

AGENDA
GROTON ZONING COMMISSION
NOVEMBER 1, 2017 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. PUBLIC HEARINGS

III. CONSIDERATION OF PUBLIC HEARINGS

IV. PUBLIC COMMUNICATIONS

V. APPROVAL OF MINUTES

1. October 4, 2017*
2. October 18, 2017 Special Meeting*

VI. OLD BUSINESS

1. Commission Workshop* - Zoning Regulations Rewrite Project**

VII. NEW BUSINESS

1. Report of Commission
2. 2018 Meeting Schedule*
3. Receipt of New Applications

VIII. REPORT OF CHAIRPERSON

IX. REPORT OF STAFF

X. ADJOURNMENT

* ENCLOSED

Special Meeting: November 15, 2017
Next Regular Meeting: December 6, 2017

** COMMISSION WORKSHOP - PUBLIC COMMENTS WILL NOT BE ORALLY TAKEN DURING THIS PORTION OF THE MEETING. PUBLIC COMMENTS MAY BE SUBMITTED IN WRITING AT THIS WORKSHOP OR PROVIDED ORALLY TO THE COMMISSION DURING THE "PUBLIC COMMUNICATIONS" PORTION OF THIS MEETING. **

MINUTES
TOWN OF GROTON
ZONING COMMISSION
OCTOBER 4, 2017 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sayer, Smith, Sutherland
Alternate members present: Edgerton, Archer
Absent: Hudecek
Staff present: Glemboski, Jones, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m. and seated Archer for Hudecek.

II. PUBLIC HEARING

1. Zoning Map Amendment ZCH17-02, 1 Bank Street, Mystic, PIN 261918305972, RS-8 Zone. Proposal is to change the zoning district of 1 Bank Street from RS-8 Zone to WDD Zone. Review is per Section 8.2 of the Zoning Regulations. (Patrick Roche & Kim Brault, Applicants) – Continued

Ted Harris, Attorney, represented the applicants and responded to comments made by the public at the previous meeting. Mr. Harris addressed the Gaida case of spot zoning, which was discussed at the previous meeting, where one single parcel is changed without regard to the public purpose and area as a whole. He said the decision was based on the grounds that the land was more suitable for business, and use for business would best serve the interests of the town, and felt that the conclusions of this analysis should be the same for the applicant's parcel. The elevation change between the applicant's parcel and the surrounding residential uses was discussed. With regard to the petition, Mr. Harris noted that it had the requisite number of signatures, which requires an increased number of affirmative votes.

A short video of the parcel and neighborhood was presented by the applicants.

Kim Brault, applicant, addressed the commission and submitted several letters in support of the zone change.

Staff explained that the public hearing was kept open to allow the town attorney to submit an opinion regarding spot zoning. His opinion, dated September 16th, described the test for spot zoning and consistency with the comprehensive plan. He reviewed the petition, which met the 20 percent requirement, so the application would need to be approved by two-thirds of the commission. Four affirmative votes would be required to approve the zone change. Staff provided some history on the WDD zone. The district was established in 1975, and combined three existing zones in that area; a commercial zone, a working waterfront zone and a residential zone. The ledge created a dividing line between residential and commercial structures in most of the new district. The John Kelly statue is in a residential zone, was considered a parklet in the 80's, and has been continuously owned by the town.

The Chair asked for additional or new comments from the public.

Tim Yakaitis, 106 Sleepy Hollow Road, North Stonington, read a letter in support of the zone change from Margaret Roberts, Hillside Drive, Mystic.

Shayna Weinrauch, 497 Pequot Avenue, works for Leo at Harp & Hound, spoke in favor of the zone change. Ms. Weinrauch also read a letter of support from Chris McGuire, owner of 1 Ashby St and 285 High Street Mystic.

Michael Morrissey, 23 Bank Street, opposed the zone change.

Gary Hobert, 17 Mohegan Road and 15 Water Street, spoke in support of the zone change.

Diane Phaneuf, 8 Bank Street, had concerns about the trucks in the area.

David Squires, 22 Bank Street spoke in opposition of the zone change.

The public hearing was closed at 7:11 p.m.

MOTION: To amend the agenda to move Consideration of Public Hearings for ZCH17-02, 1 Bank Street, to the next item on the agenda.

Motion was made by Sayer, seconded by Smith, so voted unanimously.

III. CONSIDERATION OF PUBLIC HEARING

1. ZCH17-02, 1 Bank Street, Mystic (Patrick Roche & Kim Brault, Applicants)

Sayer noted that she was not at the last meeting, but she has listened to the entire recording, read all the material, read relevant parts of POCD, analyzed WDD and asked questions of staff, and feels up to date on the application.

The commission discussed the town-owned parklet and whether it was deed restricted to remain a park. Staff said they didn't think it was deed restricted but it would take action by the Town Council to change it to another use.

The commission agreed that this was not spot zoning. It fit into the WDD in terms of topography, isolation from other residential properties, and the surrounding uses of the lot itself. The change would further the uses of the WDD. It was noted by the commission that the Kelly statue parklet parcel is zoned residential but is a local tourist attraction owned by the town.

MOTION: To approve the Zoning Map Amendment (ZCH17-02) changing 1 Bank Street from RS-8 to WDD pursuant to the following findings for approval:

The Commission finds that the Zoning Map Amendment is consistent with the 2016 Plan of Conservation and Development and the Comprehensive Plan for the Town of Groton and is an orderly development of the existing Waterfront Design District.

The effective date of this Map Amendment shall be November 1, 2017.

Motion made by Smith, seconded by Archer.

Motion failed; 3 in favor (Archer, Smith Marquardt), 2 opposed (Sayer, Sutherland). Four votes required for an affirmative vote.

IV. PUBLIC HEARING

2. Special Permit #355, 3 Neptune Drive, PIN 260705282445, R-12 Zone. Proposal is to place approximately 8,000 cubic yards of fine-grained marine sands on property of the Mumford Cove Association at the community park and beach. Review is per Sections 7.1-10 and 8.3 of the Zoning Regulations. (Keith Neilson/Docko Inc., Engineer) (Mumford Cove Association, Owner & Applicant) (CAM)*

Chairperson Sutherland recused herself and appointed Marquardt as Acting Chair.

Marquardt read the legal notice.

Keith Neilson, Docko, Inc., presented the application. Mr. Neilson reviewed the location of Mumford Cove beach and the boat docking area. The channel is perpendicular to prevailing winds and tide, causing sand to move into the channel. Due to coastal storms, that area must be re-dredged fairly regularly. Similar applications for the same reason were previously approved by DEEP, the Army Corps of Engineers and the Zoning Commission. The dredging process was detailed by Mr. Neilson. Sand will be offloaded onto the park area, surrounded by a berm dewatered, the debris removed from the dredge spoils, and then relocated to the beach area. Due to the time schedule being limited by water temperatures, the process will probably have to be done over two or three years.

Mr. Neilson requested lighter erosion control methods. They would be willing to work closely with town staff, and if a situation arises where they would be required to add tighter controls, they would do so immediately.

The Acting Chair sat Edgerton for Sutherland for the public hearing.

David Cote, 78 Colony Road, Chairman of Mumford Cove Association Waterfront Committee, clarified the temporary sand storage in the park area. He said there would be very little effect to the playground and picnic area.

The public hearing was closed at 8:07 pm.

V. CONSIDERATION OF PUBLIC HEARING

1. Special Permit #355, 3 Neptune Drive (Docko Inc., Applicant) (Mumford Cove Association, Owner & Applicant) (CAM)

Staff addressed the erosion controls. In previous approvals, erosion controls were incorporated in the plans for the special permit and an E & S bond was required. Staff said it was very clear that erosion controls were not needed on the beach. In the past, the area of stockpile was initially surrounded by hay bales and very little material eroded off the pile. She believed the berm would be perfectly fine considering the flat site. Dune grass and vegetation should be protected by fencing.

MOTION: To approve Special Permit #355, Mumford Cove Beach Association Fill (CAM) to place 8,000 cubic yards of fine-grained marine sand on the property of the Mumford Cove park and beach subject to the following conditions:

1. The erosion controls at both the stockpile area and the beach area protecting vegetated areas shall be inspected by town staff prior to deposition of the sand.

Motion made by Smith, seconded by Sayer.

The commission amended the language of the original motion as follows.

MOTION: To approve Special Permit #355, Mumford Cove Beach Replenishment (CAM) to place approximately 8,000 cubic yards of fine-grained marine sands on property of the Mumford Cove Association at the community park and beach subject to the following conditions:

2. Vegetation protection controls shall be inspected by town staff prior to deposition of the sand.
3. The applicant shall submit the following reports to the Office of Planning and Development Services:
 - a. Dredging Report. This report shall include total cubic yards of material stockpiled and current condition of the site. If dredging is done over the course of two or more winters, this report shall be submitted after each period of dredging.
 - b. Deposition Report. This report shall be submitted upon completion of the project and include total cubic yards of deposited materials on the beach and a description of cleanup and stabilization/restoration activities at both the park and beach areas.

The Commission finds that this application complies with the special permit objectives in Section 8.3-8 of the Zoning Regulations in that it is in harmony with the development of the Mumford Cove area, does not conflict with the normal traffic of the area, and that it does not have a negative impact on natural resources near the site.

Amended motion made by Smith, seconded by Edgerton. Motion passed unanimously.

MOTION: To approve the Coastal Site Plan for the Mumford Cove Beach Association fill because it is consistent with all applicable coastal policies and will not have an adverse impact on coastal resources.

Motion made by Smith, seconded by Archer; so voted unanimously.

The commission asked staff to consider how these applications could be approved administratively in the future when they are continuous.

Sutherland was reseated as Chair.

VI. PUBLIC COMMUNICATIONS - None

V. APPROVAL OF THE MINUTES

1. September 6, 2017

MOTION: To approve the September 6, 2017 minutes as amended.

Motion made by Smith, seconded by Marquardt. Motion passed 3-0-1 (1 abstention Sayer).

VII. OLD BUSINESS

1. Zoning Regulations Rewrite Project

There will be a special meeting on October 18th at 6:30 p.m.

Staff distributed a draft of Section 3 of the regulations, which addressed the proposed new zones. Staff will provide a map to the commissioners. After the commission is comfortable with the draft zones and map, the use tables will be reviewed. Staff said Horsley Witten will be at the meeting on October 18th. The commission would like a rough timeline or calendar for the rewrite project.

Staff asked the commission how they would like to conduct the workshops with regards to public input. The commission concurred that they wanted no public comments at the workshops, only comments at the regular meetings. Staff said that would be stated on the agendas for those meetings. The commission also discussed a five minute limit for public comments. There will be only written comments accepted at the October 18th meeting.

VIII. NEW BUSINESS

1. Report of Commission - None

2. Receipt of New Applications - None

IX. REPORT OF CHAIRPERSON - None

X. REPORT OF STAFF - None

XI. ADJOURNMENT

Motion to adjourn at 8:51 p.m. made by Sayer, seconded by Smith; so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Executive Assistant

MINUTES
SPECIAL MEETING
TOWN OF GROTON
GROTON ZONING COMMISSION
OCTOBER 18, 2017 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 1

I. ROLL CALL

Regular members present: Hudecek, Marquardt, Sayer, Smith
Alternate members present: Edgerton, Archer
Absent: Sutherland
Staff present: Glemboski, Jones, Reiner, Gilot

Acting Chairperson Hudecek called the meeting to order at 6:06 p.m. and seated Edgerton for Sutherland.

II. ITEM OF BUSINESS

1. Commission Workshop – Zoning Regulations Rewrite Project

Acting Chairman Hudecek said the commission would not be taking any public comments at this meeting. Those will be taken at the next regular meeting on November

Jeff Davis and Nate Kelly, Horsley Witten Group reviewed the progress of the regulation rewrite.

Draft Restructure Outline

Jeff Davis discussed the uses, the use table, and consolidation of districts. Mr. Davis noted that he hoped the new layout would be more user friendly, with a preface on how to use the document.

Definitions – they will compile all the definitions throughout the document; they will be listed in alphabetical order by topic. Also, a single alphabetical list with the page number of the definition will be listed, similar to an index.

Mr. Davis provided an overview of the various sections. Hyperlinks would be included in the web version. The commission had comments on multi-use paths and bicycle parking as a number of zones as described as pedestrian and bicycle friendly. Mr. Davis explained that the formatting and sub-numbering of sections will be addressed as they get closer to a final draft. Sayer said an explanation of the number associated with each zoning district (such as R-12, RS-12, RU-20 - minimum lot size or units per acre) should be included.

Draft Updated Map

Mr. Davis discussed the major changes and consolidations of the various residential zones, and explained that they recommended getting rid of RU-80; those parcels would be added to the RU-40. The R-6 from R-8 zones will more closely align with the current existing building stock.

The RMF zones and RU-20 zone will remain mostly the same. One major change will be the addition of an Open Space zone. Larger permanently protected open space parcels were identified on the map. This zone also includes Groton Utilities watershed land which is currently zoned as residential. The industrial zone, with some commercial and retail uses,

general industrial, mixed use centers and neighborhood commercial sites were identified and discussed. Mr. Davis also reviewed commercial heavy, the proposed TIF district at Routes 184 and 117, the various mixed use zones including , the smaller village center nodes around Old Mystic and Poquonnock Bridge. He noted the new MYS zone, currently the WDD with the addition of four targeted parcels (currently in R-8) added to that zone. He described WW - water oriented businesses. The goal is to limit or lessen dimensional non-conformities. Most changes are to make more conforming properties. There are a lesser number of zones. The RU-80 would be merged with RU-40. The "R" districts would allow single family and two-family houses by right. RU (rural) allows residential single family homes and other uses not allowed in typical RS zone. Unless a use is abandoned, the current uses are grandfathered in. The commission will need to decide if they want to tier the mixed use zones.

Section 3

The dwelling sizes in the R zones were discussed; porch setbacks and the size of the porches were discussed and might be a possible concern for the commission. Staff said the commission could look at a street or a couple of streets to see what the change would be in the number of non-conforming lots. Cottage-style developments or tiny homes were discussed.

All uses for each district would be on a table at the end of the section. Dimensional standards and maximum building coverage graphics would be included for each district. Garage standards, setbacks, accessory structure dimensions, etc. need to be reviewed. The commission said garage height should be no higher than the house. Sayer said it would be helpful to see a graphic with several houses on a road. The impervious coverage standards was already reviewed with the WRPD rewrite and applies to commercial but not residential. Family compounds were discussed. They could be allowed in RU-40. Provisions for allowing two detached homes on one lot of at least 60,000 square feet were discussed.

Commercial mixed use zones – The commercial zones currently allow residential. The commission discussed eliminating the residential from the new commercial zones. There are not many places that currently are strictly commercial, so the commission needs to consider if they want any residential in these zones and the impact their decision will have on existing houses in the commercial zones. They discussed whether all commercial zones should allow for mixed use, or does the commission want to push the mixed use to certain areas of town, so that it becomes a place, rather than having isolated mixed use developments scattered throughout the town. Currently there are only four areas proposed for mixed use; the commission needs to decide if they want the mixed use zones to creep into commercial neighborhoods.

Mixed use districts (page 20) – The intent or purpose of the mixed use districts (MYS, MTC and MVC) was discussed. Mr. Davis said he would like to do a more detailed analysis of the existing WDD (MYS zone) in terms of the impact of the proposed changes.

There will be different language to distinguish open space from public space. One requirement will be the publicly accessible landscaped areas, how much is regulated by the zoning regulations as opposed to design guidelines. Design guidelines were discussed; how they would be enforced, whether they have any regulatory weight, and how are they changed.

Other considerations/Guidelines (page 29) – These may or may not be included in the regulations, or may be a separate document; the guidelines will include such items as general site layout, street pattern, building and parking design standards, etc.

Mixed use industrial (page 35) - Height considerations were briefly addressed.

Open Space districts (page 37) – Open space may be categorized as one of two types: open space conservation and open space recreation zones. The open space parcels shown on the draft map include large, permanently protected lands owned by the town, Groton Utilities, open space groups and the State. Every piece of protected open space is not shown as there are many small isolated pieces embedded in subdivisions. Staff said they have not yet had a conversation with Groton Utilities relative to parcels their watershed parcels. The water filtration plant and Pequot Health Center are not shown as an open space zone.

Mr. Davis said the goal at this meeting was to have the commission generally comfortable with what was presented for the map, the zoning districts and the zoning regulations. Horsley Witten will address those red flags raised at tonight's meeting.

Staff said the Nautilus Memorial Design District (NMDD) is shown to be changed to Commercial Neighborhood (CN). That seemed the most logical choice for that node. The existing housing and military-owned land was discussed, and the commission concurred to leave that area as it is zoned now. Mr. Davis said mobile home parks are addressed by uses. With regard to mobile homes, staff was concerned with legal issues on the definition of housing types. Current regulations have standards on how existing mobile home parks should be expanded and rearranged, but not new ones. With cottages and tiny homes, the commission discussed converting mobile home parks to tiny homes, and whether the standards would be the same.

Food trucks will be included in the new table of uses and some conditions will be written for the commission's consideration.

Hudecek was concerned about having use tables included in each zone description in addition to an overall use table for the whole town. He doesn't like the duplication and thinks it will lead to mistakes when the tables are amended in the future.

Sayer said Stonington has a shopping area also named Old Mystic Village, which may create some confusion with the new name of the Old Mystic mixed use village area. Staff said Stonington is looking at their side of Old Mystic as well, and they will see how Stonington addresses the area.

Next steps

Definitions – Staff will send the draft use definitions and the table of permitted uses to the commission. The conditions for conditional uses have not been developed yet. Staff said there are no applications for the November meeting, so the commission can continue their discussion at the regular meeting. Staff said they want the commission to concentrate on the big picture items and complete the policy details, and then they can wordsmith.

Horsley Witten will provide staff with a draft timeline in advance of the November 1st meeting.

III. ADJOURNMENT

Motion to adjourn at 8:20 p.m. was made by Sayer, seconded by Smith; so voted unanimously.

Susan Marquardt, Secretary
Zoning Commission

Prepared by Debra Gilot
Executive Assistant

M E M O R A N D U M

TO: Town of Groton Zoning Commission
FROM: Diane Glemboski, Planner II
DATE: October 25, 2017
SUBJECT: Zoning Commission Meeting 11-1-17, Regulation Rewrite Project

At the Zoning Commission special meeting on November 1, 2017, staff will be working with the Zoning Commission on the following:

- Review of the Table of Permitted Uses based on the new districts and the new use designations. Uses are designated in the table to be permitted by right, permitted as an accessory use, permitted with conditions, permitted with a special permit, or prohibited in each district. Staff and Horsley Witten are still reviewing the following and discussion of these items will take place at a future workshop:
 - The Residential, Lodging and Signage uses within the table.
 - The allowed uses in the OS district
 - The designation in the table of the allowed and prohibited uses in the WRPD.
- We have also attached a copy of the current Draft Use Definitions. Many of these use definitions were previously reviewed by the Zoning Commission and include modifications made through the WRPD amendment process and by staff as we continue to review the various sections. As noted previously, these definitions may need to be reworked and modified as we continue through this Rewrite Project.
- Use Standards for Conditional Uses. We have not included these standards at this time. These will be established once the Commission reviews the Table of Permitted Uses. Staff understands that there may be some uses that the Commission will need to see the conditions before they can decide if the use should be allowed in a specific zone. Hopefully, what we've given you is a starting point for these decisions.

Please bring your notebooks to the meeting. If you need additional help or information, please email dgilot@groton-ct.gov or dglemboski@groton.ct.gov .

SECTION 5: DISTRICT REGULATIONS

Items highlighted in yellow below have not yet been reviewed by the Town. Items highlighted in green still need a definition.

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:

- = Permitted
- ⓪ = Permitted with Conditions (Location of conditions noted in the “Conditions” column. All conditions under the WRPD districts are located in Sec. X.)
- Ⓢ = Permitted with Conditions **and** a Special Permit (Location of conditions noted in the “Conditions” column. All conditions under the WRPD districts are located in Sec. X.)
- A = Permitted as an accessory use
- Blank = Prohibited

Key: Zoning Districts

RS = Residential, Single Family (RS-12 and RS-20)
R = Residential (R-6 and R-12)
RU = Rural Residential (RU-20 and RU-40)
RMF = Residential Multi-Family
CN = Commercial, Neighborhood
CR = Commercial, Regional

WW = Working Waterfront
MYS = Mystic
MTC = Mixed-Use Town Center
MVC = Mixed-Use Village Center
IM = Industrial, Mixed-Use
IG = Industrial, General

OSA = Open Space

Parking Standards

The column below marked “Pkg” contains numbers that correspond to the parking standards for various uses. Please see the parking standards in Sec. X.XX.

Water Resource Protection District (WRPD) Restrictions and Conditions *Commentary: To be filled in later*

- ALL development, regardless of use and underlying zoning, within the WRPD must meet the general performance standards described in Sections 6.5-6 through 6.5-9.
- Where there may be conflicts between provisions of the WRPD and other provisions of this ordinance, those of the WRPD shall apply.
- Any unmarked use under the WRPD column means that the specified use shall be permitted or prohibited in accordance with the underlying zoning.
- Any use marked ‘X’ under the WRPD column is prohibited, regardless of the underlying zoning.
- Any use marked ‘S’ within the WRPD is permitted so long as it is using public sewers.
- Any use marked ‘C’ has additional conditions described in Sec. 6.5.10. Any such use also marked with ‘SP’ requires a Special Permit as part of these conditions.

- Any use marked 'R' requires review of the WRPD standards. While the use is not categorically restricted, certain activities related to that use may be prohibited, require a sewer connection, or have additional conditions.
- 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
 - 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 Table of Permitted Uses, 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.

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

LODGING

RESIDENTIAL

RESTAURANT

RETAIL

SERVICES

SIGNS

TRANSPORTATION, COMMUNICATION & UTILITIES

VEHICLE & HEAVY EQUIPMENT

5.1 TABLE OF PERMITTED USES

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICT	WRPD <i>TBD</i>	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
AGRICULTURAL, ANIMAL & NATURAL RESOURCES																
Aquaculture			○						○		○	○			6	-
Agriculture, Commercial	○	○	○	○	○	○				○	○	○			-	-
Agriculture, Home	A/○	A/○	A/○	A/○						A/○	A/○				-	-
Community Garden	○	○	○	○	○	○				○	○	○				-
Kennel, Commercial			○							○	○				10	-
Nurseries and Greenhouses, Commercial			○		○	○				○	○	○			-	-
Pet Grooming			○		○	○	○		○	○	○				1	-
Riding or Boarding Stable			○							○	○				-	-
Veterinary Services			○		○	○	○		○	○	○	○			1	-
CULTURAL, RECREATION & ENTERTAINMENT																
Art Gallery or Museum			SP○		●	●	●		●	●	●*				9	-

	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
PERMITTED USES (CULTURAL, RECREATION & ENTERTAINMENT, cont.)																
Campground			◐												-	-
Club, Lodge or Association	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐				8	-
Commercial Recreation, Health and Fitness, Indoor, Small Scale			◐	◐	●	●	●		●	●	◐	◐			14	■
Commercial Recreation, Health and Fitness, Indoor, Large Scale				A*	●	●			●	●	◐	◐			14	■
Commercial Recreation, Outdoor			◐		◐	◐			◐	◐	◐	◐			14	-
Entertainment or Sports Facilities			◐			◐			◐		◐	◐			8	-
Exhibition Hall					●	●	●		●	●	●	●			8	
Golf Course			◐								◐	◐				-
Library	●	●	●	●	●	●	●		●	●					9	
Marina or Yacht Club	◐	◐	◐				●	●				●			8	-
Public Recreation, Indoor or Outdoor	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐			-	-
Temporary Events, Non-Profit	◐	◐	◐	◐	◐	◐	◐		◐	◐	◐	◐			8	7.1-3
Theater or Cinema					◐	◐	◐		◐	◐	◐**				8	-
*Only if accessory to a multi-family bldg																
**Only if part of industrial mixed use																

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
DAYCARE																
Adult	○	○	○	○	○	○	○	○	○	○	○*				10	-
Child	○	○	○	○	○	○	○	○	○	○	○*				10	-
Family	●	●	●	●	●	●	●	A	●	●	A	A			10	
Group	○	○	○	○	○	○	○		○	○	○*				10	-
*Only if part of industrial mixed use																
HEALTH FACILITIES																
Hospital/Emergency Treatment Center			○		○	○	○		○	○	○				15	-
Medical/Health Care Professional Office/Clinic			○		●	●	●		●	●	●				5	-
Nursing Home			○	○	○	○			○	○						-
INDUSTRIAL																
Alcoholic Beverage Production, Sm Scale			○		●	●	●		●	●	●	●			1	-
Alcoholic Beverage Production, Lg Scale					○	●			○		●	●			6	-
Artisan & Craft Workshop			○		●	●	●	●	●	●	●	●			6	-
Flex Space											●	●			6	
Food and Kindred Production, Major											●	●			6	

	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
PERMITTED USES (INDUSTRIAL, cont.)																
Food and Kindred Production, Minor					●	●	◐		◐	◐	●	●			1	-
Heavy Industrial												●			6	-
Laundry, Commercial						●					●	●			6	
Light Industrial								●*			●	●			6	
Outdoor Storage Yard, Accessory					A/○	A/○		A/○	A/○	A/○	A	A			6	
Outdoor Storage Yard, Primary											◐	◐			6	-
Sailmaking					●	●	●	●		●	●	●			6	
Warehouse & Distribution						●					●	●			6	
* Only if the industry is marine-related																
LODGING																
Bed & Breakfast			●		●	●	●								15	
Hotel/Motel					●	●	●		●	●	●*	◐			15	-
Rooming & Boarding House			●	◐	●	●	●								15	-
*Only if part of industrial mixed use																

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
RESIDENTIAL																
Accessory Apartment	A	A	A	A	A	A	A								3	
Active Senior Housing	⊙	⊙	⊙	⊙	⊙	⊙									2/3	-
Caretaker/Security Service Dwelling	A	A	A	A	A	A	A								3	
Community Residential Counseling Fac.				⊙	⊙	⊙	⊙		⊙	⊙					11	-
Dwelling, One Family	●	●	●	◐	●	●	●								2	-
Dwelling, Two Family		●		◐	●	●	●			●					2	-
Dwelling, Multi-family				◐	◐*	◐*	◐*		◐*	◐*					3	-
Home Occupation	A	A	A	A	A	A	A	A	A	A					TBD	
Mobile Home Park or Subdivision	⊙	⊙	⊙	⊙	⊙	⊙			⊙	⊙					3	-
Residential Life Care Communities	⊙	⊙	⊙	⊙	⊙	⊙			⊙	⊙					11	-
*Allowed in conversion of existing buildings, other conditions apply																
RESTAURANT																
Drinking Establishment					●	●	◐		●	◐	●*				12	-
Drive Through Facility for Restaurant					A/◐	A/◐			A/◐						-	-
Restaurant, Fast Food					●	●	◐	A/◐	●	◐	●*				12/13	-

	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
PERMITTED USES (RESTAURANT, cont.)																
Restaurant, Mobile			◐	◐	◐	◐	◐	◐	◐	◐	◐	◐			-	-
Restaurant, Standard					●	●	●	A/◐	●	◐	◐*				12	-
*Only if part of industrial mixed use																
RETAIL																
Drive Through Facility for Retail					A/◐	A/◐			A/◐		A/◐*				20	-
Retail, Small-Scale					●	●	●		●	●	●*				1	
Retail, Medium-Scale					●	●	●		●		●*				1	
Retail, Large-Scale						●					●				1	
Retail with Large Indoor Storage					●	●	●		●	●	●*				1	
*Only if part of industrial mixed use																
SERVICES																
Cemetery (New)			◐								◐	◐			-	-
Cemetery (Existing)	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐			-	-
Churches and Other Places of Religious Worship	●	●	●	●	●	●	●		●	●	●				8	
Crematory Services											●	●			8	

PERMITTED USES (SERVICES, cont.)	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
Drive Through Facility for Services					A/☉	A/☉				A/☉	A/☉				20	-
Elementary and Secondary Schools, Colleges & Universities	☉	☉	☉	☉	●	●	●		●	●	●				-	-
Funeral Services					●	●				●					8	
Personal Services					●	●	●		●	●	●*				1	
Professional & Arts Organizations, Schools and Studios			☉		●	●	●		●	●	●*				5	
Professional Offices			☉		●	●	●	☉**	●	●	●	●			5	-
Self-Service Storage Facility								☉			☉	☉			7	-
Town of Groton Services	●	●	●	●	●	●	●	●	●	●	●	●			-	
*Only if part of industrial mixed use																
**Only if marine-related																
SIGNS																
Accessory	A	A	A	A	A	A	A	A	A	A	A	A			-	
Non-Accessory						☉	☉	☉			☉				-	-
Non-Accessory, Temporary	☉	☉	☉		☉	☉	☉	☉	☉	☉	☉	☉			-	-

PERMITTED USES	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
TRANSPORTATION, COMMUNICATION & UTILITIES																
Airport												●			-	
Telecommunication Facility	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐			-	-
Telecommunication Tower			◐	◐	◐	◐					◐	◐			-	-
Transit Stations & Hubs					●	●	●	●*	●	●	●	●			-	
Utility Infrastructure	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐	◐			-	-
*Only if ferry service																
VEHICLE & HEAVY EQUIPMENT																
Bus & Limo Garage and Maintenance							●					●			17	
Construction, Farm & Heavy Equipment Rentals							●				●	●			17	
Construction, Farm & Heavy Equipment Sales							●				●	●			17	
Contractor Vehicle Parking & Const. Equipment Storage							●				●	●			17	
Contractor Vehicle Parking & Const. Equipment Storage, Residential	A/◐	A/◐	A/◐	A/◐	A/◐				A/◐	A/◐	A/◐				17	-
Fuel Dealer with Storage							●				●	●			1	

	RESIDENTIAL DISTRICTS				COMMERCIAL/MIXED-USE DISTRICTS						INDUSTRIAL DISTRICTS		OPEN SPACE DISTRICTS	WRPD	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
PERMITTED USES (Vehicle & Heavy Equipment, cont.)																
Fuel Dealer without Storage					●	●	●		●	●	●	●			1	
Fuel Dispensing Station					◐	◐		◐	◐	◐	◐	◐			16	-
Marine Craft & Equip. Display and Sales						●	●	●		◐	●				17	-
Vehicle Dealers (New)						●					●				17	
Vehicle Dealers (Used)						●					●				17	
Vehicle Parts & Supplies (New)					●	●	●		●	●	●				1	
Vehicle Rental						●	◐		●	◐	●	●			1	-
Vehicle Repair & Service, Major						●					●	●			16	
Vehicle Repair & Service, Minor					◐	●			◐		●	●			16	-
Vehicle Washing Facility					◐	◐			◐		◐	◐			18	-

Commentary: Below are the definitions related only to Uses, to aid in reviewing the Use Table.

SECTION 2: DEFINITIONS

Accessory and Principal Terms

ACCESSORY APARTMENT: A residential dwelling unit subordinate to a single family dwelling.

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

Commentary: Agriculture Events are activities that take place on any commercial agricultural use. However, they could be added to the Use Table as an accessory use if they are not allowed on all commercial agriculture uses (wherever commercial agriculture uses are allowed).

AGRICULTURE, EVENTS: An event or activity accessory to and conducted on the same property as an ongoing bona fide 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 events may include, but are not limited to, farm tours, classes and/or conferences related to agricultural production and skills, petting, feeding and viewing of farm animals, and special or seasonal events such as weddings, farm dinners, and similar events.

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

CARETAKER/SECURITY SERVICE DWELLING: A dwelling for a caretaker or security services provided as an accessory use and located on the same property as the principal use. Such dwelling units are occupied by an employee or contractor of the principal use who resides on the premises for the legitimate provision of maintenance and/or security services.

CONTRACTOR VEHICLE PARKING, RESIDENTIAL: The parking of a contractor's commercial vehicle as accessory to a primary residential use.

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

HOME OCCUPATION: An accessory use which produces a good or provides a service for financial gain, is conducted within a principal dwelling or accessory building, is carried on by the residents thereof, and which use is incidental and subordinate to the residential use of the dwelling.

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.

RETAIL WITH OUTDOOR STORAGE: Any retail establishment with an outdoor area that has been cleared 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 SALES LOT: 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, is generally deemed integral but accessory to the operation of the business, and may be a fixed, formal element of site design. Said goods are generally too heavy to be returned to the inside of the structure while the business is not in operation.

Commentary: The last time we discussed this, it seemed the Town preferred not to add standards for Temporary Rentals (e.g. AirBnb). If that is still the case, the definition below can be deleted.

TEMPORARY RENTAL: A private dwelling or a room in a dwelling which is available for short-term, temporary rentals of less than 30 days per party per stay. The dwelling must be the primary home of the owner for at least six months out of any calendar year.

Agricultural, Animal, and Natural Resources

AQUACULTURE: The farming and production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, 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.

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 incidental retail sales by the producer of products raised on the farm.

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

AGRICULTURE, EVENTS: An event or activity accessory to and conducted on the same property as an ongoing bona fide 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 events may include, but are not limited to, farm tours, classes and/or conferences related to agricultural production and skills, petting, feeding and viewing of farm animals, and special or seasonal events such as weddings, farm dinners, and similar events.

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

COMMUNITY GARDEN: A single piece of land gardened collectively by a group of people for the production of plants. Livestock shall not be raised in a community garden.

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.

KENNEL, COMMERCIAL: Any lot on which 4 or more *pets*, six months old or older, are available for sale or are boarded for compensation.

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 shall still be considered livestock. This definition also does not include wild animals.

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

Commentary: Staff wonders what other towns do with pot belly pigs, pigmy goats and other small livestock now acting as a pet. Should the Town allow 1 small such animal that otherwise acts as pet? The ZC can discuss this point.

PET: A domesticated animal such as a dog, cat, common cage bird, rodent, rabbit, ferret, or 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.

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 may not perform medical services, nor allow overnight kenneling of animals.

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

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

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

Cultural, Recreation and Entertainment

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.

Commentary: The ZC may discuss what time restriction is most appropriate for a Campsite. Does the Town wish to accommodate longer term camping? Or should camping in any one spot be restricted to a shorter time frame (say, 2 weeks)?

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, with any one user not to exceed 30 contiguous days in any 12 month period.

CLUB, LODGE OR ASSOCIATION: An association of persons which is the owner, lessee, or occupant of an establishment operated solely for a recreation, social, fraternal, religious, political, or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs the chief activity of which is a service customarily carried on primarily for business or gain. *This use category does not include overnight accommodations.*

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, SMALL SCALE: A recreational, health, or personal improvement activity, carried out for profit, generally conducted within a building or substantial structure in a space not to exceed 2,000 square feet.

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, LARGE SCALE: A recreational, health, or personal improvement activity, carried out for profit, generally indoors in a space greater than 2,000 square feet.

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

ENTERTAINMENT OR SPORTS FACILITIES: An indoor or outdoor land use attracting large numbers of both local and regional visitors for entertainment or sporting events. A large-scale entertainment or sports facility may include arenas, amphitheaters, megatheaters, stadiums and ball parks, other sports facilities, and theme parks. (New Eff: 10/1/97) (Updated July 2016)

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

For Example . . .

COMMERCIAL RECREATION, HEALTH AND FITNESS, INDOOR, SMALL SCALE
Examples may include:

- Small yoga and pilates studios
- Certified massage therapy
- Physical therapy
- Sports performance training
- Martial arts, etc.

For Example . . .

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.

GOLF COURSE: A tract of land laid out with a 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.

LIBRARY: A public or private, nonprofit 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.

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

MUSEUM: Any space, building or set of buildings 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.

TEMPORARY EVENTS, NON-PROFIT: A temporary festival or other such group or aggregation of rides, shows, games, exhibits, demonstrations, or concessions or any combination thereof, organized and run by a non-profit or community-based organization.

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 related services such as food and beverage sales and other concessions, office space for theater management, costume shops, set design shops, and set and costume storage areas.

YACHT CLUB: An institutional use that is classified as either a private club or community club that consists of structures and related grounds and/or moorage **and that is** 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.

Day Care Related

DAYCARE: A place 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 attendant adults, and for which care a payment, fee, or grant is made. Of those receiving care, only dependents of an attendant adult living at the premises may reside on the site.

ADULT DAY CARE CENTER: A non-residential facility in which custodial care is provided for related or unrelated adults who are in need of 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. (New Eff: 8/1/92) (Updated August 2016)

FAMILY DAY CARE HOME: A 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, shall be permitted, except that if the provider has more than three (3) children who are in school full time, all of the provider's children shall be permitted. Said facility shall be considered to conform 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 shall be deemed not to represent an intensification of use of a property. (New Eff: 10/31/89) (Updated July 2016)

CHILD DAY 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 meets all the requirements of the State of Connecticut Office of Early Childhood, Division of Licensing "Statutes and Regulations for Licensing Child Day Care Centers and Group Day Care Homes," Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances. (New Eff: 10/31/89) (Updated July 2016)

GROUP DAY CARE HOME: A facility 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 meets all the requirements of the State of Connecticut Office of Early Childhood,

Division of Licensing "Statutes and Regulations for Licensing Child Day Care Centers and Group Day Care Homes," Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances.
(New Eff: 10/31/89) (Updated July 2016)

Health Facilities

HOSPITAL/EMERGENCY TREATMENT CENTER: A facility for health maintenance, diagnosis or treatment of human diseases, pain, injury, deformity, 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.

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

MEDICAL LABORATORY: A facility for the analysis of blood, tissue, or other human medical products.

NURSING HOME: A chronic and convalescent nursing home, or a rest home with nursing supervision, as defined and licensed by the Connecticut State Department of Health.

Commentary: May need new definition for Nursing Home when reviewed by Attorney.

Industrial

ALCOHOLIC BEVERAGE PRODUCTION: A facility used for the commercial purpose of processing grapes, other fruit products, grains or vegetables to produce 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, as well as a café with limited food service, may be permitted as part of any winery, brewery or distillery operations.

ALCOHOLIC BEVERAGE PRODUCTION, LARGE SCALE: Includes the definition for Alcoholic Beverage Production, and exceeds 3,000 square feet of floor area.

ALCOHOLIC BEVERAGE PRODUCTION, SMALL SCALE: Includes the definition for Alcoholic Beverage Production, and does not exceed 3,000 square feet of floor area.

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

November 1, 2017

BREWERY: Included under the definition for Alcoholic Beverages Production

DISTILLERY: Included under the definition for Alcoholic Beverages Production.

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.

FOOD AND KINDRED PRODUCTION, LARGE SCALE: Any facility of more than 5,000 square feet that engages in commercial on-site production and packaging of food, food related products, and/or non-alcoholic beverages, including wholesale.

Commentary: ZC may discuss whether some limited wholesale is appropriate in Small Scale Food Production. Wholesale may increase the amount of trucks/delivery, but the 5,000 sq ft size limit will naturally limit the amount of wholesale if that is desired.

For Example . . .

**FOOD AND KINDRED PRODUCTION,
SMALL SCALE**

Examples may include:

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

For Example . . .

**FOOD AND KINDRED 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 KINDRED PRODUCTION, SMALL SCALE: Any facility of no more than 5,000 square feet 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 not including wholesale.

HEAVY INDUSTRIAL: Uses engaged in the basic processing and manufacturing of materials or products predominately 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 conditions.

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

LIGHT INDUSTRIAL: 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.

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

For Example . . .

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
- Non-ferrous foundries and rolling and extruding of non-ferrous materials
- Waste handling/reduction facilities
- Solid waste disposal facility
- Electrical equipment production

For Example . . .

LIGHT INDUSTRIAL

Examples may include:

- Manufacturing of furniture and fixtures
- Jewelry assembly
- Musical instruments and parts
- Moving and storage uses
- Photo processors and photo labs
- Printing and publishing
- Professional, scientific, and controlling instruments
- Research and testing services
- Scientific and research laboratories
- Screen printing/embroidery of clothing
- Stone, clay, glass, and firewood production.

Commentary: ZC may discuss whether it would like a definition for shredding, compressing or salvage use or scrap/discarded materials storage.

OUTDOOR STORAGE YARD, PRIMARY: A facility for storing or displaying materials, goods, or equipment as a primary use.

This is the definition used in the WRPD

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.

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.

WHOLESALE: An establishment or 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.

WINERIES: Included under Alcoholic Beverage Production.

Lodging Related

Commentary: All of the lodging definitions are under review by the Town Attorney, and subject to amendment based on his recommendations.

BED AND BREAKFAST: An owner-occupied building which is open to the general public, designed, used and occupied as a single-family residence managed by the property's owner and having, as an accessory use, bedroom accommodations and meal provisions for those accommodated as paying guests.

HOTEL/MOTEL: A building or buildings open to the general public and providing lodging for compensation with or without meals and/or kitchen facilities, and intended for the accommodation of transients.

ROOMING OR ROOMING/BOARDING HOUSE: A dwelling whose principal use is to provide lodging, without separate kitchen facilities, with or without meals, for compensation by prearrangement for definite periods, to between 3 and _____ persons.

Commentary: Will wait to hear what the Town Attorney has to say about Rooming and Boarding Houses.

Residential

Commentary: All of the residential definitions are under review by the Town Attorney, and subject to amendment based on his recommendations.

ACCESSORY APARTMENT: A residential dwelling unit subordinate to a single family dwelling.

ACTIVE SENIOR HOUSING: Housing designed for seniors, 55 years or older and providing several, but not all of the services and facilities required for Assisted Living and/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. (New Eff: 3/1/05)

ASSISTED LIVING FACILITY: Housing designed for seniors *who require some level of assistance in their day to day care*, including such facilities licensed and designed to meet the needs of seniors with Alzheimer’s or other dementia-related illnesses, that provides nursing services, communal dining facilities and meal services, and/or assistance with personal care activities of daily living to clients living within a managed residential community having supportive services that encourage clients, aged 55 or older, to maintain a maximum level of independence. (New Eff: 5/31/97; 12/10/2004) (Updated July 2016)

COMMUNITY RESIDENTIAL COUNSELING FACILITY: A residential building or group of buildings for the temporary, transitional housing of detoxified resident persons and/or their dependents seeking to arrest, reverse, or ameliorate the compulsive use of alcohol or drugs pursuant to an organized and structured program. Such a facility will include onsite counselors and staff members providing counseling, rehabilitation, evaluation and other supportive services to the detoxified resident persons. This definition shall not include community-based service 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 Chapter 319j, Section 17a-680 to 17a-701 of the Connecticut General Statutes. (New Eff: 7/1/93) *(Added word ‘Counseling’ to the name, March 2016. Updated August 2016, including latest statutory references.)*

CONGREGATE LIVING FACILITY: Housing 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, offering communal dining facilities and meal services and including, but not necessarily limited to, services such as housekeeping, organized social and recreational activities, and transportation services. (New Eff: 5/31/97; 12/10/2004)

DWELLING: A building that contains one or more dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

DWELLING, ONE FAMILY: A detached building with one dwelling unit.

DWELLING, TWO FAMILY: A detached building with two independent dwelling units.

DWELLING, MULTI-FAMILY: A building or group of buildings on one lot containing three or more separate dwelling units.

DWELLING, MULTI-FAMILY CONVERSION: A multi-family dwelling developed by converting an existing building from another use.

DWELLING, MULTI-FAMILY MICRO-UNIT: A type of Multi-family Conversion Dwelling, typically less than 500 square feet, with a fully functioning and accessibility-compliant kitchen and bathroom, designed with features that mitigate the small size.

DWELLING UNIT: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

FAMILY: Any number of individuals related by blood, marriage, or adoption, living together as a single housekeeping unit. A group of not more than four persons keeping house together, but not necessarily related by blood or marriage, may also be considered a family. (Eff: 9/4/93)

Commentary: HW and staff agree that defining "Household" rather than "Family" is a good approach. Defining "Family" at the local level is a tricky business. We will await the opinion of the Town Attorney.

Commentary: Building Official will also need to review the definitions for Manufactured and Mobile Homes, below.

MANUFACTURED HOME: Any home factory-built to a state code built either on a permanent chassis or with removal of the chassis frame in mind. Typically, a manufactured home is not moved from its initial installed site.

MOBILE HOME: A transportable single family dwelling unit in one or more sections which is suitable for year round habitation, and 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 shall 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 (Eff: 2/10/95)

MOBILE HOME PARK OR SUBDIVISION (EXISTING): A mobile home park or subdivision for which the construction of facilities for servicing the lots on which the mobile 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) is completed before April 15, 1977, the effective date of the floodplain management regulations adopted by the Town.

Commentary: It seems the Town has been using the term "subdivision" in relation to mobile home parks for several decades. The Town needs to decide if the term should no longer be used because none of these parks are actually subdivided, but held in common ownership by the residents or a single property manager. HW will defer to the Town on this.

MOBILE HOME PARK OR SUBDIVISION (EXPANSION): The preparation of additional sites by the construction of facilities for servicing the lots on which the mobile 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 HOME PARK OR SUBDIVISION (NEW): Any area or tract of land designed for the parking or other type of installation of mobile homes on spaces or lots 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.

RESIDENTIAL LIFE CARE COMMUNITIES: A service-enriched community comprised of a building or group of buildings located on one or more contiguous parcels of land containing dwelling units including such housing and facilities defined hereunder as congregate living facilities, assisted living facilities, and nursing homes, with or without licensed nursing or health care facilities, primarily for the aged. Said category of uses shall also contain meeting rooms, dining rooms and central kitchen, and recreation rooms or areas for the use of the residents of such facility and their guests appropriate to the facility. Any facility covered by this definition may also contain offices used for the management and operation of the facility as well as services such as, but not limited to, a general store, beauty shop, and laundry for the use of the residents of such facility. In addition, other individuals having permanent and/or temporary difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, dressing or transport may also be housed in any of the housing options noted herein. Dwelling units are either multi-bedroom units or individual housing units. The units may be rented, leased, or purchased. (Eff: 5/31/97; 12/10/2004)

Restaurant/Drinking Establishment Related

DRINKING ESTABLISHMENT (CAFÉ, BAR OR COCKTAIL LOUNGE): 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 musical entertainment may also be permitted.

FOOD TRUCK: See RESTAURANT, MOBILE

Commentary: The definition for Drive Through Facility is found under Accessory and Principal definitions.

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, *as well as take-out-only restaurants.* (New Eff: 12/16/88) (Updated July 2016)

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.

Commentary: Specific performance standards/conditions for Mobile Restaurants will be included under Use Conditions.

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. (New Eff: 12/16/88)

Retail

RETAIL: A commercial enterprise 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.

Commentary: This square footage for large, medium and small scale has been discussed by the ZC. ZC can take a fresh look at these numbers and see if they still make sense.

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

RETAIL, MEDIUM-SCALE: A single commercial use, having a gross floor area of 15,000 square feet or greater, but less than 40,000 square feet, generally serving local and Town consumer needs.

RETAIL, SMALL-SCALE: A single commercial use, having a gross floor area of less than 15,000 square feet, generally serving local consumer needs.

RETAIL WITH OUTDOOR STORAGE: Any retail establishment with an outdoor area that has been cleared 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 SALES LOT: 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, is generally deemed integral but accessory to the operation of the business, and may be a fixed, formal element of site design. Said goods are generally too heavy to be returned to the inside of the structure while the business is not in operation.

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.

For Example . . .

RETAIL WITH LARGE INDOOR DISPLAY AND STORAGE

Examples may include:

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

Services

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

CHURCHES AND OTHER PLACES OF RELIGIOUS WORSHIP: A building or buildings where persons regularly assemble for religious purposes and related social events and which building or buildings is maintained and controlled by a religious body organized to sustain religious ceremonies and purposes. Includes associated residential structures for religious personnel, but not any school buildings or activities that would otherwise fall under the definition of a public or private school, whether K-12 or Post-High School/College.

CREMATORY SERVICES: An enclosed facility wherein human remains are cremated in a cremation retort.

FUNERAL SERVICES: An establishment providing services such as preparing the human dead for burial and arranging and managing funerals, and 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

For Example . . .

PERSONAL SERVICES

Examples may include:

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

services and other spaces for funeral services and informal gatherings or display of funeral equipment.

PERSONAL SERVICES: Establishments primarily engaged in providing non-medical, individual services generally related to personal needs.

PROFESSIONAL OFFICES: Establishments primarily engaged in providing professional assistance, as opposed to retail products, to individuals, business, industry, government, and other enterprises.

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 grants associate or bachelor degrees and may also have research facilities and/or professional schools that grant master and doctoral degrees. This may also include community colleges and trade schools that grant certificates of completion in business, technical or vocational fields.

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

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. (New Eff: 12/9/96)

For Example . . .

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

For Example . . .

SCHOOLS AND STUDIOS, PROFESSIONAL DEVELOPMENT AND THE ARTS

Examples may include:

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

Signs

Commentary: Not reviewed by staff at this time. Review definitions with sign regulations

SIGN: Any letters, words, figures, symbols, trademarks, or any other graphic representation which advertises, calls attention to, or indicates any premise, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, and painted, printed, or constructed and displayed in any manner whatsoever, for exterior observation.

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. Only one side of a double-faced sign shall be used in computing the total area of said double-faced sign, providing 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 shall be the smallest rectangle which encloses the whole group of said characters or words.

SIGN, ACCESSORY: Any sign, or any other advertising device that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or the business transacted thereon, or advertises the property itself or any part thereof, as for sale or to let, and which contains advertising matter pertaining to the business conducted on the premises only.

SIGN, BANNER: Any sign of fabric or similar material that is periodically mounted or affixed to a building or between poles, usually to advertise some special or sale event. (New Eff: 3/1/93)

SIGN, BULLETIN/MENU: Any sign attached to a building, other than a wall sign, for the purpose of advertising a menu, sale event, special of the day, or other information which may change from time to time. (New Eff: 3/1/93)

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 connected to such sign.

SIGN, FLAG (Advertising): Any sign of fabric, hung from a pole in the traditional manner of flags, for the express purpose of advertising or calling attention to a business. National, state or municipal flags shall not be included under this definition. (New Eff: 3/1/93)

SIGN, FREE-STANDING: Any sign erected or affixed to the land and any and every exterior sign that is not attached to a building.

SIGN, INDIRECTLY ILLUMINATED: A sign illuminated with a light so shielded that no direct rays therefrom are visible elsewhere than on the lot where said illumination occurs. If such shielding is defective, such sign shall be deemed a directly illuminated sign.

SIGN, NON-ACCESSORY: Any billboard, sign, or other advertising device that does not come within the foregoing definition of any accessory sign.

SIGN, PROJECTING: A 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, TEMPORARY: A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, or other like materials and intended to be displayed for a limited period of time.

SIGN, WALL: A sign which is attached to 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.

Transportation, Communication and Utilities

ANTENNA: A device used to receive or transmit telecommunications or radio signals. Such signals shall include, but not be 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. (New Eff: 4/15/97)

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.

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 cannot be interpreted to mean a septic tank and leaching field.

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. (New Eff: 4/15/97)

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. (New Eff: 4/15/97)

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.

UTILITIES: Utilities shall 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.

WATER SYSTEM, COMMUNITY TYPE: A system operated by the Town of Groton or a political subdivision or a duly licensed water company.

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

For Example . . .

UTILITY INFRASTRUCTURE

Examples may include:

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

Vehicle and Heavy Equipment

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.

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

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

CONTRACTOR VEHICLE PARKING AND CONSTRUCTION EQUIPMENT STORAGE: The storage of a contractor's construction equipment and the parking of a contractor's commercial vehicle(s), as a primary, industrial use. See Conditional Uses, **7.1-X**.

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

MARINE CRAFT AND EQUIPMENT SALES AND RENTALS: A marine-oriented retail sales, rental and service facility.

RECREATIONAL VEHICLE: A vehicular type unit with a maximum size of 400 square feet, 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). (Eff: 2/10/95)

VEHICLE: Shall include all automobiles, trucks, trailers, vans, camp trailers, house trailers, recreational vehicles, motor homes, motorcycles, or any other 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. (New Eff: 5/1/89) (Updated July 2016)

VEHICLE DEALERS (NEW): The use of any building, land area, or other premises or portion thereof, for the display, sale, lease, or service of new automobiles or other vehicles.

VEHICLE DEALERS (USED): The use of any building, land area, or other premises or portion thereof, for the display, sale, lease, or service of used automobiles 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 other premises or portion thereof, for the display and rental of vehicles, including incidental parking and servicing of vehicles for rent or lease.

VEHICLE REPAIR AND SERVICE, MAJOR: Repair of vehicles and heavy equipment, where major engine and transmission repairs are conducted. Typical uses include automobile and truck repair garages, transmission 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.

ZONING COMMISSION

2018 REGULAR MEETING SCHEDULE

Regular meetings are held at **6:30** p.m. in Community Room 2 at the Town Hall Annex on the first Wednesday of the month, except as noted.*

January 3, 2018	July 5, 2018* (Thursday)
February 7, 2018	August 1, 2018
March 7, 2018	September 5, 2018
April 4, 2018	October 3, 2018
May 2, 2018	November 7, 2018
June 6, 2018	December 5, 2018

This schedule was adopted by the Zoning Commission at their ____ meeting.

*Replaces July 4, 2018, which is Independence Day.