radii allow traffic to enter or exit parking lots at dangerous speeds.

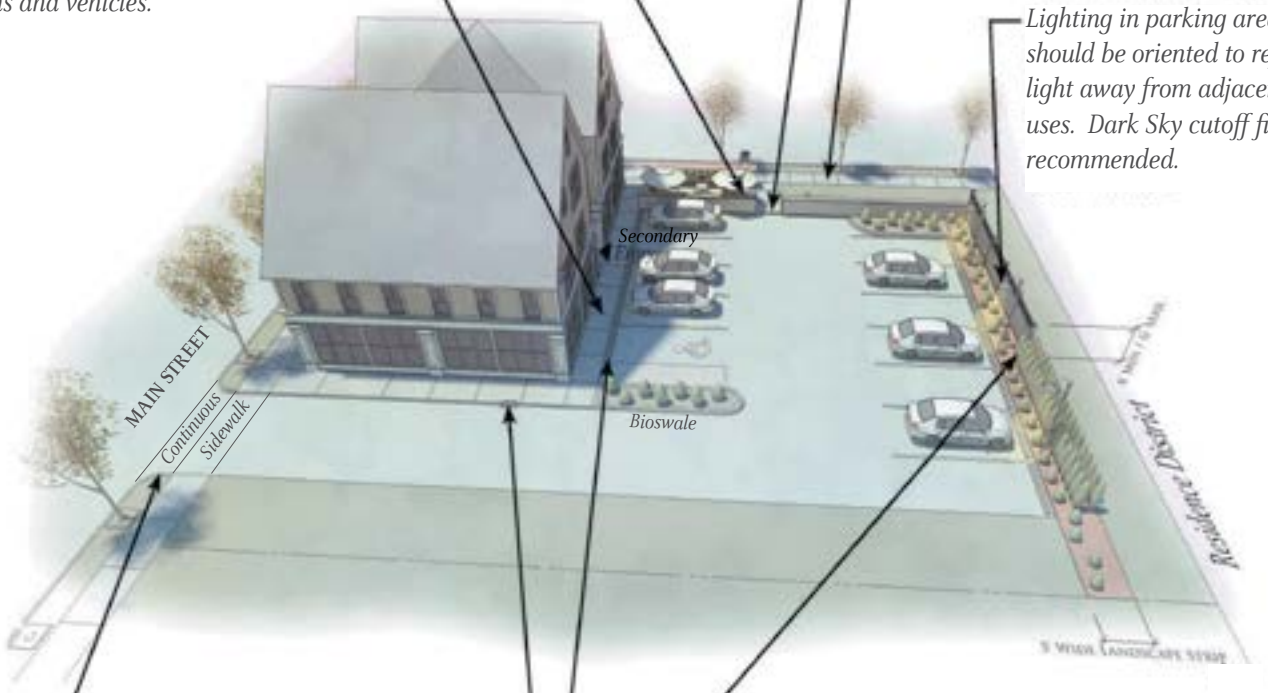
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Sidewalks or walkways should be included in commercial areas to provide a safe route from parking areas and retail establishments.

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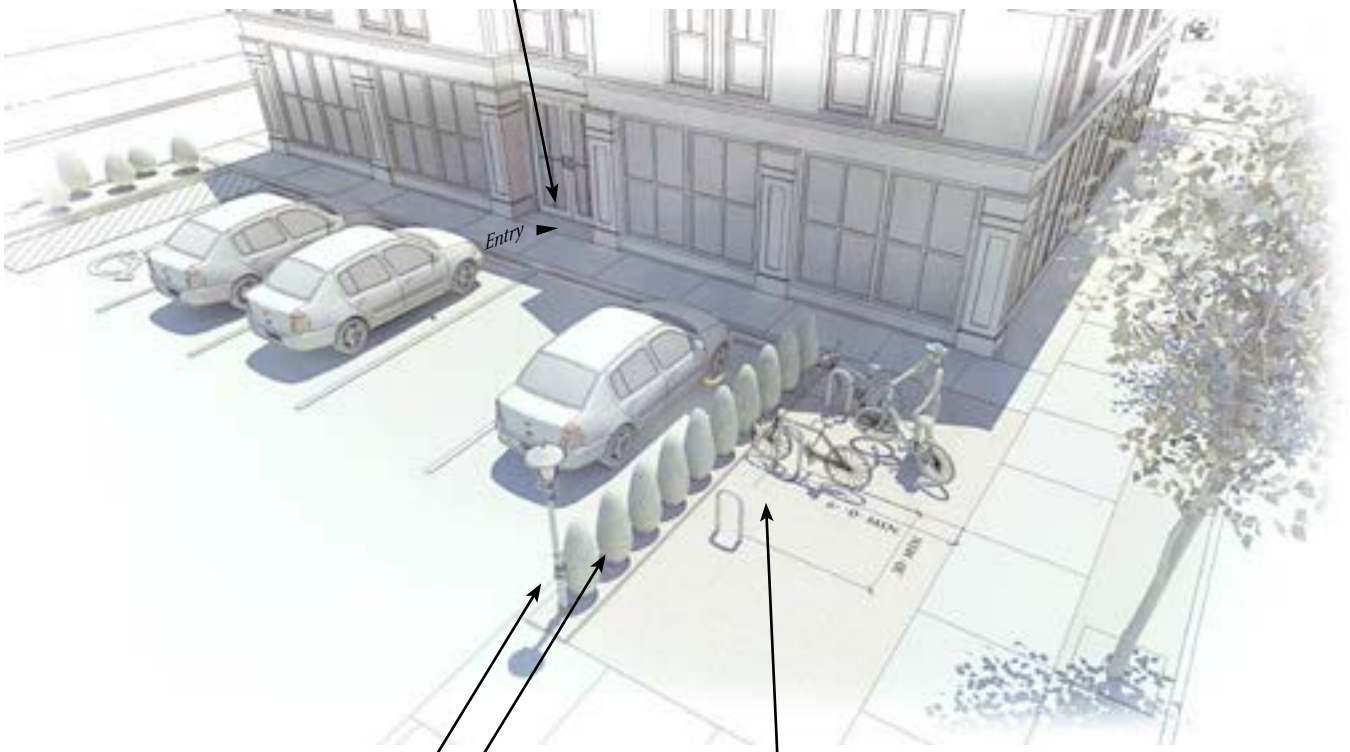
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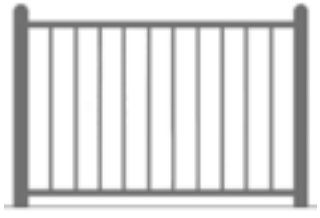
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DO



Inverted 'U'

AVOID



Comb



Toast



Wave



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Sidewalks support pedestrian flow and mixed-use activity while also accommodating elements such as street trees, lighting and other street furniture.

DO



The ideal sidewalk includes three distinct zones. The furnishing zone is closest to the roadway and helps define the edge of the sidewalk and protects pedestrians from vehicular traffic, the pedestrian zone is dedicated to circulation and should be at least 5' for comfort and accessibility and free of obstructions, and the frontage zone is used for objects and activities associated with the building, like sales, seating, and signage.

Key Features

- Sidewalks are composed of three zones: a furnishing zone (for trees, lighting, etc.), a pedestrian zone (for movement), and a frontage zone (for activities adjacent to building).
- Ideally each of these has a dedicated area.
- In highly constrained locations, these activities may overlap but doing so will constrain use and may eliminate the ability to include certain elements, such as street trees.

AVOID



Narrow or discontinuous sidewalks end up compromised by other needs and don't promote pedestrian use.



Continuous sidewalks promote pedestrian use by a range of people, supporting local business, reducing vehicular speed, and improving wellness.

SAFE, BROAD, AND CLEARLY IDENTIFIABLE PEDESTRIAN AND NON-MOTORIZED VEHICLE CONNECTIONS ENCOURAGE ALTERNATIVE MODES OF TRAVEL

The networks of circulation in mixed use areas should be designed to balance the needs of motorists, cyclists, and pedestrians.

DO





Raised and painted crosswalks serve as traffic calming measures by extending the sidewalk across the road and bringing vehicles to the pedestrian level.

Key Features

- Where sidewalks or other pedestrian or bicycle ways intersect with automobile driveways or lanes, raised surfaces and/or durable, decorative alternatives to conventional pavement should be used to connect sidewalks or bike lanes across the automobile lane.
- Striping across the asphalt used for an automobile lane to connect the pedestrian or bicycle way is not adequate.

AVOID





Crosswalks that are designed or located to prioritize automobile traffic create hazardous conditions for pedestrians.

WELL-SHAPED PUBLIC SPACES CAN CREATE MEANINGFUL PLACES FOR PEOPLE TO GATHER

Concentrate public and green space into meaningful squares, parks, and greens and avoid scattered bioswales and green "features" that do not relate to each other or the public realm.



DO





Stone walls, trees, walking paths, landscape elements, and buildings all help define public green spaces that can serve as a gathering place for the community, while also helping with water retention and passive stormwater strategies

AVOID

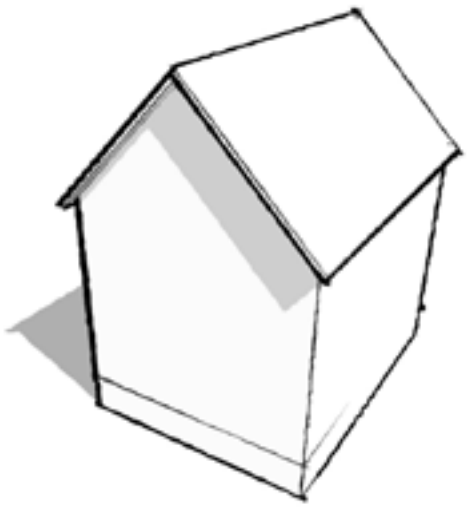




Small and scattered green spaces that are not well-defined or well-located will not add to the quality of the public realm

BUILDING DESIGN

This section of the Design Guidelines addresses a number of issues related to new construction, including additions to existing buildings, within the Mixed-Use Village Center. The design principles described will help preserve the existing architectural character of the neighborhood while allowing for new development and growth.



Simple rectangular volumes are functional and economical

TRADITIONAL BUILDINGS ARE COMPOSED OF SIMPLE VOLUMES

Simple massing was traditionally necessitated by the limited time, skill, and resources available. Simple forms translated into buildings that were economical for homeowners to build and easy to maintain. Complexity and interest occurred with the grouping of structures at the scale of the street or neighborhood rather than within a single building.

DO

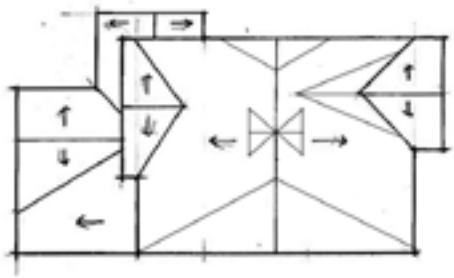
Key Points

- Traditional buildings take advantage of the efficiency and economy of simple building forms
- Roofs can help express the hierarchy of building volumes. Generally, a single dominant roof form is clearly legible, with the roofs of secondary volumes deferring in scale to the main body of the building.
- Good proportion and proper detailing can make even a basic form elegant



Classic main streets are comprised of several buildings, each with its own character but following general principles that create a cohesive whole.

AVOID



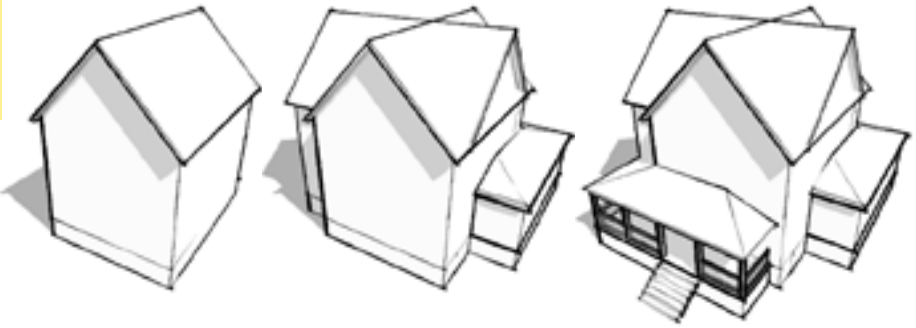
Avoid multiple changes in slope that are expensive to build and create a visually frenetic composition



This building has been overly complicated by too many roof forms. The additional ridges, valleys and eaves are a maintenance liability.

ADDITIONAL FORMS CAN ADD INTEREST AND SPACE TO A SIMPLE BUILDING

Traditional buildings change over time to accommodate the needs of new generations. Additions may provide for an expanding program, but always defer to the mass of the original building.



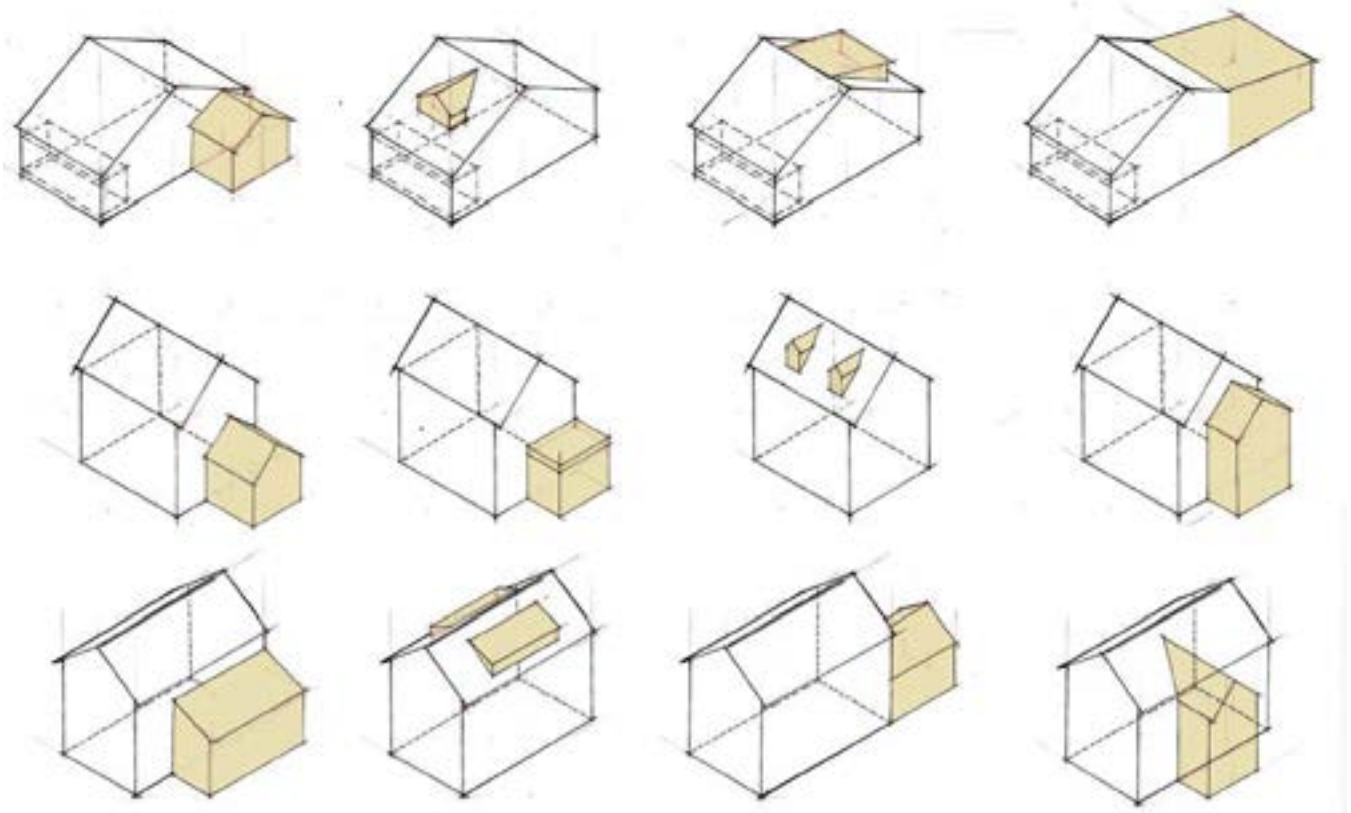
The transformation of a simple primary volume with a succession of secondary elements

DO

Historic buildings have a variety of additions, including new porches, wings, and dormers. The new spaces provide room for growth of the changing inhabitants and market trends.







Various ways to expand and transform an existing building. Additions are most successful when they defer in scale and proportion to the primary form of the original building. Secondary masses may also be used to compose a new building to create a modern structure with the character of a traditional home that has been around for generations.



New larger buildings can be designed to fit within a historic village setting.

WHEN SEEKING TO PRESERVE HISTORIC CHARACTER, NEW BUILDINGS SHOULD RESPECT EXISTING PATTERNS

New buildings in historic settings should attempt to reflect a similar scale and massing as the existing historic buildings.

DO

Key Points

- While building heights will vary by zone, new buildings in historic districts should respect the existing context
- Smaller buildings with useful spaces between are preferred over long continuous street facades







A complex of smaller scale buildings is preferable to a single large structure because the varied massing provides visual interest and human scale

GROUND-LEVEL RETAIL DRAWS SHOPPERS AND ENLIVENS THE SIDEWALK.

Large displays on a storefront can entice passers-by and invite them into a store. Visibility is important to make potential customers aware of a store's offering and create a sense of welcome.



DO







Transparency of a storefront invites customers by letting them know what is offered and if the shop is welcoming business.

AVOID



Opaque façades do not invite commercial activity.



The blank walls and windows are uninteresting and shoppers may pass on by.

Key Points

- Storefronts should contain approximately 70% clear glazed area for the display of goods and services.
- Displays should allow a view through to the sales floor for customers to easily see whether the shop is open.

SITE COMPONENTS

The objects and elements that occupy the space between buildings have a big impact on the “sense of place” in the neighborhood. This section addresses how items like site lighting, landscaping, and walls all contribute to the quality of the public realm.

STREET LIGHTING IS A KEY COMPONENT TO THE MAKING OF A PLACE

Street lighting has a strong effect on the character of a place. This includes both the distribution of the light, and the character of the light fixture/pole itself.



A mix of lighting types, including appropriate street lights, helps to establish the character of a place.

DO





Street lights should reflect the character of the district, with articulated treatments for the base, post, and fixture.

Key Features

- A variety of lighting types should be used to address the different needs of civic spaces, pedestrian oriented streets, and parking areas.
- Lighting should be designed to provide a uniform distribution of light while also addressing safety needs.
- Lighting should be in keeping with the character of the spaces and buildings around them. Industrial poles and fixtures concerned purely with functional requirements should be avoided.

AVOID







Designing site lighting purely to meet functional requirements denies its ability to support character of place.



Landscape used as buffer between sidewalk and parked cars

LANDSCAPING CONTRIBUTES TO A BEAUTIFUL PEDESTRIAN ENVIRONMENT AND HELPS ABSORB WATER.

Landscaping is critical to softening the urban environment. Arrangements should be both beautiful and resilient.

DO



Use plants that complement the scale of the architecture and street.

Key Features

- Select plants that are tolerant of drought, salt, and heat
- Species should be native where possible. No invasive species allowed.
- Use landscaping as part of stormwater management wherever possible.
- Use a variety of plants that will provide some color year-round.



Integrate stormwater management into overall design.



Landscaping can help define the pedestrian realm.

STREET TREES PROVIDE SEVERAL PEDESTRIAN-FRIENDLY BENEFITS.

For pedestrians, street trees can serve as a buffer to vehicular flow and as protection from the elements, while also adding an element of natural beauty and softening an otherwise hard landscape.



Street trees can help delineate zones of a street and add character.

DO



Regularly-spaced street trees create a continuous canopy that covers sidewalks while physically and visually separating pedestrians and cars.



Where space is limited, trees can be incorporated in curb extensions.

Key Features

- Continuous, regularly spaced street trees are best for creating a consistent canopy, but even periodic trees (where feasible) are worthwhile.
- Proper installation and maintenance are required to promote health and avoid hazardous situations.

AVOID



Improper maintenance or tree selection creates hazards.



Pedestrian-friendliness is hard to achieve without trees.



Fences and walls can have a big impact on the character of a place.

FENCES AND WALLS HELP HOLD AN EDGE WHERE BUILDINGS CAN NOT

Low stone walls and fences can mark the boundaries of a property to identify the edge of public and private space. They can also serve to help screen parking lots or define open spaces.

DO







Dressed masonry walls, wrought iron, and decorative wood fences are appropriate in more urban and/or formal settings and can help define boundaries like parking edges or deep setbacks.

Key Points

- Fences and walls can be used in combination with landscaping to help create separation between the public realm and private property.
- Construct fences of durable, paint-able materials such as wood, fiberglass, or wrought iron. Walls may be brick or stone masonry.
- The design of fences should be appropriate in scale and style to the building, site, and surrounding properties.

AVOID



PVC, plastic and other synthetic fences have been shown to lower property values in historic neighborhoods.



Chain-link fencing should be confined to the least visible locations.



Tall stockade type fences are typically not found in a mixed-use setting.

ILLUSTRATIVE EXAMPLES

This final section of the Design Guidelines illustrates how many of the different design guidelines come together in different scenarios, including sites where infill and other improvements help older sites contribute more positively to the Mixed-Use Village Center.

BEFORE - FORT HILL ROAD AT DEPOT ROAD / NORTH ROAD



With a particular focus on residential conversions and infill, this site plan shows how the area of Fort Hill Road at Depot/ North could support additional residential units without losing the village character of the MVC district.

For more details on the Residential Conversion, located to west of Johnson's True Value, see page 30. For more details on the Residential Infill area, located to the east of North Road, see page 31.

AFTER - FORT HILL ROAD AT DEPOT ROAD/NORTH ROAD



BEFORE - FORT HILL ROAD AT NEWTOWN ROAD / VERGENNES COURT

This site plan illustrates how the design guidlines could be applied to new commercial and mixed-use buildings around the Fort Hill Road / Newtown Road intersection.

For more details on Commercial Redevelopment, see page 32.



AFTER - FORT HILL ROAD AT NEWTOWN ROAD / VERGENNES COURT



BEFORE



Where residences exist on main thoroughfares in close proximity to mixed-use and commercial buildings, consider increasing residential density and/ or incorporating a mixed-use component.

Fort Hill Road, West of Depot Road / North Road

AFTER



Regularly-spaced street trees.

Shared drives and parking lots.

Parking located behind and beside buildings

New buildings in scale with existing buildings.

Sidewalk on both sides of Fort Hill Road

Fewer curb cuts interrupting sidewalk

Fort Hill Road, West of Depot Road / North Road

BEFORE

The lack of sidewalk on the north side of Fort Hill Road, the big gap in development along North Road, and the wide variety of building setbacks all make this an uneven and underutilized site. Such sites can be reconfigured to support greater residential density without hurting the village character of the MVC District.



Fort Hill Road, East of North Road

AFTER

Regularly-spaced street trees.

New street that connects two existing streets (no cul-de-sac).

Parking located behind and beside buildings.

New buildings in line with existing historic patterns, setbacks, etc.

Underutilized land turned into shaped space that can serve as public amenity.



Fort Hill Road, East of North Road

BEFORE - NEWTOWN ROAD



Front-loaded parking, buildings with deep setbacks, wide turning radii, irregular crosswalks, and inconsistent landscaping all combine to create a hostile pedestrian experience. This critical intersection can and should be a major contributor to the village character of the MVC District but in its current configuration it falls short.

AFTER - NEWTOWN ROAD



Fort Hill Road at Depot Road / North Road

Regularly-spaced street trees.

Shared drives and parking lots.

Parking located behind and beside buildings.

Gas station designed for both automobiles and pedestrians.

Pedestrian islands and special pavement to slow vehicular traffic and create more comfortable crossings.

BEFORE

Existing conditions at the intersection of Newtown Road and Fort Hill Road.



AFTER

Continuous sidewalks behind regularly spaced street trees

Utilities relocated underground

Screening for parking areas



Improved pedestrian crossings

Building frontages converted to pedestrian uses

New buildings and entries face street

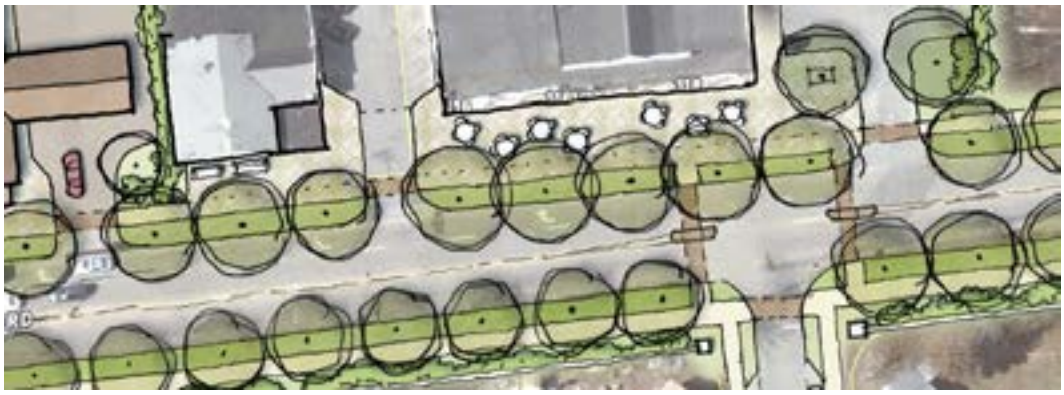
BEFORE - FORT HILL ROAD

Extremely long curb cuts and front-loaded parking lots create an unattractive and unsafe environment for pedestrians. Lack of street trees creates a sense of barren-ness.



AFTER - FORT HILL ROAD

Relocating the parking beside/ behind the buildings, converting parking into pedestrian-friendly amenities, and reducing curb cuts creates a more welcoming streetscape.



BEFORE - TOWN HALL

Town Hall and the school are separated and surrounded by a large sea of parking.



AFTER - TOWN HALL

Where large parking lots are necessary, organize them in a way that resembles a typical street and block structure with street trees and a continuous sidewalk network throughout.



Fort Hill Road at Newtown Road / Vergennes Court

BEFORE

Existing conditions at the Poquonnock Bridge Fire House



AFTER

Screening for parking areas

Utilities relocated underground

Continuous sidewalks behind regularly spaced street trees



Building entries face street

Building frontages converted to pedestrian uses

Storefronts allow visibility into active uses

APPENDIX

For further reading and guidance, see the following resources:

The Architectural Pattern Book: A Tool for Building Great Neighborhoods
Urban Design Associates, 2004

Designing Walkable Urban Thoroughfares: A Context Sensitive Approach
Institute of Transportation Engineers, 2010

Model Design Manual for Living Streets
Los Angeles County, 2011

SmartCode (version 9.2) & SmartCode: Bicycling Module
The Town Paper, 2009

Street Design Manual
New York City Department of Transportation, 2009

Urban Street Design Guide
National Association of City Transportation Officials, 2013

APPENDIX D: LIGHTING DESIGN GUIDELINES

The following guidelines should be used in developing a lighting design for a site.

1. General:
All exterior lights and sign illumination should be designed, located, installed, and directed in such a manner as to:
    1. Prevent direct glare or light trespass on adjacent property;
    2. Employ soft, transitional light levels which are consistent from area to area;
    3. Minimize contrast between light sources on the site, lit areas, and dark surroundings; and
    4. Be confined within the target area.

2. Light Poles:
Foundations for light poles should not exceed twelve inches above the average surrounding grade and should be located and designed to avoid potential contact with vehicles.

3. Mounting/Tilting of Lights:
The effectiveness of full cut-off or fully shielded/recessed lighting should not be defeated by mounting or tilting the bottom of the luminaires at an angle above the horizontal plane.

4. Flag Pole Lighting:
Lighting designed to highlight flagpoles should be targeted directly at the flag.

5. Non-Essential Lighting:
All non-essential lighting (such as display, aesthetic, parking, and sign lighting) should be configured for "photocell on - time clock off" operation and turned off generally after business hours, leaving only the lighting or reduced lighting levels necessary for site security. Where necessary, lighting for site security may be configured for motion or infrared sensor operation.

6. Horizontal Illuminance:
To provide uniform site lighting in vehicle and pedestrian areas that improves visibility and safety and maintain minimum levels of light and appropriate average levels of light in these areas the site should be designed to "maintain horizontal illuminance recommendations" set by IESNA in accordance with Table 1. The Zoning Official can make the determination of a lighting zone for a site or an adjacent site where it cannot be clearly determined. The lighting zone of an adjacent vacant site should be designated in accordance with the likeliest use in the underlying land use zone given the current or proposed use of the site being developed or modified.

The horizontal illuminance recommendations in Table 1 are measured in footcandles on the ground. These are guidelines and it is noted that light levels can be affected by many variables on the site and moderate deviations from the table in a photometric plan is expected, while wholesale deviations in orders of magnitude should not be proposed.

Table 1: Horizontal Illuminance

Levels of Activity (Examples)	Maintained Horizontal Illuminance (footcandles)					
	General Parking and/or Pedestrian Use Areas			Vehicle Use Area Only		
	Ave.	Min.	U-Ratio	Ave.	Min.	U-Ratio
Lighting Zone 4 Major Cultural, Civic, or Sports Facility Regional Shopping Center Fast Food Restaurant	3.6	0.9	4:1	2.0	0.67	3:1
Lighting Zone 3 Village Commercial Center Community Shopping Center Cultural, Civic or Recreational Event Office Park Transportation Parking (commuter lots, etc.)	2.4	0.6	4:1	1.0	0.33	3:1
Lighting Zone 2 Neighborhood Shopping Center Industrial Employee Parking Educational Facility Religious Institution Multi-Unit Dwelling Neighborhood	0.8	0.2	4:1	0.5	0.13	4:1
Lighting Zone 1 Single-Unit Dwelling Neighborhood	NA	NA	NA	NA	NA	NA
Lighting Zone 0 Rural Housing Farmland Open Space	NA	NA	NA	NA	NA	NA

Source: Illuminating Engineering Society of North America (IESNA)
Ave.: Footcandles over the illuminated surface
Min.: Minimum footcandles anywhere within the illuminated surface
U-Ratio: Uniformity ratio or the ratio of average footcandles to minimum footcandles

7. Vertical Illuminance:

To control vertical Illuminance at property boundaries that reduces light trespass and protects the enjoyment and use of the neighboring properties the site should be designed to limit vertical Illuminance. For any non-residential uses that are adjacent to residential or green districts, a photometric plan may be required to show how the lighting design is consistent with Table 2 to the extent practicable. The maximum vertical illuminance on any vertical surface should be less than the allowed maximum illuminance for the lighting zone of the adjacent affected property.

Table 2: Vertical Illuminance Measured at the Property Line

Lighting Zone 0	Lighting Zone 1	Lighting Zone 2	Lighting Zone 3	Lighting Zone 4
0.05 footcandles	0.1 footcandles	0.3 footcandles	0.8 footcandles	1.5 footcandles

8. Lighting Fixtures:

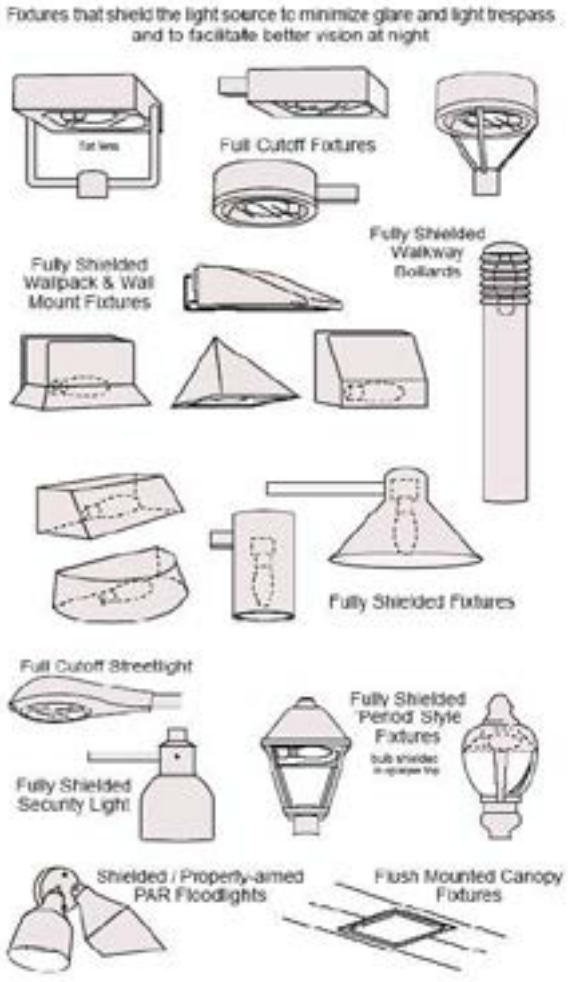
The following diagram should be used to determine if the type and style of any proposed fixtures will meet the standards, purpose, and intent of the lighting regulations.

Figure A: Lighting Fixture Examples

Fixtures that produce glare and light trespass



Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



Lighting Plans

If a lighting plan is required, the following information should be provided:

a. The following measures of maintained horizontal illuminance (in footcandles) should be calculated separately for both exclusive vehicle areas (e.g. access drives and loading areas) and shared vehicle and/or pedestrian areas (e.g. parking lots, sidewalks, courtyards, pedestrian plazas, etc.):
   - Maximum;
   - Minimum;
   - Average; and
   - Average to Minimum Uniformity Ratio or U-Ratio

- A photometric plan indicating the location of every luminaire; horizontal footcandle readings every ten feet, preferably with appropriate isolines; and where required, vertical illuminance measurements.

b. Description, details, and/or manufacturer's cut sheets of luminaires, including component specifications such as lamps, reflectors, optics and angle of cutoff; timers; mounting poles and foundation details where applicable.

c. The hours of lighting operation.

APPENDIX E: TWO-UNIT DWELLING DESIGN GUIDELINES

Areas of Application:

All Zones in the Town where 2-unit dwellings are allowed.

Guidelines:

1. Duplexes on corner lots or through lots should be designed to have entrances to each unit facing different streets.

2. Detached garages and carports are encouraged to be located to the rear of the property, or be placed to the side of the units, and should be recessed behind the front façade.

3. Garage and carport entrances should be faced away from the street where possible.

4. Garage and carport entrances facing the street should not occupy more than 50% of the width of the front façade and should be recessed behind the front elevation.

5. Driveways should be minimized in width and shared between units wherever possible.

6. Driveway widths at the property line should be a maximum of 12 ft and may flare out to a

maximum of 20 ft width on the site.

7. Parking areas should be placed in the side and rear yards and not occupy the required front yard.

8. To promote variety of design, two-unit dwellings with front-to-back configurations or up-and-down layouts should be considered as an alternative to side-by-side and mirror image development. Layouts should be varied, and units staggered to create architectural diversity.

9. In predominantly single-family neighborhoods, two-unit dwelling development should:

a. Respect the established scale of the street and avoid long continuous façade frontages by designing the units to meet any one or a combination of the following:

- Maintain the impression of a single-unit development on the lot
- Visually break large massing into smaller individual components to express strong unit identity
- Offset the units from one another
- Provide separate structures rather than a single large structure

b. Create visual interest by providing variations in height, massing, and articulation of the front façades and not a mirror image design.

c. If front porches are a part of the neighborhood pattern, a new building or new entry should consider including this feature similar in size, location, and proportions to the other buildings in the neighborhood, but at least six feet in depth.