

AGENDA
GROTON ZONING COMMISSION
SPECIAL MEETING
NOVEMBER 15, 2017 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

II. APPROVAL OF MINUTES

1. November 1, 2017*

III. ITEMS OF BUSINESS

1. Commission Workshop ** - Zoning Regulations Rewrite Project*
 - a. Consolidated Zoning Commission Minutes*
 - b. Use Table and Use Definitions*
 - c. Other Document Items/Comments*

IV. ADJOURNMENT

* ENCLOSED (Please bring to workshop with notebooks)

** COMMISSION WORKSHOP - PUBLIC COMMENTS WILL NOT BE ORALLY TAKEN DURING THIS WORKSHOP. PUBLIC COMMENTS MAY BE SUBMITTED IN WRITING AT THIS WORKSHOP OR PROVIDED ORALLY TO THE COMMISSION AT THE NEXT REGULARLY SCHEDULED ZONING COMMISSION MEETING**

Next Regular Meeting: December 6, 2017

MINUTES
TOWN OF GROTON
ZONING COMMISSION
NOVEMBER 1, 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
Alternate members present: Edgerton, Archer
Absent: Sutherland
Staff present: Glemboski, Jones, Reiner, Gilot

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

II. PUBLIC HEARING - None

III. CONSIDERATION OF PUBLIC HEARING - None

IV. PUBLIC COMMUNICATIONS

Acting Chairperson Hudecek stated that the commission would be taking written as well as oral communications regarding the zoning regulation rewrite during the Public Communications portion of tonight's meeting.

James Furlong, 57 Fishtown Lane, Mystic, addressed the commission regarding the proposed map classifications of open space. He said Horsley Witten's map may lump permanently protected conservation open space with recreation open space. Mr. Furlong said he would like clarification. Mr. Davis had noted that many communities keep recreation space and conservation space separate. Mr. Furlong was concerned that it would be easier to switch properties from one category to another. Conservation open space and recreation open space should be treated differently and kept separately to account accurately for natural resources. He noted that the October 18, 2017 minutes show Groton Utilities as permanently protected open space, but past practice has been that land was not included. He suggested the commission consider going to three categories of open space, with clear distinct language and identification on the map: permanently protected, organized sports, and Groton Utilities land.

Diana Phaneuf, 8 Bank Street, read a letter from David Squires, 22 Bank Street, expressing his displeasure with the commission and staff because they proposed to include 1 Bank Street in the new "MYS" district, without regard for the petition by neighbors who spoke against a recent zone change application during a public hearing for 1 Bank Street.

Zell Steever, 81 Main Street, Groton, presented a letter to the commission with eight general items of concern that he felt should be addressed in the zoning regulations. With regard to sea level rise and FEMA regulations, he suggested a workshop meeting with the Connecticut Institute for Resilience and Climate Adaptation (CIRCA) to explore risks and options especially based on recent storm events globally and regionally, and include other land use commissions and subdivision regulators to hear the issues going forward. Planning staff, Horsley Witten and the Zoning Commission should review options for building structures in FEMA flood hazard zones. They should also consider what should happen after a major weather event.

Smith told Mr. Steever that the commission doesn't control most if any of the coastal area he referenced. Mr. Steever said the Zoning Commission and the other four subdivisions should be brought together as one group. Smith said that was more for the Planning Commission than the Zoning Commission and asked what Mr. Steever thought the Zoning Commission could do. Mr. Steever said they could regulate the vacant lots.

V. APPROVAL OF THE MINUTES

1. October 4, 2017

MOTION: To approve the October 4, 2017 minutes as presented.

Motion made by Smith, seconded by Archer. Motion passed 4-0-1, 1 abstention (Hudecek).

2. October 18, 2017 Special Meeting

MOTION: To approve the October 18, 2017 special meeting minutes as amended.

Motion made by Marquardt, seconded by Smith.

Motion passed unanimously.

VII. OLD BUSINESS

1. Commission Workshop – Zoning Regulations Rewrite Project

Nate Kelly, Horsley Witten, provided a brief progress update for the Commission and reviewed the conceptual work schedule for the update for 2017-2018.

The public comments and concerns were discussed, including how to help the process of addressing public concerns. Additional meetings and public informational meetings may become necessary at certain points in the schedule. The commission would like the Zoning Official to attend the meeting when they will be addressing zoning enforcement, etc. It was recommended that December should be more of a public workshop to discuss the zoning map, zone changes, etc. proposed to date. Staff advised the commissioners to contact staff to get updated if they miss any meetings so that the commission doesn't fall behind on the schedule.

Use Table

Mr. Kelly explained that the current existing use tables were used to start. They were collapsed and combined to create the new table.

RED FLAG: The commission didn't like the half-moon symbols for the conditions/conditions and special permit.

The commissioners said the table should say all conditions that go along with it but they were not sure how the conditions would be listed.

Staff said the conditions will be identified. The commission didn't like the asterisk, A/ or moon symbols and preferred letters. The conditional uses were intermixed in the table. Conditions should be listed by paragraph. Column heading

should say See Section... XXX. Staff said there will be letters with the WRPD also, S, X; Hudecek said those are also conditional uses. Staff said they have to look at the table again to address commission concerns. It may be more complicated with the WRPD being placed in the overall use table.

Discussion ensued on whether it is considered a table of uses or table of permitted uses. A table of permitted uses would be everything that could happen, so only the items marked should be permitted by right, conditionally, by special permit, or by accessory use, and if not marked, they not permitted. The WRPD, as an overlay, creates a complication. Hudecek asked if they could make it like another zone. Staff said the WRPD table lists only the uses that are prohibited. If it is not listed, then it goes back to the underlying zone to see if the use is permitted. Staff said the WRPD table could be in another section, but that could be confusing. Staff will go back and look at it. Staff said there are conditional uses that are subject to conditions that are listed in the regulations. With a special permit, the commission may add additional conditions upon approval of an application. The table should identify whether a special permit is required, or just conditions in the regulations. Staff said the table presented is only for presentation purposes, not content. Staff said the specific conditions won't be addressed until February and will be in a separate section of the regulations.

Edgerton asked about home occupations. Staff said home occupations are in a different section of the regulations. It becomes a residential use question which they will address that at another time. Staff said currently home occupation uses don't allow people to come to the residence; they allow one employee, no customers. That might need to be discussed. Some towns have tiered home occupation uses.

The commission would like some "For Example" boxes. Mr. Kelly explained that the formatting and alignment will be revised in the future. The commission briefly discussed home occupations, airbnbs, owner occupancy during the year, definition of family/household, single family house. Staff said there are two attorneys reviewing the language for the residential section.

Regulation of earth products, rock crushing, gravel excavation, processing, earth moving, storage of stockpiles of material, etc., should have some regulations and be included in the use table. Agricultural and resource activities also need to be added back in to table.

Staff said the daycare definitions come directly out of the state definitions, so they are hesitant to change those definitions.

Agricultural

Agriculture, Home – The commission discussed the need for this use definition. Staff said incidental sale needed to be addressed because if it becomes too big an operation, there would be nothing in the regulations and it could not be enforced.

Structure – Discussed breaking up the definitions of structure and building.

Cultural, Recreation & Entertainment

Temporary Events – non-profit – put in "typically" non-profit.

Open space, Recreation: Do distinguished uses need to be listed for open space? Extra definitions may be needed here – passive vs. active. This may be an extra layer or

different zones. The commission discussed deed restrictions, natural restrictions; conditions for active uses; different zones and whether it can be accurately delineated on a map. Staff will review, and come back to commission with details of open space, public use, and potentially assigning uses to open space zones, such as OS-active, OS-conservation.

Daycare

Staff said the definitions of daycare are from the state. Staff said Daycares should remain separate from home occupations.

Health Facilities

Nursing homes, as well as residential uses, are still being reviewed by the attorneys. Staff was not sure if use should be under both areas (residential and health facilities). The commission may want “see also...” included with the definitions.

Industrial

Floor area – In definitions, should mean gross floor area.

Breweries –The footprint of the building is what will be used to determine size of a brewery, rather than production. Traffic and building scale are the more appropriate zoning tools used. Staff doesn’t want to get involved in definitions of the types of breweries or the amount of product produced. These may be self-regulated by parking requirements and conditions in certain zones.

Food and kindred production – The commission doesn’t like “kindred”. Wholesale should be discussed (trucks), scale of operation rather than what they are doing should be used.

Heavy Industrial –discussion of whether the term “non-ferrous” is necessary.

Lodging Related & Residential – not being reviewed at this time.

Assisted living – levels of facilities – allow for mixed use types of facilities. Some language about continuum of care facilities may need to be included.

Hudecek does not want the definition of “family” removed.

Certain groups of definitions – building height, gross floor area, etc., could be in one area but may be moved further on in the rewrite process.

Restaurant/Drinking Establishment Related

Mobile restaurant – Food trucks were discussed.

Drive through –there will be different standards for pharmacies, banks or food.

Retail

Retail vs. commercial was discussed.

No retail with outdoor storage is listed on the use table. It's in the Definitions, but not on the use table. Also, retail outdoor sales lot is not on the table.

Retail with outdoor storage and retail outdoor sales lot will be looked at again by staff for clarification.

Services – No comments

Signs - Not reviewed by staff yet.

Transportation, Communication and Utilities

Some of these definitions may be included for clarity in other sections.

There is no definition for “airport”.

Photovoltaic – Staff asked the commission to consider if they want to regulate wind turbines, solar array farms, or solar panels on individual lots. Hudecek noted that if they are not regulated, and not discussed in the regulations, then the definitions should be omitted.

A solar voltaic panel is a structure. The wattage determines if the State Siting Council approves. Staff said the commission needs to decide if they want regulations for the large solar arrays and individual solar panels. Applications to the Siting Council will still be referred to the town for comments as to whether they meet the town's regulations. The Siting Council may or may not respect the town's determination but it gives the town greater ability to influence the State's decision. Residential ground mounted solar panels may be a concern; large-scale farms may be a concern with regard to stormwater.

Vehicle and Heavy Equipment

Much of these definitions were discussed in WRPD.

The agenda for the next special meeting will be to circle back on the red flag items. It will be strictly a workshop on the zoning regulation rewrite. Oral comments will not be taken at that workshop, but would be heard at the December regular meeting.

VIII. NEW BUSINESS

1. Report of Commission – None
2. 2018 Meeting Schedule

MOTION: To approve the 2018 Meeting Schedule as presented.

Motion made by Archer, seconded by Marquardt. Motion passed unanimously.

3. Receipt of New Applications - None

IX. REPORT OF CHAIRPERSON - None

X. REPORT OF STAFF –

Staff distributed the Fall CFPZA newsletter.

Staff said that the department's planners attended the SNEAPA planning conference for two days in Providence.

Sayer wanted to explain that even though individual commissioner votes are not recorded, she voted against the proposed zone change application for 1 Bank Street because she wanted the commission to look more holistically at the entire zone, rather than just piecemeal. The commission and staff noted that the draft zoning map distributed in October showing 1 Bank Street as part of the new "MYS" district was for discussion purposes only. Staff said it was under discussion long before the application for 1 Bank Street was submitted. Staff said there are other parcels in that area that they are considering adding to the "MYS" zone also. Staff said the possibility of this parcel being included in the zone change was discussed on that night also. Hudecek said he thinks the map should be relooked at based on that, and he doesn't want the commission to ignore the neighbors' concerns or look disingenuous. Smith explained that the vote, which was 3 - 2, was actually denied because of the supermajority requirement. The commission discussed the possibility of the requirement for a supermajority for the overall proposed zoning regulation changes and how it might be calculated.

XI. ADJOURNMENT

Motion to adjourn at 8:59 p.m. was made by Smith, seconded by Sayer; 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: November 7, 2017
SUBJECT: ZC REWRITE Project 11-15-17: Consolidated Minutes

Attached you will find a consolidated set of Zoning Commission minutes for the REWRITE project for the Zoning Regulations. The minutes start in December 2015 when the Zoning Commission began review of this project. This document will hopefully refresh your memory on the topics and discussions by Horsley Witten, staff, and the Commission since beginning the project.

As we have moved forward over the last year with review of the overall regulation amendment and the finalization of WRPD amendment, you will note that some of the issues and items that were previously discussed may have evolved with additional analysis.

MINUTES
TOWN OF GROTON
ZONING COMMISSION
DECEMBER 2, 2015 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Hudecek, Marquardt, Sayer, Sutherland
Alternate members present: Smith
Absent: Bancroft, Middleton
Staff present: Allen, Glemboski, Jones, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:32 p.m. and seated Smith for Bancroft.

II. NEW BUSINESS

1. Draft Zoning and Subdivision Regulation Audit – Discussion

Staff provided an overview of the Market Analysis and Zoning Audit project, which included a regulatory audit, a market analysis, and special projects and marketing materials to promote the Town.

Staff is looking for feedback on the draft Zoning Audit document, which was submitted to the commissioners. There may be another focus group meeting in December or January with Town staff for feedback on the analysis and audit. Staff expects to present the final product to the Town Council in March.

The Commission and staff discussed whether staff could handle the workload of rewriting the regulations without the assistance of outside experts. Staff said the workload of the staff is full right now, and they might not be able to give the time to the project that it would require. The Commission asked how the changes would be handled. Staff said the consultants' report was recommendations only, and the Commission and staff would be able to review each part individually and decide which items they want to move forward.

Staff said the Zoning Commission, as well as the Town Council, would have to have additional discussions on establishing a work program. Discussion ensued on how the regulations will be rewritten. Staff said the amount of support from the Council will drive how much of the work gets done at one time.

Staff said the appendix will be emailed to the Commission. The commissioners and staff concurred that the audit identifies problem areas in the existing zoning document. Commissioners noted that it was important to get the form right first, and to add graphics to the document. The importance of an applicant's development process guide, and fillable application forms on the website were discussed. The Commission hoped that staff would make the development guide a priority, or at least complete the project in 2016. Staff said finishing the POCD is a priority; it must be completed by July. The Lean Six Sigma process was discussed as a means for staff to map the application process.

Staff and commissioners reviewed and discussed the draft audit, and made the following comments.

Pages 3-4, Summary of Recommendations

“Town will need to change negative perceptions...” has been brought up before, but the Commission still have not heard any examples.

“...new development within the Town and surrounding region are anything but robust.” could be a better organized paragraph. Staff noted there are negative perceptions of the application and review process and sometimes the expectations of developers are unrealistic. The Commission thought it would sound better if the document said “there is a strong desire to improve the process that is shared by staff and commissions”.

MX Zoning: It was thought that the consultants were recommending “spot” MX zoning. Staff noted the entire MX regulation should be reviewed with the goal of promoting mixed use, making it easier, and maybe incentivizing MX development. The Commission discussed permitted uses in the MX, special permits vs. permitted by right, and the adoption of MX as a zone. They noted the consultant’s recommendations will need to be reviewed for determining the best way to proceed with changes to the MX.

Recommendations 1.B, 1.C, 1.D and 1.E: Commission questioned who is doing what – staff, or Commission, and if these items should be part of the Zoning and Regulation Audit.

Page 5-6, Stakeholder Interviews

MacKenzie Decision (2013) mentioned but not detailed. Some details on this item should be provided somewhere in the text.

“Past successes with Pfizer...” - sense of complacency. Commission questioned relevancy of this statement. Staff noted the items in this list are from the interviews.

Page 8: Zoning Implications chart: Were millennials overstated due to the SUBASE population?

Incentives: Commission and staff believe they need to incentivize what you want. Tax Increment Financing and redevelopment discussed.

Page 10:

Table of Permitted Uses: The Commission wants to continue to combine some of the uses. They should decide on the format first, and then eliminate or combine to make more general uses. Also, parking standards must echo the Table of Permitted Uses. Changing the use tables, zoning districts, and remapping the town were discussed. Consolidation of zones is the first step, with a better explanation of each zone in the table.

WRPD: Discussion of what best management practices (BMPs) are. Many towns use more than one zone around their reservoir. Staff expects a draft product from Horsley Witten with regard to the WRPD regulations in the near future.

The Commissioners would like to come back to the next meeting with each of their lists of priorities for working on sections of the regulations.

Page 11:

Item 11: The Commission noted that the development related commissions include: Zoning, Planning, Historic District Commission, Zoning Board of Appeals, and Inland Wetlands Agency, and not “many of which” of the 28 as stated. Review requirements are typically based on State Statutes. Commissions cannot give waivers of their zoning regulations. Planning Commission has waived a lot of requirements in the past, but that was challenged with the MacKenzie rule, so now everyone must go to Zoning Board of Appeals, but many of the requests do not meet the hardship requirements, and adds another layer to the development process. The Commission discussed adding some quick fixes to the Waterfront Design District and the Downtown Development District to revise certain standards, because they are slowing down development. The five-eighths rule for parking in downtown Mystic and other parking issues should also be fixed.

Page 12, Section 2: Definitions:

Definitions: The Commission expressed concern that the subdivisions (Noank, City) don't use the same definitions that the Town uses.

Page 14, Section 3:

Staff noted that they and the Commission might not completely agree with the recommendation. The Commission discussed combining existing districts, or creating new districts, amending the zoning map, creating a table of permitted uses, and how all of this fits together. They noted that the zoning district probably needs to be addressed first. They agree that districts need to be combined, and this is one way to do it but there may be other ways that are more appropriate for the Town. The Zoning Commission will have the ability to change districts, as appropriate. They noted that the zoning table must be clear and consistent.

Staff will send a memo to the Town Council with the document and explain that these are the findings of the audit and the recommendations of the experts. Staff said the document does not become the role of the Zoning Commission.

The Commission feels the report is very scattered.

The Commission would like graphics, pictures in the new document. A lengthy discussion ensued on whether the Commission does the whole document at once, or by sections.

Page 33: Threshold for historic/institutional reuse (#35) - Who designates something as historic - national, state or local? And it is it only in certain districts.

Page 41:

1. Target areas identified as opportunities for economic revitalization. The Commission discussed what areas should be targeted and how. The Downtown

Gateway project was briefly discussed and staff noted that there are no zoning recommendations, just road reworking/streetscape for the Kings Highway area associated with this project.

The document should be hyperlinked with links to forms.

For the January meeting, the Commission will establish priorities, mark up the things they don't want to do, or don't like in the document.

Staff said there may be something to review in January for the WRPD.

MINUTES
TOWN OF GROTON
ZONING COMMISSION
JANUARY 6, 2016 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Draft Zoning and Subdivision Regulation Audit – Discussion

Staff said that at the December meeting, the Commission discussed the recommendations they didn't like in the regulation audit, and discussed creating a priority list of what they do want. The focus group will be meeting next Monday. Staff will combine all the comments from the Zoning Commission and the focus group and forward them to the consultant. The next draft will include specific roles for each recommendation; the entire burden will not be on the Zoning Commission.

Hudecek said that the zoning regulation updates have been piecemeal, and he does not want to do that with the new document. He endorsed a wholesale rewrite by an expert that will incorporate all of the recommendations. Staff is asking for funding in the next budget to do the entire rewrite. Some are already ongoing, such as the WRPD. Staff will be asking for about \$150,000 in addition to funds already set aside. The regulations haven't been done in over 30 years. It would be better to have experts write the new document, rather than staff. The commission concurred. They said diagrams, colors, etc., in the new design and form of the document is very important, in addition to the content. Staff said recommendations for a zoning update are incorporated within the POCD. Staff thinks the Planning Commission will have a full POCD document in 2 months. The POCD must be adopted by July 1st.

The commission asked staff to send copies or links of some samples of various regulation documents that they think are good.

Marquardt said she is not a fan of overlays, they are confusing. She liked their list of definitions.

Hudecek said there will be challenges with combining boards. Some decisions may need a public forum rather than administrative approval.

Sayer said she prefers the use of performance standards rather than specific uses.

Jim Furlong commented on septic lagoons. He said these areas may be resources that should have a setback around them. Staff said they want to make sure they are really protecting actual water bodies.

Sayer would like a discussion of combining boards, defining the roles, looking at the charter, maybe modifying the roles.

Priorities discussed by the Commission:

1. Definitions
2. Use table
3. The use of special districts (i.e. WDD, NMDD, MX)
4. Format – would it be better to have workshop with staff, or discussions at regular commission meetings. Staff said that would depend on how busy the Commission is with applications. There may be a need for some special meetings
5. WRPD can be done before the entire rewrite; some of the special districts may also be done before the rewrite.
6. Put specifics on agenda: preliminary review of document, final review, action taken, etc., so that the commission knows what the expectations are.

Staff said they will take any additional comments for the next two weeks.

Staff will send examples for the next meeting, or send out samples electronically.

MINUTES
TOWN OF GROTON
ZONING COMMISSION
FEBRUARY 3, 2016 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Hudecek, Sayer

Alternate members present: Smith

Absent:

Staff present: Glemboski, Jones, Reiner, Gilot

Zoning Regulation Update/Preliminary Discussion of Zoning Reg Amendment for DDD/WDD and other Mackenzie Issues

a. Downtown Development District (DDD)

Staff provided a handout relative to the Mackenzie case. The Planning Commission is not able to waive many items in the regulations. Staff said they need to decide if or

where they are stopping development, and where changes can be made. A major hardship for new development in the DDD is the front yard setback, which is currently 75 feet. Another issue is the sideyard setback. It is currently 30 feet; staff recommends 10 feet, or 0 if there is a party wall agreement. If the regulations aren't changed, an applicant would need to get a variance, and the new rules are that variances can no longer be granted unless the applicant can show an extreme hardship. These changes would also encourage walkability and bikability, to get retail up closer to the road. Staff said these may change with the major rewrite of the regulations, but for now will eliminate the need for a variance. Staff would like the commission to hold a public hearing sooner than later, if they like the proposal.

b. Waterfront Design District (WDD)

Staff said design standards are such that if you wanted to build anything on many of the lots right now, you could not, based on the existing standards. Originally, the Planning Commission could waive design standards. Staff reviewed the WDD language and said there needs to be a comprehensive review of the entire district for any design changes. Staff said no new building or new addition is anticipated for the next year, so staff focused on the immediate concerns in the WDD that the Planning Commission could no longer waive, such as parking.

c. Mixed Use (MX Zones)

The Chair discussed the mixed use nodes. They should be shown on the map so that developers can see it on the map, and know it is available. She thought it was a good point that they should be "shovel ready", ready to go. Staff explained the complicated requirements for the existing MX zone. The Town should make it easy to develop if they want an area developed in a certain way. The Commission agreed that was a good concept. They would like to see some sketches and consistent design standards.

Staff will bring more defined language based on the Commission comments, and the Commission could schedule a public hearing for April or May.

Staff said a special meeting may be necessary and they will poll the Commission when they have available dates.

d. Parking/Landscaping

Parking: Staff said parking in the WDD is a big issue. The five-eighths rule the Planning Commission uses to waive parking requirements can no longer be used. The language which staff proposed is 50% deduction, which is close to the five-eighths rule. Or the Commission could eliminate the parking requirements completely, or eliminate with proof of participation in the parking validation program. Providing employee satellite parking for downtown businesses was discussed. The Planning Commission cannot waive any requirements unless it is in regulations. This change will be made now, but may change again when the entire rewrite is done. The Commission was in agreement with the parking as presented by staff.

Landscaping: Staff said the applicant must either meet the buffer standards, or go for variance. The regulations should provide a range, or options. Staff is still working through the buffer area, with regard to topo, etc. Staff will provide more detail for the next meeting.

Sidewalks: The Commission noted that the regulations need to provide a range rather than “should” on page 12. Staff will look at this again.

e. Format

Staff had sent some samples to the Commission. Staff said “Clearzoning” was a good example. Cromwell was also good, but did not contain hyperlinks. The Commission agreed that two-column is difficult to read online. The sections need to be identified first.

MINUTES
SPECIAL MEETING
TOWN OF GROTON
ZONING COMMISSION
FEBRUARY 17, 2016 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Hudecek, Sayer

Alternate members present: Smith

Absent:

Staff present: Glemboski, Jones, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m. and seated Smith as a voting member.

1. Table of Permitted Uses

Jeff Davis, Horsley Witten Group, presented a draft of proposed new residential zones, which consolidate the existing districts, based on the recommendations of Vanasse Hangen Brustlin’s audit. Each of the proposed districts was explained for the commission.

Mr. Davis said the commission may want to consider one or maybe two multifamily zones, as well as creating a zone specifically for open space, which could be two tiered – one for active recreation, one for passive recreation. He said the town should consider the potential merging of the existing R8 zone with the WDD to create a village zone. He discussed overlay zones such as the WRPD and historic district consideration in the village district. He suggested they could consider a maximum number of units for older single family home that may be split into multi-family.

An open space district for town-owned parks and state-owned parks will need to be added to use table.

Mr. Davis reviewed the proposed consolidation of the commercial districts, and the uses allowed in each. He recommended keep the WF-20 waterfront district as marine dependent only.

Joan Smith, 37 Island Circle, had concerns with keeping businesses from creeping into the residential area in a combined Mystic district.

Zell Steever, 81 Main Street, had concerns with losing commercial parts of communities, maybe should not be so rigid; diversity should be considered.

Mr. Davis reviewed the proposed industrial zones, and asked if the commission saw a need for a mixed use industrial.

Staff said they preferred the consolidated districts and the uses would need to be reviewed for the use tables.

MINUTES
TOWN OF GROTON
ZONING COMMISSION
MARCH 2, 2016 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

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

Chairperson Sutherland called the meeting to order at 6:30 p.m. and seated Smith as a voting member.

OLD BUSINESS

- 1. Zoning Regulation Update
 - b. Zoning Districts and Table of Permitted Uses

The commissioners provided some comments to staff with regard to a table of permitted uses. They thought the table was too busy, difficult to read. If a use is not allowed, it should be left blank. They thought maybe using color to enhance the permitted uses, and color illustrations, and titled tabs. Also, hyperlinks would be useful.

MINUTES
SPECIAL MEETING
TOWN OF GROTON
ZONING COMMISSION
MARCH 30, 2016 – 5:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Sayer, Hudecek
Alternate members present: Smith

Absent:

Staff present: Glemboski, Jones, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 5:30 p.m. and seated Smith as a voting member.

II. ITEMS OF BUSINESS

1. Consolidation of Zones

Staff provided an overview for the discussion tonight.

Nate Kelly, Horsley Witten Group, provided background and an update on their progress on the WRPD, consolidation of zoning districts and the use table.

Discussion ensued on the following topics:

R-12 zone- permitting one and two family dwellings, acreage that would be required for two family, distribution of potential non-conformities and how to identify if any concentrated area would be affected, effects of changing the density of certain properties in the WRPD.

RMF zone- permitting apartments rather than condominiums, the location of mixed uses, and diversifying housing to allow a modest increase in density. Discussion of RMF-1 and RMF-2, whether numbers are needed, and what they represent. Density should be listed within the text of the RMF zone. There is no table of uses with proposed zones yet.

The Commission concurred that there are too many zones. The developers also agree that it is too confusing, and needs to be simplified. The Commission discussed the locations of the similar zones, such as R-20 and RS-20, and how they may overlap. They would like to know the exact properties that are going to be affected. Design elements can help with the form, staff said. The commission suggested they needed to see an overlay with what is actually developable. Staff said there is a buildout plan in the draft POCD.

The Commission spent considerable time visually reviewing the existing zoning map, locating the various districts, developable land, etc.

The town has limited good industrial land – need to be careful to not turn industrial into commercial, but some commercial uses should be allowed in the industrial. The town has a lot of commercial land as well as undeveloped industrial. Many companies want to expand, but there is no stock of built properties. Those companies want to move into a developed property to continue their business, and will leave in order to find already developed property. The town doesn't want to convert good industrial land that has water and sewer to commercial.

The commissioners discussed combining some of the residential zones. Design standards, intensity, affordable housing, entire neighborhoods of fourplexes, mixed neighborhoods, and walkable communities were discussed. Many of the zones that would be changed may already be mostly developed. A lot of Groton's undeveloped land has constraints. They discussed encouraging redevelopment toward Route 1 rather

than going further out. The commission reviewed the inclusion of duplexes in the residential zones, the effect on schools, and controlling the amount of land area for those. Staff suggested going back to certain neighborhoods to see if they could handle the increase; maybe not all of the zones would be able to add duplexes. Staff said they may want to consider increasing the size of accessory apartments which is currently limited to 600 sq. ft.

Discussion of commercial, specifically Gold Star Highway, which has a lot of manufacturing and car dealers, and many of those uses are in WRPD.

Industrial – current zones are IP-80 A, B, C, IA-40. The commission discussed making the industrial zones just “I”, and a special permit mixed use industrial that might allow commercial in the industrial zone; or list in the use table as conditional. Manufacturing and light manufacturing was discussed.

2. Table of Permitted Uses

The commission discussed writing a definition of intent of use into the table, eliminating archaic uses, and differences between certain uses such as dispensary and pharmacy. Bees and animals (pets, livestock, display, wild, etc.) need to be addressed. Definitions, setbacks, manure management, health regulations, and acreage with regard to animals will need to be considered and should be addressed.

At the next meeting the commission will address the remaining questions in the gray boxes in Horsley Witten’s memo. Open space districts and alternative energy regulations still need to be discussed as well.

Homework for next session:

WRPD – Finish the table, but not at the next regular meeting. The commission suggested providing updates of the use table including the changes they’ve recommended so far (combine zones, get rid of x’s, light overlays of color, definitions).

Definitions – The commission needs to decide which definitions will be included, any edits to the proposed text and matching the definitions to the use table. The commission asked if any definitions were deleted; Mr. Kelly said he would check. The commission discussed including diagrams associated with certain definitions, such as building height.

The commissioners felt it was becoming confusing to work on the WRPD, definitions, use table and district consolidation at the same time. Mr. Kelly assured them that it will all come together once the zone consolidation is finished and the body gets reorganized.

MINUTES
TOWN OF GROTON
ZONING COMMISSION
APRIL 6, 2016 – 6:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Hudecek, Sayer

Alternate members present: Smith

Absent:

Staff present: Glemboski, Jones, Town Attorney Carey, Gilot

Chairperson Sutherland called the meeting to order at 6:30 p.m. and seated Smith as a voting member.

Regulation Amendment on DDD/WDD/Drive-Through/Parking/Buffers/Sidewalks – Separate from Overall REWRITE Project : Provided for background information.

PUBLIC HEARING

REGA16-01, Proposed Zoning Regulation Text Amendment to Sections 6.2 (Downtown Development District); 6.3 (Waterfront Design District); 7.1-36 (Drive Through Facilities); 7.2-5 (Off-Street Parking and Loading); 7.4-4 (Buffer Areas) and 7.5 (Sidewalks). (Town of Groton Zoning Commission, Applicant)

Vice Chairperson Hudecek read the legal notice.

Staff distributed “Exhibit A”, a copy of the proposed changes with some slight modifications as recommended by various agencies and the Town Attorney.

Staff explained the history of the MacKenzie case and its effects on the Town’s regulations. The Planning and Zoning Commissions are no longer allowed to waive zoning regulations.

Staff addressed each of the proposed changes for each section.

Section 6.2 – Downtown Development District (DDD) - front, side and rear yard setbacks. Propose to reduce the front yard setback to 20 feet in depth, rear yard setback to a minimum of 30 feet in depth, and side yard to a minimum of 10 feet in width except with a party wall agreement.

Section 6.3 – Waterfront Design District (WDD) – Building and development standards-parking. The proposal is to modify the parking requirements in the WDD to be more consistent with current practices and to remove the current ability of the Planning Commission to waive any site design standard requirements of the WDD. The 5/8ths rule, or 63% parking requirement and the ability to waive parking has become the current parking policy for the WDD. The proposal is to reduce the parking requirements of the WDD to 50% of the current requirements of Section 7.2-3 and codify the ability of the Planning Commission to allow a commercial use to substitute the continued participation in a parking validation program for 100% of the requirement parking. Parking could still be met for the use by providing offsite leased parking in accordance with Section 7.2-5 but terms of the lease have been modified.

Proof of participation in a validation program was discussed. The validation program at the Mystic Museum of Art was explained. Staff said the commission can

continue the hearing for this section of the proposed amendment, or remove this section from the approval if they have any concerns. Staff also advised the commission not to close the public hearing if they needed to ask for additional information.

Section 7.2-5 – Location of offsite parking in WDD – The lease terms changed from a ten year term to one year with annual renewals provided to OPDS.

Section 7.4-4 – Buffer requirements – the entire section would be replaced with the new proposed buffer area text. Staff said the Planning Commission can no longer change the buffer requirements as the text is currently written, so the proposed regulation will offer three options: minimum buffer width, berm/fence/wall with landscape plantings, or natural vegetation. The Planning Commission has the final decision as to which option will be used.

Section 7.5 – Frontage Sidewalks - Staff said the Town Engineer asked for some clarification of the proposed language. The easement language has been modified to allow the Town to maintain and replace the portion of a sidewalk if the public sidewalk falls outside of the right-of-way onto private property.

Internal sidewalks – The language was updated so that the Planning Commission may require internal sidewalks public in specific circumstances listed in the text.

Section 7.1-36 – Drive Through Facilities – Ten stacking spaces are currently required for each drive-through lane; this is too many for financial institutions, so that is reduced to five spaces. Drug stores are three, and fast food restaurants are ten.

Staff said any of these regulations may be rewritten by the Zoning Commission during the entire regulation rewrite project over the next several years.

Staff said the proposed regulation amendments were consistent with the 2002 POCD and the draft 2016 POCD.

The Department of Public Works provided comments, which were incorporated into the modified regulations in Exhibit A.

Staff said that reasonable consideration is provided in accordance with CGS 8-2.

The following referrals were read into the record:

The Planning Commission’s favorable referral

The Southeastern CT Council of Governments found no inter-municipal impacts of the proposed regulations.

The DEEP Office of Long Island Sound Programs supported the reduction of parking in the WDD, and encouraged water dependent uses in the waterfront district.

The CT Department of Public Health had no comment

Paige Bronk, Economic and Community Develop Manager’s provided favorable comments

Town Attorney Carey determined that the proposal was legally satisfactory.

The Chairperson asked for comments from the public for or against the proposed amendments.

George King, 150 Liberty Church Road, Exeter, Rhode Island, Director of the Mystic Museum of Art, spoke about the proposed parking changes and the potential effect on the Museum's income from the parking. The Mystic Museum of Art nets about \$60,000 annually from their parking lot. Six businesses lease 171 spaces and six other businesses in downtown Mystic participate in the validation program. The Museum uses the five-eighths rule for leased spaces. There are 110 spaces on the Museum property; 171 are leased, and validation is additional to those leased spaces. No more leases are available and their parking expansion is on hold.

Jay Fisher, Accubranh, East Hartford, CT, spoke in favor of the minimum front yards in the DDD and the reduced stacking requirements for financial institutions.

Rod Desmarais, 81 High Street, owner of Drawbridge Ice Cream, stated that he is concerned about the waivers which are no longer allowed by the Planning Commission and how that would affect projects such as the Central Hall.

Todd Brady, 17 Water Street, owner of Factory Square, and a Board member of the Mystic Museum of Art, spoke on the need to rewrite the zoning regulations. The Town needs smart development to build the tax base. He spoke about the requirement of providing more parking than is necessary and the cost of that parking, the Museum's reliance on the parking income, and the future required parking needs.

George King, 150 Liberty Church Road, Exeter, Rhode Island, Director of Mystic Museum of Art, asked if any businesses have been denied because parking was not available.

With regard to parking in the WDD, the commission said their intention was to have the regulations make sense with regard to MacKenzie, but this was not the end of improving the zoning code for the entire municipality. They questioned how the town ensures that leases are in place. Staff said the new regulation will require merchants to annually report their parking arrangements to the town and advertise with signage. Sayer asked if the 50% might actually create an increase in required parking in some instances. Staff said they are proposing 50% at this time, but the commission can always change or lower that amount during the rewrite. This would not affect existing businesses; only modifications or new businesses going forward would be affected.

The public hearing was closed at 8:02 pm.

CONSIDERATION OF PUBLIC HEARING

1. REGA16-01, Proposed Zoning Regulation Text Amendment to Sections 6.2 (Downtown Development District); 6.3 (Waterfront Design District); 7.1-36 (Drive Through Facilities); 7.2-5 (Off-Street Parking and Loading); 7.4-4 (Buffer Areas) and 7.5 (Sidewalks). (Town of Groton Zoning Commission, Applicant)

MOTION: The Town of Groton Zoning Commission hereby modifies and adopts zoning regulation text amendment application #REGA16-01 for Sections 6.2 (Downtown Development District); Section 6.3 (Waterfront Design District); Section 7.2-5 (Off-Street Parking and Loading - Location of Required and/or Additional Parking Facilities); 7.1-36 (Drive Through Facilities); 7.4-4 (Buffer Areas) and 7.5 (Sidewalks) pursuant to the following findings and reasons for approval:

1. These amendments are consistent with the Town’s 2002 Plan of Conservation and Development with particular regard to promoting and enhancing existing nodes, simplifying business procedures, promoting good design, and evaluating current zones and development standards to determine if districts, uses, setbacks and other requirements are appropriate.
2. The Commission notes that this action includes adoption of “Exhibit A” with modified language for Sections 6.2-4, 6.2-5, 6.3-4, 7.2-5, 7.1-36, 7.4-4 and 7.5. The text modifications in Exhibit A clarify items raised by the various reviewing departments and agencies and the Town Attorney during the course of the application process and were discussed with the Zoning Commission and determined to be justifiable during the course of the public hearing.
3. These amendments are consistent with the Town’s Municipal Coastal Program with particular regard for protecting coastal resources, protecting water quality, and carefully managing coastal development.
4. These amendments are made in accordance with a comprehensive plan and provide for reasonable consideration of the environment and Long Island Sound in accordance with the provisions of CGS 8-2.

The effective date of this amendment shall be May 16, 2016

Motion made by Marquardt, seconded by Smith. Motion passed unanimously.

**MINUTES
SPECIAL MEETING
TOWN OF GROTON
ZONING COMMISSION
APRIL 11, 2016 – 5:30 P.M.
TOWN HALL ANNEX – COMMUNITY ROOM 2**

I. ROLL CALL

Regular members present: Sutherland, Sayer, Hudecek, Marquardt

Alternate members present: Smith (5:33 pm)

Absent:

Staff present: Jones, Quinn, Town Attorney Carey, Gilot

Chairperson Sutherland called the meeting to order at 5:30 p.m. and seated Smith as a voting member.

II. OLD BUSINESS

1. Consolidating Uses in the Land Use Table – Continued discussion of gray blocked areas from Horsley Witten memo dated 2/11/16 (included in 2/17/16 agenda packet)

Staff distributed small zoning maps for the commission and said they will have a map for the next meeting showing the potential consolidation of residential districts based on the previous meeting with Horsley Witten.

Staff and the commission continued their discussion of the concepts that Horsley Witten Group asked them to consider in their February 11th memorandum.

Mixed use (i.e. commercial, retail) in the industrial zone: The Commission concurred they would like to allow mixed uses in industrial zones, subject to conditions. They do not want to have a third industrial zone or special zone. Staff and the consultant will develop options for the Commission to review.

Artisan and Craft Workshops allowed in any industrial or commercial district: The commission agreed to the concept; however, they did not like the reference to “hand tools only”.

Animals as an accessory use: The commission would like to allow animals as an accessory use.

Multifamily development – condominiums or apartments in existing building conversions: The commission would like to include regulations to address the conversion of existing buildings to multi-family uses subject to appropriate standards, which may be different than the existing multi-family regulations.

Developing regulations regarding medical marijuana as a social establishment: The commission was not interested in developing regulations to allow this use.

Renewable energy standards for individual homeowners: The commission agreed that there should be standards for this.

The commission had concerns and questions about the residential zones proposed by Horsley Witten Group. The also said they would like an up-to-date working revision.

MINUTES
SPECIAL MEETING
TOWN OF GROTON
ZONING COMMISSION
MAY 23, 2016 – 6:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2

I. ROLL CALL

Regular members present: Marquardt, Sutherland, Sayer, Hudecek

Alternate members present:

Absent: Smith

Staff present: Glemboski, Jones, Reiner, Gilot

Chairperson Sutherland called the meeting to order at 6:02 p.m.

III. ITEMS OF BUSINESS

2. Consolidation of Zones

Mr. Kelly gave a PowerPoint presentation showing various examples of two family homes, and discussed design guidelines using scale, mass, symmetry, balance, and form based code.

Consolidation of Zones

Mr. Kelly gave a PowerPoint presentation showing various examples of two family homes, and discussed design guidelines using scale, mass, symmetry, balance, and form based code.

Sayer said she would like to allow more duplexes in the new zones.

Mr. Davis discussed the combining of existing zones.

1) R-12 and RS-12 – Most of these zones are already developed. Discussion ensued on allowing duplexes, and possibly using design standards to address their concerns, such as density. Mr. Davis noted that the commission needed to consider their comfort level with dictating materials, design, etc.; what they want retrofitted communities to look like; increased traffic; regulating density and form with conditions. The R-12 zone currently allows duplexes. Groton needs to expand the variety of housing types in Groton. The commission discussed limiting lot size where duplexes could be built; consideration of coastal zones; accessory dwelling units vs duplexes. Mobile home parks could be redeveloped as two-family homes. Staff said the market analysis said there may be too much single family housing in Groton, there is not a variety of housing stock.

2) RS-20 and RU-20 – HW does not recommend allowing two-family homes in this district. A lot of open space is currently zoned residential. If they subtract the protected areas, there is very little left. There are potential areas for conservation where wetlands overlay large undeveloped parcels.

3) RU-40 and RU-80 – The commission was asked to consider if there are places that they might want to down-zone; more density in smaller areas to offset the larger parcels. The commission considered the addition of an institutional zone – for schools, etc., so it is obvious that there would be no development potential; also the addition of an open space zone to include open space, park areas, etc. or two open space zones – one more active, the other more passive to include conservation, trails. Conservation easements on the map would be helpful.

The commission discussed possible expansion of R-80, downsizing in the north, allowing two-family in RS-12 and if so, what the major design standards should be; coding development open space; notification of allowing duplexes in those smaller areas – maybe by special permit, which would have to be noticed, so that neighbors would know.

Kelly said that currently, 15,000 s.f. is required for a duplex, but 20,000 s.f. is the more likely area to allow duplexes. The commission would like to see an analysis of duplexes in the R-20 zone. Staff said they could allow duplexes, but it doesn't have to be by-right, but maybe by special permit.

The commission had concerns with architectural standards and preferred non-binding design guidelines.

The commission discussed allowing duplexes for the R-12 zones and leaving the R-20 zones as they are. The consultant will present possibilities for combining the R-20 zones but with no duplexes; the commission does not want to create a lot of non-conforming lots.

3. Definitions: Table of Permitted Uses – The commissioners will email any concerns, comments, questions, etc. to staff. Deadline for comments on definitions: before the next meeting.

**MINUTES
TOWN OF GROTON
ZONING COMMISSION
SEPTEMBER 7, 2016 – 6:00 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2**

I. ROLL CALL

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

Chairperson Sutherland called the meeting to order at 6:30 p.m.

IV. OLD BUSINESS

1. Zoning Regulations Update

The Commission changed the order of the agenda to review “Definitions” before “WRPD Permitted Uses”.

a. Definitions/Table of Permitted Uses

Jeff Davis, Horsley Witten Group, explained that the definitions related to the Use Tables are the only definitions being reviewed at this time. The definitions have been divided into categories as well as alphabetically.

The Commission discussed whether all accessory uses from the Use Table will be listed under the “Accessory & Principal Terms” category. Sutherland said it would be helpful to know which definitions were new, and which definitions were old definitions that had been reworked. She suggested they be annotated as “updated”. Mr. Davis said that all definitions in the current regulations will come back, but at this time they were reviewing only the definitions relative to the use tables.

Mr. Davis explained that the yellow highlighted text on the handouts can be call-out boxes in the regulations for detailed examples of types businesses under a definition.

“Aquaculture” - indoor and outdoor – the Commission needs to decide in which zones those uses would be appropriate.

Discussion of whether hydroponic – indoor agriculture would need to be included in the greenhouse definition.

The Commission discussed the definition of golf courses and if they need to be treated differently in the WRPD; different size, different standards. The Commission agreed to add a golf course definition.

The Commission, staff and consultants discussed the following items/definitions/uses:

- Commercial recreation, outdoor – pg. 5 – The Commission discussed the amount of time a club may be open to the public, and at what point would it no longer be considered a private club, especially with respect to ADA requirements. Staff noted that this is a question for the Building/Zoning Official.

- Alcoholic beverage production, small scale (pgs. 8-9) – The Commission asked if it was the responsibility of the Zoning Official to know how much was produced. Mr. Davis said the business would have to report the amount of their production to the state. The Commission discussed what number of gallons would define small scale production as opposed to the industrial, large bottling type, wholesale, with a lot of truck traffic, and not even necessarily any retail. The small scale production would be allowed in the mixed use areas. The Commission concurred with 55,000 gallons as the limit for small scale production.

- Mix of uses (“flex space”) (pg. 9) – The Commission would allow it in the new IL district. Mr. Davis asked if it would be allowed in any other districts. He said towns are losing industrial spaces and this might erode the industrial use in the zone. The Commission agreed to allow it for now; they will discuss expanding the use to other zones at a later date.

- Food and Kindred Production, Minor (pgs. 9-10) - 10,000 sq. ft., appropriate size limit – small scale, artisanal type food production (i.e. bakery), may have a retail component; some conditions would need to be added to the regulations. Any use larger than 10,000 sq. ft. would have truck traffic, daily deliveries, etc. Mr. Davis said there would be design guidelines as well. The Commission could make it stricter – more artisanal, less mass production.

- Dry-cleaning plants vs. dry-cleaning pick-up only - The Commission determined that dry cleaning pick-up is a personal service business. Dry cleaning plant is heavy industrial. Commercial laundry (washing linens, uniforms, etc.) is not a simple service business, so it is its own “orphan”. They will be kept as separate examples, called out in the yellow boxes.

- Lodging-related and residential definitions (pg. 11) - Staff is waiting for a review of these categories from the Town Attorney.

- Dwelling, multi-family - The Commission concurred that they do not want two separate buildings on one lot in zones that allow duplexes.

- Dwelling, multi-family micro-unit (pg. 13)- The Commission discussed where these should be allowed in the use tables, the maximum size, standards and conditions for ceiling heights, amenities, etc. Due to balcony and recreation space requirements, it is currently hard to retrofit an existing building to house small multifamily units. Lot sizes and density requirements would allow only a certain number of units. Currently this use is not allowed in the zoning regulations. Staff would like different standards for these units, and only allow them in certain zones; more likely in mixed use areas, near transportation, walkability, etc. Design standards would be necessary for micro-units. They could also be restricted to existing buildings.

- Retail, small scale (pg. 15) - The Commission discussed what small scale retail is, and how it would be determined. They said they would like to break retail into three categories at this time, but they may decide to go back to two later in the process. Small retail would be under 15,000 square feet; medium would be 15-40,000 and large would be over 40,000. Currently, large scale retail in the regulations is 75,000 and up. Large retail would only be allowed in the heavy commercial zones. They discussed whether there should be a differentiation between small and medium retailers, types of retail in mixed use zones, allowing small retail only in the village zone, and possibly using design standards.

- Food Truck: Restaurant, Mobile (pg. 16) – The Commission agreed that a definition was needed for this use, allowing them in certain zones with conditions.

- Utilities (pgs. 18-19) – The town has little authority to control this. Solar panels, individual wind turbines, electricity generation not tied into general electrical grid. There are two categories: 1) those controlled by the state, sent to the town for review, but the state ultimately approves the project; and 2) individual use. Residential wind turbines have no regulations other than height. Staff and Commission discussed maybe just having performance standards for those projects approved by the state. The Commission determined that ground mounted solar panels on residential lots would be regulated like any structure with regard to setbacks, etc.

- Fuel dealers (pg. 20) – The Commission discussed whether a fuel dealer with an office and onsite, overnight fuel truck storage, but no other on-site storage of fuel except what is in the truck/trucks, should be included in this definition. Mr. Davis said this should still be an industrial use, kept with those types of businesses. Maybe trucks must be stored inside. Staff said this would be more of a WRPD issue than a typical zoning issue. Discussion ensued on if one truck was ok as part of the general office, is there a limit on the number of trucks, what level of fuel, whether the trucks should be garaged, allowing the use in the industrial zone only, not in the WRPD, or allowed in the commercial area. The Commission decided that Fuel Dealer should be a separate

definition without fuel storage. They felt there should be a definition for this specific scenario; the location would be decided later.

**MINUTES
TOWN OF GROTON
ZONING COMMISSION
OCTOBER 5, 2016 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2**

I. ROLL CALL

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

Acting Chairperson Hudecek called the meeting to order at 6:30 p.m.

V. OLD BUSINESS

The commission amended the agenda to move Item 1, WRPD to a. and Definitions to b.

- 1. Zoning Regulations Update
- b. Definitions/Table of Permitted Uses

Mr. Kelly said the definitions that were distributed are those associated with the uses. Definitions for the uses will be written out in the categories only; the alphabetized use list will say “see category for definitions”.

Staff suggested changing the “amount of gallons” to “building square feet” for the alcohol production description. The commission agreed.

Staff said they met with the Town Attorney who is reviewing the housing definitions. Staff feels these proposed definitions may change.

The commission reviewed the proposed draft of definitions and clarified some of the definitions with staff and Horsley Witten. Staff said these definitions will probably be modified as the commission moves forward with the regulations. The commission and staff discussed whether each of the definitions listed were going to be regulated.

Airbnb – Staff said the Zoning Official has had no complaints at this time and doesn’t want to create a problem where there isn’t one. Staff will do some research for the commission and will send the commission any literature they find.

Community gardens - locations where they may be prohibited, development standards and parking, were discussed.

“Family day care home” definition needs to be clarified. The state statute definition is currently used; also, “family” should be changed to “household units”. The definition of dwelling was discussed.

Staff said they need direction from the commission on policy issues. The WRPD is almost done. The regulatory audit identified changes that need to be made. Horsley Witten is now going to do a preliminary revision of the entire regulation document and present it to the commission to make it easier to proceed with these revisions. It should take them about 3 months for this preliminary document.

The commission discussed some items they would like to see in the new document, such as color, graphics and pictures, tabbed headers, hyperlinks, etc. The commission wants to be sure that the consultant can produce a document that will meet their expectations. Staff expects they will get a draft in February 2017.

**MINUTES
TOWN OF GROTON
ZONING COMMISSION
April 5, 2017 – 6:30 P.M.
TOWN HALL ANNEX – 134 GROTON LONG POINT ROAD
COMMUNITY ROOM 2**

I. ROLL CALL

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

Chairperson Sutherland called the meeting to order at 6:30 p.m.

OLD BUSINESS

1. Zoning Regulations Rewrite Project

Goals and Objectives of Regulation Rewrite Project

Staff led a discussion on the Commission’s goals and objectives for the regulation rewrite process.

The Commission created the following guidelines as they begin their review of the regulations.

- Maximize economic development opportunities / improve the business climate (i.e. MX zones made simpler). Attempt to capture economic development benefits within our own town, such as EB.
- Simplify the process.
- Clear language
- Online regulations (hyperlinked), forms, documentation
- Predictability – development guide
- Recognize changing demographics and emerging best practices

- Be user friendly, clear and concise.
- Consistency with the POCD
- Promoting health, safety and welfare of the general community

The commission concurred that the above list of goals are only the first list of goals to start the process. It will change as the commission starts working on the actual regulations.

b. Draft Outline – Review

Staff said this is just an outline to start with; it will change as the commission goes forward. It is a guide, or general layout. Staff assured the commission that the consultant will provide paper and electronic versions of the final documents.

Staff and the Commission discussed how the POCD short term goals will tie with the goals and objectives of the regulations. Staff said they are working with Horsley Witten to assure that the POCD goals will be incorporated into the regulations. Staff also noted that the WRPD definitions will also be added to the “Definitions” section of the regulations.

**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.

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.

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

VI. 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.

VII. 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, RÜ-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, open space groups, the State, and Groton Utilities. 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.

Horsley Witten Group

Sustainable Environmental Solutions

55 Dorrance Street • Suite 403 • Providence, RI 02903
401-272-1717 • horsleywitten.com



MEMORANDUM

TO: Jon Reiner
FROM: Jeff Davis
DATE: November 8, 2017
RE: Latest Updates to Groton Zoning Regulations for ZC Workshop 11-15-17

The Horsley Witten Group (HW) presents the following brief summary of the decision points to make with the Zoning Commission (ZC) on November 15 and edits made to the Town of Groton's zoning regulations since the last Zoning Commission (ZC) meeting on November 1, 2017.

Decision Points for November 15 Meeting

- Confirm that “red flags” (for the Use Table, Use Definitions, and Section 3) brought up by the ZC have been addressed to their satisfaction in the sections reviewed to date (or explain where else in the regulations they will be addressed).
- Review and confirm comfort with having one Open Space District or several Open Space districts (Passive and Active) and uses for each.
- Review and confirm comfort with the WRPD column in the Use Table, or raise “red flags.”
- For later discussion . . .
 - Standards and guidelines for the MTC, MVC & MYS zoning districts may be discussed on November 15, but will be more fully explored early in 2018.

Use Table Edits

- The symbology has been changed as follows . . .
 - P = Permitted
 - C = Permitted with Conditions
 - SP = Permitted with Special Permit (with associated Conditions)
 - A = Permitted only as an accessory use
 - X = Prohibited
- The symbology has been changed for the WRPD to match this pattern, but ‘C’ is used to denote any condition, special permit, or potential activity within a use that may have additional regulations. ‘P’ is permitted or prohibited in accordance with the underlying zone.
- Use categories have been assigned for the WRPD column, per the new WRPD.
- Use categories have been assigned to the Open Space district. Those cells highlighted in green may warrant particular discussion with the ZC.

- All comments following asterisks have been removed from the table, and will be added to the Use Conditions section.
- FYI – A meeting will be scheduled with Groton Utilities to determine whether a special zoning district for their conservation lands is appropriate (other than OS).

Use Definitions Edits

- Edits to the Use Definitions are noted in Track Changes.
- All Uses that had been marked as needing definitions now have definitions.
- The definition of “family” and the use of the word “family” in terms like “single-family” is still being worked on with the attorney.
- Outdoor Storage was already listed as a primary and accessory use under Industrial Uses. So as to be clear about Outdoor Storage in Retail, Outdoor Storage as an accessory use has been added under that category.
- Definitions have been clarified as to when gross area vs. net area is desired. Will need to review with staff and provide definitions of net area vs. gross area.
- Filling and Removing Earth Products may need to be separated out into 2 items: Filling and Removing Earth Products as a Commercial/Industrial Use allowed in only certain zones vs an Accessory Use of Filling and Removal of Earth Products as an activity allowed in many zones throughout Town.
- Track Changes edits also include some feedback from the consulting attorney.

Section 3: Zoning Districts Edits

- An explanation is included for the meaning behind each Residential District’s name (e.g. that RS-12 denotes a district of primarily Residential Single-Family homes on lots of 12,000 sq ft or more.
- A draft definition for “Porch” is included to make sure that only open porches are allowed to encroach upon the front yard setback, and not enclosed porches that serve as living space.
- Recommendations are made for regulating accessory building setbacks. A more flexible solution may be requiring a front setback a minimum of 20 feet farther back from the front of the principal building.
- Standards for Mixed-Use districts will be discussed in greater detail early in 2018.
- A few edits have been made to the “District Boundaries” and “Lot Lying in More than One District” sections at the advice of the consulting attorney.
- HW is working with Town Staff to gather the data needed to analyze current dimensional non-conformity in the WDD and R-8 zoning districts to confirm that dimensional changes in those zones will lead to less non-conformity.

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.

Commentary: The deleted segment is already part of the definition for "Accessory."

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

ART GALLERY: An establishment engaged in the sale, loan, appraisal and/or display of works of art. This does not include libraries or museums.

CAMPGROUND: A lot where two or more campsites are used 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 principal 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 gross 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 gross 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. An 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:

- Gold 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.

PUBLIC RECREATION, INDOOR OR OUTDOOR: Publicly owned or operated recreation facilities.

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 typically 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 (2,000) gross square feet of floor area.

ALCOHOLIC BEVERAGE PRODUCTION, SMALL SCALE: Includes the definition for Alcoholic Beverage Production, and does not exceed 3,000 (2,000) gross square feet of floor area.

ARTISAN AND CRAFT WORKSHOPS: An establishment, not exceeding 3,000 gross 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.

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 NON-ALCOHOLIC BEVERAGE PRODUCTION, LARGE SCALE: Any facility of more than 5,000 gross 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. Staff suggests reducing to 3,000 sq. ft.

For Example . . .

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.

For Example . . .

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: Any facility of no more than 5,000 gross 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
- Foundries and rolling and extruding of metals
- 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 use definition for shredding, compressing or salvage use or scrap/discarded materials and equipment 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 5 and 11 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 **gross** 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. Will need to address the meaning of the term "temporary"

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. Staff recommends going to a maximum of 10,000 sq. ft for Retail, Small-scale.

RETAIL, LARGE-SCALE: A single user commercial building, having a gross floor area of 40,000 **gross** 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 gross square feet or greater, but less than 40,000 gross 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 gross 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, and 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 services and other spaces for funeral services and informal gatherings or display of funeral equipment.

For Example . . .

PERSONAL SERVICES

Examples may include:

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

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

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.

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)

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.

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 internal to such sign.

SIGN, FLAG (Advertising): Any sign of fabric, hung from a pole in the traditional manner of flags.

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.

Commentary: Attorney says this violates Reed et al. We will discuss.

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

AIRPORT: Facility for the takeoff and landing of aircraft, including runways, aircraft storage buildings, helicopter pads, air traffic control facilities, informational facilities and devices, terminal buildings, and airport auxiliary facilities, including driveways and access roads. This term includes aircraft maintenance facilities and aviation instruction facilities when part of a larger airport facility.

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.

For Example . . .

UTILITY INFRASTRUCTURE

Examples may include:

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

WATER SYSTEM, COMMUNITY TYPE: A system operated by the Town of Groton or a political subdivision or a duly licensed water company which serves at least 25 residents throughout the year.

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.

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 net 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.

SECTION 5: DISTRICT REGULATIONS

Items highlighted in yellow below have not yet been reviewed by the Town. Items highlighted in green are meant for special discussion.

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. All conditions under the WRPD districts are located in Sec. X.)

SP = Permitted with Special Permit (Location of associated conditions noted in the “Conditions” column. All conditions under the WRPD districts are located in Sec. X.)

A or A/C= Permitted only as an accessory use/Permitted only as an accessory use with conditions

X = 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

OS = Open Space

Note on Open Space District: while certain uses are allowed under this zoning district, 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. X.XX.

Water Resource Protection District (WRPD) Restrictions and Conditions

- 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, the stricter of the two shall apply.
- P = Permitted or prohibited in accordance with the underlying zoning.
- X = Prohibited

- C = Permitted with Conditions as described in **Sec. 6.5.10**. 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.
- 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	Pkng	Conditions
	RS	R	RU	RMF	CN	CR	MYS	WW	MTC	MVC	IM	IG	OS			
AGRICULTURAL, ANIMAL & NATURAL RESOURCES																
Aquaculture	X	X	C	X	X	X	X	C	X	X	C	C	X		6	-
Agriculture, Commercial	C	C	C	C	C	C	X	X	X	C	C	C	X	C	-	-
Agriculture, Home	A/C	A/C	A/C	A/C	X	X	X	X	X	A/C	A/C	X	X	C	-	-
Community Garden	C	C	C	C	C	C	X	X	C	C	C	C	C	P	-	-
Kennel, Commercial	X	X	SP	X	X	X	X	X	X	X	SP	SP	X	C	10	-
Nurseries and Greenhouses, Commercial	X	X	SP	X	C	C	X	X	X	SP	C	C	C	C	-	-
Pet Grooming	X	X	C	X	C	C	C	X	C	C	C	X	X	C	1	-
Riding or Boarding Stable	X	X	SP	X	X	X	X	X	X	X	SP	SP	SP	C	-	-
Veterinary Services	X	X	C	X	C	C	C	X	C	C	C	C	X	C	1	-
CULTURAL, RECREATION & ENTERTAINMENT																
Art Gallery or Museum	X	X	SP	X	P	P	P	X	P	P	P	X	C	P	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	X	X	SP	X	X	X	X	X	X	X	X	X	SP	P	-	-
Club, Lodge or Association	SP	SP	SP	C	C	C	SP	SP	C	C	SP	X	X	P	8	-
Commercial Recreation, Health and Fitness, Indoor, Small Scale	X	X	C	C	P	P	P	X	P	P	C	C	X	P	14	-
Commercial Recreation, Health and Fitness, Indoor, Large Scale	X	X	X	A	P	P	X	X	P	P	C	C	X	P	14	-
Commercial Recreation, Outdoor	X	X	SP	X	SP	SP	X	X	SP	SP	SP	SP	SP	P	14	-
Entertainment or Sports Facilities	X	X	SP	X	X	SP	X	X	SP	X	SP	SP	SP	P	8	-
Exhibition Hall	X	X	X	X	P	P	P	X	P	P	P	P	X	P	8	
Golf Course	X	X	SP	X	X	X	X	X	X	X	SP	SP	SP	P		-
Library	P	P	P	P	P	P	P	X	P	P	X	X	X	P	9	
Marina or Yacht Club	C	C	C	X	X	X	P	P	X	X	X	P	C	P	8	-
Public Recreation, Indoor or Outdoor	C	C	C	C	C	C	C	C	C	C	C	C	C	P	-	-
Temporary Events, Non-Profit	C	C	C	C	C	C	C	X	C	C	C	C	C	P	8	7.1-3
Theater or Cinema	X	X	X	X	C	C	C	X	C	C	C	X	C	P	8	-

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	SP	SP	SP	SP	C	C	C	X	C	C	C	X	X	P	10	-
Child	SP	SP	SP	SP	C	C	C	X	C	C	C	X	X	P	10	-
Family	P	P	P	P	P	P	P	A	P	P	A	A	X	P	10	
Group	C	C	C	C	C	C	C	X	C	C	C*	X	X	P	10	-
HEALTH FACILITIES																
Hospital/Emergency Treatment Center	X	X	SP	X	SP	SP	SP	X	SP	SP	SP	X	X	C	15	-
Medical/Health Care Professional Office/Clinic	X	X	SP	X	P	P	P	X	P	P	P	X	X	C	5	-
Nursing Home	X	X	C	C	C	C	X	X	C	C	X	X	X	P		-
INDUSTRIAL																
Alcoholic Beverage Production, Sm Scale	X	X	SP	X	P	P	P	X	P	P	P	P	X	C	1	-
Alcoholic Beverage Production, Lg Scale	X	X	X	X	SP	P	X	X	SP	X	P	P	X	C	6	-
Artisan & Craft Workshop	X	X	C	X	P	P	P	P	P	P	P	P	X	P	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.)																
Flex Space	X	X	X	X	X	X	X	X	X	X	P	P	X	C	6	
Food and Non-Alcoholic Beverage Production, Major	X	X	X	X	X	X	X	X	X	X	P	P	X	P	6	
Food and Non-Alcoholic Beverage Production, Minor	X	X	X	X	P	P	C	X	C	C	P	P	X	P	1	-
Heavy Industrial	X	X	X	X	X	X	X	X	X	X	X	P	X	C	6	-
Laundry, Commercial	X	X	X	X	X	P	X	X	X	X	P	P	X	C	6	
Light Industrial	X	X	X	X	X	X	X	P	X	X	P	P	X	C	6	
Outdoor Storage Yard, Accessory	X	X	X	X	A/SP	A/SP	X	A/SP	A/SP	A/SP	A	A	X	C	6	
Outdoor Storage Yard, Primary	X	X	X	X	X	X	X	X	X	X	SP	SP	X	C	6	-
Sailmaking	X	X	X	X	P	P	P	P	X	P	P	P	X	P	6	
Warehouse & Distribution	X	X	X	X	X	P	X	X	X	X	P	P	X	X	6	
LODGING																
Bed & Breakfast	X	X	P	X	P	P	P	X	X	X	X	X	X	P	15	
Hotel/Motel	X	X	X	X	P	P	P	X	P	P	P	C	X	P	15	-

	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 (LODGING, cont.)																
Rooming & Boarding House	X	X	P	C	P	P	P	X	X	X	X	X	X	P	15	-
RESIDENTIAL																
Accessory Apartment	A	A	A	A	A	A	A	X	X	X	X	X	X	P	3	
Active Senior Housing	SP	SP	SP	SP	SP	SP	X	X	X	X	X	X	X	P	2/3	-
Caretaker/Security Service Dwelling	A	A	A	A	A	A	A	X	X	X	X	X	X	P	3	
Community Residential Counseling Fac.	X	X	X	SP	SP	SP	SP	X	SP	SP	X	X	X	P	11	-
Dwelling, One Family	P	P	P	C	P	P	P	X	X	X	X	X	X	P	2	-
Dwelling, Two Family	X	P	X	C	P	P	P	X	X	P	X	X	X	P	2	-
Dwelling, Multi-family	X	X	X	C	C	C	C	X	C	C	X	X	X	P	3	-
Home Occupation	A	A	A	A	A	A	A	A	A	A	X	X	X	P	TBD	
Mobile Home Park or Subdivision	SP	SP	SP	SP	SP	SP	X	X	SP	SP	X	X	X	P	3	-
Residential Life Care Communities	SP	SP	SP	SP	SP	SP	X	X	SP	SP	X	X	X	P	11	-

	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																
Drinking Establishment	X	X	X	X	P	P	SP	X	P	SP	P	X	X	P	12	-
Drive Through Facility for Restaurant	X	X	X	X	A/SP	A/SP	X	X	A/SP	X	X	X	X	P	-	-
Restaurant, Fast Food	X	X	X	X	P	P	SP	A/SP	P	C	P	X	X	P	12/13	-
Restaurant, Mobile	X	X	C	C	C	C	C	C	C	C	C	C	C	P	-	-
Restaurant, Standard	X	X	X	X	P	P	P	A/C	P	C	C	X	C	P	12	-
RETAIL																
Drive Through Facility for Retail	X	X	X	X	A/C	A/C	X	X	A/SP	X	A/C	X	X	P	20	-
Outdoor Storage Yard, Accessory	X	X	X	X	A/SP	A/SP	X	A/SP	A/SP	A/SP	A	A	X	C	6	
Retail, Small-Scale	X	X	X	X	P	P	P	X	P	P	P	X	C	C	1	
Retail, Medium-Scale	X	X	X	X	P	P	P	X	P	X	P	X	X	C	1	
Retail, Large-Scale	X	X	X	X	X	P	X	X	X	X	P	X	X	C	1	
Retail with Large Indoor Storage	X	X	X	X	P	P	P	X	P	P	P	X	X	C	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																
SERVICES																
Cemetery (New)	X	X	C	X	X	X	X	X	X	X	C	C	X	X	-	-
Cemetery (Existing)	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	-	-
Churches and Other Places of Religious Worship	P	P	P	P	P	P	P	X	P	P	P	X	X	P	8	
Crematory Services	X	X	X	X	X	X	X	X	X	X	P	P	X	X	8	
Drive Through Facility for Services	X	X	X	X	A/C	A/C	X	X	X	A/C	A/C	X	X	P	20	-
Elementary and Secondary Schools, Colleges & Universities	C	C	C	C	P	P	P	X	P	P	P	X	X	P	-	-
Funeral Services	X	X	X	X	P	P	X	X	X	P	X	X	X	C	8	
Personal Services	X	X	X	X	P	P	P	X	P	P	P	X	X	C	1	
Professional & Arts Organizations, Schools and Studios	X	X	SP	X	P	P	P	X	P	P	P	X	X	C	5	
Professional Offices	X	X	SP	X	P	P	P	C	P	P	P	P	X	P	5	-
Self-Service Storage Facility	X	X	X	X	X	C	X	X	X	X	C	C	X	C	7	-
Town of Groton Services	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	

	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 (SIGNS, cont.)																
SIGNS																
Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	P	-	
Non-Accessory	X	X	X	X	X	C	C	C	X	X	C	X	X	P	-	-
Non-Accessory, Temporary	C	C	C	X	C	C	C	C	C	C	C	C	C	P	-	-
TRANSPORTATION, COMMUNICATION & UTILITIES																
Airport	X	X	X	X	X	X	X	X	X	X	X	P	X	X	-	
Telecommunication Facility	C	C	C	C	C	C	C	C	C	C	C	C	X	P	-	-
Telecommunication Tower	X	X	SP	SP	SP	SP	X	X	X	X	SP	SP	X	P	-	-
Transit Stations & Hubs	X	X	X	X	P	P	P	P	P	P	P	P	X	C	-	
Utility Infrastructure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	-
VEHICLE & HEAVY EQUIPMENT																
Bus & Limo Garage and Maintenance	X	X	X	X	X	P	X	X	X	X	X	P	X	X	17	
Construction, Farm & Heavy Equipment Rentals	X	X	X	X	X	P	X	X	X	X	P	P	X	X	17	

	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/Equip., cont.)	X	X	X	X	X	P	X	X	X	X	P	P	X	C	17	
Construction, Farm & Heavy Equipment Sales	X	X	X	X	X	P	X	X	X	X	P	P	X	X	17	
Contractor Vehicle Parking & Const. Equipment Storage	A/C	A/C	A/C	A/C	A/C	X	X	X	A/C	A/C	A/C	X	X	X	17	-
Fuel Dealer with Storage	X	X	X	X	X	P	X	X	X	X	P	P	X	X	1	
Fuel Dealer without Storage	X	X	X	X	P	P	P	X	P	P	P	P	X	X	1	
Fuel Dispensing Station	X	X	X	X	C	C	X	C	C	C	C	C	X	X	16	-
Marine Craft & Equip. Display and Sales	X	X	X	X	X	P	P	P	X	C	P	X	X	X	17	-
Vehicle Dealers (New)	X	X	X	X	X	P	X	X	X	X	P	X	X	X	17	
Vehicle Dealers (Used)	X	X	X	X	X	P	X	X	X	X	P	X	X	X	17	
Vehicle Parts & Supplies (New)	X	X	X	X	P	P	P	X	P	P	P	X	X	X	1	
Vehicle Rental	X	X	X	X	X	P	SP	X	P	SP	P	P	X	X	1	-
Vehicle Repair & Service, Major	X	X	X	X	X	P	X	X	X	X	P	P	X	X	16	
Vehicle Repair & Service, Minor	X	X	X	X	C	P	X	X	C	X	P	P	X	C	16	-

Vehicle Washing Facility	X	X	X	X	C	C	X	X	SP	X	C	C	X	C	18	-
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SECTION 3: ZONING DISTRICTS & MAP

Commentary from HW: Current dimensional standards are noted in gray boxes.

Residential Districts

The Residential Districts are meant to accommodate a variety of residential dwellings at a scale of densities, including one- and two-family homes and multi-family homes. 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:

Residential (R) Districts

Residential-6 (R-6) *currently RS-8*

Residential-12 (R-12)

Residential Single-Family (RS) Districts

Residential Single-Family-12 (RS-12)

Residential Single-Family-20 (RS-20)

Rural Residential (RU) Districts

Rural Residential-20 (RU-20)

Rural Residential-40 (RU-40) *currently RU-40 & RU-80*

Residential Multi-Family (RMF)

Residential (R) Districts, R-6 and R-12

The “R” Districts are generally meant to accommodate denser residential development with both one- and two-family dwelling units.

Residential-6 (R-6)

Intent

The R-6 zoning district stands for residential lots with a minimum of 6,000 square feet. It 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-family dwellings that support the denser, historic residential patterns of Mystic Village.

R-6 Dimensional Standards

Lot Size

Minimum lot area: 6,000 sq ft *currently 8,000 sq ft*
Minimum lot width: 60 ft

Setbacks

Minimum front yard setback: 10 ft *currently 25 ft*
Minimum rear yard setback: 25 ft
Minimum side yard setback: 6 ft
Accessory building setback: See Section 4.10

Commentary: The Town is reviewing all Accessory Structure standards, and may keep as-is per Section 4.10 (Accessory Structures). Alternatively, could have front yard setback of 20 feet for accessory structures, and keep side and rear the same as primary structures.

Maximum Building

Height: 30 ft
Lot Coverage: 35% *currently 25%*

Lot Area

Minimum Lot Area
Per Dwelling Unit: 4,000 sq ft *currently 8,000 sq ft*

Residential-12 (R-12)

Intent

The R-12 district stands for residential lots with a minimum of 12,000 square feet. It encompasses residential neighborhoods throughout the Town, from mid-century ranches and split levels, to modest one- and two-family homes around Midway Oval, to some of the military housing along the Thames River. What these diverse neighborhoods share in common 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-family 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. The minimum lot size is 12,000 square feet.

Commentary: The R-12 may also be explored as an appropriate zoning district for cottage-style developments, or developments with multiple “tiny homes.”

R-12 Dimensional Standards

Lot Size

Minimum lot area: 12,000 sq ft

Minimum lot width: 60 ft *currently 80 ft*

Commentary: May consider further reduction to 50 ft if this better reflects existing conditions

Setbacks

Minimum front yard setback: 25 ft *currently 30 ft*

Minimum rear yard setback: 25 ft *currently 30 ft*

Minimum side yard setback: 12 ft

Accessory building setback: Same for rear and side, 45 ft for front

Commentary: The concern with front yard setbacks for accessory structures, from a design perspective, is where these structures are situated relative to the front of the primary structure. Traditional residential architectural practice shows that having a structure like a garage closer to street or even at the same setback as the home creates a more crowded feeling and gives these accessory structures too much visual attention. In these instances, accessory structures may not seem to be “accessory or subordinate” to the primary building. Conversely, where these structures are set farther back from the front line of the house, the home is the center of visual attention and projects the “residential neighborhood” character that people find attractive in suburban environments.

Currently, the standard for all accessory buildings is a 60 foot minimum setback from any street line. In this case, that would put the front of a standalone garage 35 feet behind the front of a house, which may be too much. On the other hand, in an RU-40 zone with a 40 foot front setback for primary structures, a standalone garage would be 20 feet behind the house, which might be appropriate. Alternatively, the standard for accessory buildings could be a minimum of “the actual built front yard setback of the primary structure plus 20 feet.”

Porches

SECTION 3 DRAFT

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One covered porch per dwelling of at least 6 ft and no more than 10 ft in depth is allowed. Such porches may be partially or fully within the front yard setback.

Commentary: It is important to have the 6 ft minimum so that you get usable porches, and not just aesthetic add-ons that no one can sit on. A definition for "porch" may be added to Section 2 as follows: PORCH: A one-story roofed structure attached to the ground floor of a house, with no floor space above and which is not intentionally heated or cooled by mechanical or electrical means and is open on all sides not attached to the house.

Maximum Building

Height: 30 ft

Coverage: 30% *currently 20%*

Lot Area

Minimum Lot Area

Per Dwelling Unit: 7,500 sq ft

Commentary: Town is considering reduction to 6,000 sq ft

Uses for Residential (R) Districts, R-6 and R-12

Table of Permitted Uses: Residential (R) Districts, R-6 and R-12

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Table of Conditional Uses: Residential (R) Districts, R-6 and R-12

See Section 6.1 Conditional Uses – specific sections are noted under each use
Uses marked ‘SP’ also require a Special Permit

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Table of Accessory Uses: Residential (R) Districts, R-6 and R-12

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Residential Single Family (RS) Districts, RS-12 and RS-20

The “RS” Districts are generally meant to accommodate residential development with only one-family dwelling units.

Residential Single-Family-12 (RS-12)

Intent

The RS-12 district stands for residential lots with a minimum of 12,000 square feet. It encompasses residential neighborhoods throughout the Town, from portions of the Mystic River Historic District, to mid-century ranches and split levels of the Bel-Aire and other neighborhoods, to newer subdivisions. What these diverse neighborhoods share in common 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-family 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. The minimum lot size is 12,000 square feet.

Commentary: The RS-12 may also be explored as an appropriate zoning district for cottage-style developments.

RS-12 Dimensional Standards

Lot Size

Minimum lot area: 12,000 sq ft
Minimum lot width: 60 ft *currently 80 ft*

Setbacks

Minimum front yard setback: 25 ft *currently 30 ft*
Minimum rear yard setback: 25 ft *currently 80 ft*
Minimum side yard setback: 12 ft
Accessory building setback: Same for rear and side, 45 ft for front

Porches

One covered porch of at least 6 ft and no more than 10 ft in depth is allowed. Such porches may be partially or fully within the front yard setback.

Maximum Building

Height: 30 ft
Coverage: 30% *currently 20%*

Lot Area

Minimum Lot Area



Example: Dimensional Standards Graphic. One may be developed for each zoning district.

Per Dwelling Unit: 12,000 sq ft

Residential Single-Family -20 (RS-20)

Intent

The RS-20 district stands for residential lots with a minimum of 20,000 square feet. It is found throughout the Town, and is designed to encourage one-family dwellings in more traditional suburban settings. Open Space Subdivisions are encouraged in this district, as much of the remaining undeveloped land within the district is considered wetlands. To date, use of the Open Space Subdivision provisions has been successful in clustering new subdivision development in order to preserve neighboring environmentally sensitive lands, and this trend should continue. 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. The minimum lot size is 20,000 square feet.

RS-20 Dimensional Standards

Lot Size

Minimum lot area: 20,000 sq ft
Minimum lot width: 100 ft

Setbacks

Minimum front yard setback: 30 ft
Minimum rear yard setback: 30 ft
Minimum side yard setback: 20 ft
Accessory building setback: Same

Porches

One covered porch of at least 6 ft and no more than 10 ft in depth is allowed. Such porches may be partially or fully within the front yard setback.

Maximum Building

Height: 30 ft
Coverage: 25% *currently 15%*

Lot Area

Minimum Lot Area Per Dwelling Unit: 20,000 sq ft

Uses for Residential Single Family (RS) Districts, RS-12 and RS-20

Table of Permitted Uses: Residential Single Family (RS) Districts, RS-12 and RS-20

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Table of Conditional Uses: Residential Single Family (RS) Districts, RS-12 and RS-20

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Residential Single Family (RS) Districts, RS-12 and RS-20

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Rural Residential (RU) Districts, RU-20 and RU-40

The “RU” Districts are generally meant to accommodate residential development, but may also accommodate a wider range of non-residential development than the R and RS districts.

Rural Residential -20 (RU-20)

Intent

The RU-20 district stands for rural residential lots with a minimum of 20,000 square feet. It is found throughout the Town, and is designed to encourage one- and two-family dwellings in more traditional suburban settings. Open Space Subdivisions are encouraged in this district, as much of the remaining undeveloped land within the district is considered wetlands. To date, use of the Open Space Subdivision provisions has been successful in clustering new subdivision development in order to preserve neighboring environmentally sensitive lands, and this trend should continue. 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. The minimum lot size is 20,000 square feet.

RU-20 Dimensional Standards

Lot Size

Minimum lot area: 20,000 sq ft

Minimum lot width: 100 ft

Setbacks

Minimum front yard setback: 30 ft

Minimum rear yard setback: 30 ft

Minimum side yard setback: 20 ft

Accessory building setback: Same

Porches

One covered or uncovered porch of at least 6 ft in depth is allowed within the front setback, up to 10 ft in depth. In an Open Space Subdivision, no porch shall be located less than 10 ft from the front lot line.

Maximum Building

Height: 30 ft

Coverage: 25% *currently 15%*

Lot Area

Minimum Lot Area Per Dwelling Unit: 15,000 sq ft

Rural Residential-40 (RU-40)

Intent

The RU-40 district stands for rural residential lots with a minimum of 40,000 square feet. It 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-family dwellings, agriculture and related activities, and other lower-density uses. As with the RS-20 and RU-20 districts, much of the undeveloped RU-40 district is considered wetlands, so Open Space Subdivisions will continue to be a useful tool in protecting sensitive environmental areas. New developments adjacent to existing Open Space Subdivisions should strive to connect open spaces in order to maintain a network of open space and habitat, rather than isolated pockets. The minimum lot size is 40,000 square feet. The RU-40 district is the same as the former RU-40 district plus the former RU-80 district.

Consider allowing two detached homes on one lot of at least 60,000 square feet, and up to three detached homes on one lot, if there is at least 60,000 square feet per home on the lot (family compound).

RU-40 Dimensional Standards

Lot Size

Minimum lot area: 40,000 sq ft

Minimum lot width: 150 ft

Setbacks

Minimum front yard setback: 40 ft *currently 50 ft*

Minimum rear yard setback: 30 ft

Minimum side yard setback: 25 ft

Accessory building setback: Same

Porches

A single porch is allowed to extend into the required minimum front setback. Porches shall be no larger than 10 ft in depth measured from the face of the home. In an open space subdivision, no porch shall be located closer than 15 ft to the front lot line.

Maximum Building

Height: 30 ft

Coverage, Residential: 20% *currently 15%*

Coverage, Non-Residential: 30% *Residential vs. Non-Residential not currently differentiated*

Lot Area

Minimum Lot Area Per Dwelling Unit: 30,000 sq ft

Uses for Rural Residential (RU) Districts, RU-20 and RU-40

Table of Permitted Uses: Rural Residential (RU) Districts, RU-20 and RU-40		

Table of Conditional Uses: Rural Residential (RU) Districts, RU-20 and RU-40 See Section 6.1 Conditional Uses – specific sections are noted under each use Uses marked 'SP' also require a Special Permit		

Table of Accessory Uses: Rural Residential (RU) Districts, RU-20 and RU-40 See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant		

Residential Multi-Family (RMF)

Intent

The RMF district stands for “residential multi-family,” and is home to most of the Town’s existing apartment buildings. It is scattered in small pockets, with most sites on the western half of the Town. The vast majority of RMF parcels are already built out with existing multi-family homes, ranging from side-by-side town houses to stacked garden apartments, and including both rentals and ownership condominiums. The RMF district is meant to encourage and guide the development of multi-family 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.

RMF Dimensional Standards

Commentary from HW: All dimensional standards based on current RMF-8 district. Current RMF-8 district standards that have been altered are noted in gray boxes.

Lot Size

Minimum lot area: 40,000 sq ft
Minimum lot width: 150 ft

Setbacks

Minimum front yard setback: 30 ft *currently 40 ft*
Minimum rear yard setback: 30 ft
Minimum side yard setback: 20 ft
Accessory building setback: Front: minimum 20 feet further back from the front of the principal building; Rear and side: same as primary building

Commentary from the Town: Setbacks should be different from other R accessory structures – review accessory standards for all zones – add design standards. Limit grade changes along property lines.

Maximum Building

Height: 3 stories/40 ft
Coverage: 30% *currently 20%*
(Building height can be increased to 5 stories/65 feet, provided the minimum lot area is 120,000 square feet. Any building exceeding 40 feet in height shall be set back from its front, side and rear lot lines an additional two feet for each foot in height over 40 feet.)

Lot Area

Minimum Lot Area Per Dwelling Unit: 2,700 sq ft *currently 5,500 sq ft*

Uses for Residential Multi Family (RMF) District

Table of Permitted Uses: Residential Multi Family (RMF) District

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Table of Conditional Uses: Residential Multi Family (RMF) District

See Section 6.1 Conditional Uses – specific sections are noted under each use
Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Residential Multi Family (RMF) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Residential Performance Standards

Commentary: It is very possible that the current standards are no longer needed, as they have been covered by other sections of the regulations. Staff and HW will explore this.

Commentary from the Town: Maybe we use this section for other standards such as buildable lot area, grade differences between lots, access requirements, easement areas, etc. Needs more discussion.

DRAFT

Commercial & Mixed-Use Districts

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 all 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-family housing mixed with retail, services, offices, and other such uses in a walkable, well-connected environment. The Commercial & Mixed-Use Districts include:

Commercial, Regional (CR)

Commercial, Neighborhood (CN)

Working Waterfront (WW)

Mystic (MYS)

Mixed-Use Town Center (MTC)

Mixed-Use Village Center (MVC)

[At this time, HW believes that the MTC can cover the Downtown area and the proposed mixed-use development at Rtes 184 & 117. MVC can cover Poquonnock Bridge and Old Mystic. However, as discussion continues, there is the possibility of having slightly different standards for these areas that could be noted by MTC1, MTC2, MVC1 and MVC2. Town staff has suggested that the current NMDD can be carved up into separate areas for commercial and residential, rather than a mixed-use zone. The OMF zones would be divided among CN and R-12 depending on their current uses.]

Commercial, Regional (CR)

Intent

The CR district is meant to accommodate heavier commercial uses such as auto-oriented operations, and is aligned primarily along the Rte 184 corridor. Residential uses are restricted to multi-family, which may serve as a buffer or transition to any neighboring residential zoning districts. This district incorporates the former CB-15 and CA-40 districts.

CR Dimensional Standards

Lot Size

Minimum lot area: 15,000 sq ft
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

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

Lot Area

Minimum Lot Area Per Dwelling Unit: 2,700 sq ft

Commentary from the Town: Discuss further if we want to have any residential in this zone or support multi-family residential in more appropriate zones.

Uses for Commercial, Regional (CR) District

Table of Permitted Uses: Commercial, Regional (CR) District

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Table of Conditional Uses: Commercial, Regional (CR) District

See Section 6.1 Conditional Uses – specific sections are noted under each use
Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Commercial, Regional (CR) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

Commercial, Neighborhood (CN)

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-family dwellings, though two-family and multi-family dwellings (standalone or as part of mixed-use) 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 Rte 1 and Rte 184 corridors. High-quality, human scale design, with an emphasis on pedestrian connections and green space will be a critical component of any development in this district, as it is meant to play a transitional role between commercial/mixed-use and strictly residential uses. This district incorporates the former CA-12 and OMF districts with commercial uses, with the exception of the former CA-12 and OMF districts in the Poquonnock Bridge area which are now zoned MVC.

CN Dimensional Standards

Lot Size

Minimum lot area: 12,000 sq ft
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

Height: 3 stories/40 ft
Coverage: 30%

Lot Area

Minimum Lot Area Per Dwelling Unit: 2,700 sq ft

Commentary: The Town will be exploring design standards for the massing of apartment buildings in this zoning district.

Uses for Commercial, Neighborhood (CN) District

Table of Permitted Uses: Commercial, Neighborhood (CN) District

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Table of Conditional Uses: Commercial, Neighborhood (CN) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Commercial, Neighborhood (CN) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Working Waterfront (WW)

Intent

The WW district is restricted to marine-dependent commercial uses and limited marine-related or marine-dependant 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. New residential development and non-marine commercial and industrial uses are therefore limited in this district. 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 neighboring homes. This district was formerly called the WF district.

WW Dimensional Standards

Lot Size

Minimum lot area: 20,000 sq ft

Minimum lot width: 100 ft

Setbacks

Minimum front yard setback: 40 ft

Minimum rear yard setback: 30 ft

Minimum side yard setback: 20 ft

Maximum Building

Height: 30 ft (or 45' for sheds used for construction, repair or storage of boats)

Coverage: 65%

Lot Area

Minimum Lot Area Per Dwelling Unit: N/A *currently 15,000 sq ft*

Uses for Working Waterfront (WW) District

Table of Permitted Uses: Working Waterfront (WW) District		

Table of Conditional Uses: Working Waterfront (WW) District See Section 6.1 Conditional Uses – specific sections are noted under each use Uses marked 'SP' also require a Special Permit		

Table of Accessory Uses: Working Waterfront (WW) District See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant		

Mixed-Use Districts

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

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

Mystic (MYS)

Commentary: FYI, standards for MYS will be reviewed based on current built form in Mystic.

Intent

Mystic is famed 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 MM district is designed to maintain and enhance this special village by establishing specific guidelines to ensure a mix of compatible uses, concentrated development, pedestrian friendly circulation, shared parking and public spaces, and the continuation of historic styles. The area is also covered by the Mystic River Historic District, and buildings, existing and new, must adhere to historic district design standards. This district was formerly called the Waterfront Design district or WDD.

MYS Dimensional Standards

Lot Size

Minimum lot area: 8,000 sq ft
Minimum lot width: 60 ft

Setbacks

Minimum front yard setback: 10 ft
Minimum rear yard setback: 10 ft
Minimum side yard setback: 10 ft

Maximum Building

Height: 40 ft
Coverage: 65%
(Building height is a maximum of 25 ft, but can be increased to 40 ft. Any building exceeding 25 feet in height shall be set back from its front, side and rear lot lines an additional one foot for each foot in height over 25 feet.)

Lot Area

Minimum Lot Area Per Dwelling Unit: 4,000 sq ft

Uses for (MYS) District

Table of Permitted Uses: Mystic (MYS) District

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Table of Conditional Uses: Mystic (MYS) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Mystic (MYS) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Mixed-Use Town Center (MTC)

Intent

The MTC district is centered on the “downtown” area of Groton along Route 1. This district is meant to encourage the redevelopment of existing strip malls into mixed-use developments, allowing Groton to meet regional market demand for such development. The MTC district may accommodate a mix of uses 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 on Rte 1. Development here should be oriented to existing or planned streets with pedestrian amenities, such as extra-wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings, as well as transit stops. The MTC district is meant to provide flexibility in the siting and design of new developments and redevelopment to anticipate changes in the marketplace. Residential uses are restricted to mixed-use with ground floor retail or services or multi-family. The MTC allows for the densest development in Town, with flexible design standards that will allow for creative development approaches to implement the pedestrian friendly vision for the district. Creative placemaking is a critical component of the success of the MTC, and design standards emphasize public plazas, small parks, sidewalks, and spaces for public art.

Commentary: This district is also being considered for the Rtes 184/117 intersection. As written, it would work best with a complementary set of design guidelines.

MTC Dimensional Standards

Lot Size

Minimum lot area

For lots developed individually: 40,000 sq ft *Commentary: This could go smaller*

For two or more lots developed together: None, if the total is at least 40,000 sq ft

Minimum lot width

For lots developed individually: 100 ft

For two or more lots developed together: A minimum for individual lots shall be 20 feet and the total width shall be at least 100 ft

Setbacks

Minimum and Maximum front yard setbacks

Along Route 1: 20 ft Minimum, 35 ft Maximum (a publicly accessible landscaped area shall occupy the space between the front lot line and the building) *Commentary: Need to discuss terminology to use for landscaped areas and we will be mindful of how this would impact Section 7.4 (Landscaping, Screening and Buffer Areas). Currently in the DDD, a minimum 20 foot landscaped front set back is required. Here, this could be increased if the landscaped area is publicly accessible (e.g. plaza, benches, etc.).*

Along all roads that abut a residential district: 30 ft

Along all other roads internal to the district: 0 ft Minimum, 15 ft Maximum (unless a publicly accessible landscaped area is placed between the front lot line and the building)

Minimum rear yard setbacks

- For all lots with rear yards that abut a non-MTC district: 30 ft
- For all other lots in the district: 0 ft

Minimum side yard setbacks

- For all lots with side yards that abut a non-MTC district: 30 ft
- For all other lots with portions of buildings sharing a party wall: 0 ft
- For all other lots without portions of buildings sharing a party wall, up to 40 ft in height: 10 ft
- For all other lots without portions of buildings sharing a party wall, over 40 ft in height: 20 ft

Maximum Building

Height

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

Coverage

- The following maximum building coverages are allowed provided all required mechanical, circulation, parking, landscaping, delivery, waste management, and other outdoor facilities per this zoning district and the Building Code are accommodated in the overall development.
- For lots that are part of a multiple-lot development: 100%
 - For lots developed individually: 85%

Commentary from the Town: Typically we require merging of the lots in large development so that setbacks work.

Lot Area

Minimum Lot Area Per Dwelling Unit: None

Commentary from the Town: Need to discuss if this works with where we want residential in this district. No requirements may be OK for MTC Route 1 but not MTC Route 184.

Publicly Accessible Landscaped Areas

Minimum amount of publicly accessible landscaped areas per development: 15%. At least 10% must be contiguous. Whenever possible, this contiguous area will be designed to abut and visually and physically integrate with the required contiguous publicly accessible landscaped areas of any neighboring developments in the MTC district.

Commentary from the Town: Needs additional discussion. Maybe we call it public/common space and not open space. Provide standards for public plazas, greens etc.

Uses for Mixed-Use Town Center (MTC) District

Table of Permitted Uses: Mixed-Use Town Center (MTC) District

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Table of Conditional Uses: Mixed-Use Town Center (MTC) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Mixed-Use Town Center (MTC) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Mixed-Use Village Center (MVC)

Intent

The MVC district is centered on the Poquonnock Bridge “node” and a special focus area identified in the Town’s Plan of Conservation and Development. The intent associated with this district is to provide spaces for mixed-use development, much like the MTC, but on a smaller, “village” scale with neighborhood-serving retail and services, and places to accommodate artisan production. Whereas the MTC aims to re-imagine downtown Groton, 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 Rte 1. Development here should be oriented to existing or planned streets with pedestrian amenities, such as extra-wide sidewalks, street tree cutouts, pedestrian-scale lighting, and street furnishings, as well as transit stops, where applicable. Residential uses are restricted to mixed-use with ground floor retail or services, multi-family, or live-work spaces for “makers” and artisans. The MVC has more prescriptive design standards than the MTC to 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 emphasize sidewalks as well as smaller public plazas, parks, and spaces for public art. This district incorporates the Poquonnock Bridge and Old Mystic “village” areas as depicted on the Town’s Future Land Use Map.

Commentary: This district may also be considered for Old Mystic. As written, it would work best with a complementary set of design guidelines.

MVC Dimensional Standards

Lot Size

Minimum lot area

For lots developed individually: 10,000 sq ft *Commentary: This could be smaller.*

For two or more lots developed together: No minimum standard applies to individual lots as long as the total is at least 10,000 sq ft

Minimum lot width

For lots developed individually: 80 ft

For two or more lots developed together: A minimum for individual lots shall be 20 feet and the total width shall be at least 80 ft

Setbacks

Minimum and Maximum front yard setbacks

Along any arterial road: 20 ft Minimum, 35 ft Maximum (unless a publicly accessible landscaped area is placed between the front lot line and the building)

Along all roads that abut a residential district: 30 ft

Along all other roads internal to the district: 10 ft Minimum, 25 ft Maximum (unless a publicly accessible landscaped area is placed between the front lot line and the building)

Minimum rear yard setbacks

For all lots with rear yards that abut a non-MVC district: 30 ft

For all other lots in the district: 20 ft
Minimum side yard setbacks

For all lots with side yards that abut a non-MTC district: 30 ft

For all other lots in the district with portions of buildings sharing a party wall: 0 ft

For all other lots in the district without portions of buildings sharing a party wall: 10 ft

Maximum Building

Height: 35 ft

Coverage

For lots that are part of a multiple-lot development: 100%

(So long as all required mechanical, circulation, parking, landscaping, delivery, waste management, and other outdoor facilities per this zoning district and the Building Code are accommodated in the overall development.)

For lots developed individually: 80%

Lot Area

Minimum Lot Area Per Dwelling Unit: None

Publicly Accessible Landscaped Areas

Minimum amount of publicly accessible landscaped areas per development: 20% (At least 15% must be contiguous. Whenever possible, this contiguous area will be designed to abut and visually and physically integrate with the required publicly accessible landscaped areas of any neighboring developments in the MVC district.)

Commentary from the Town: Review Public space vs open space and what we want in this area after study.

Uses for Mixed-Use Village Center (MVC) District

Table of Permitted Uses: Mixed-Use Village Center (MVC) District

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Table of Conditional Uses: Mixed-Use Village Center (MVC) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Mixed-Use Village Center (MVC) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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*Commentary: **Other Considerations** – the following are additional items the Town may consider regulating in one or all of the mixed-use districts, and some options to consider for each.*

Additional Setbacks/Step Backs

The requirements for the MTC call for building heights of no more than 45 ft, which would generally accommodate four stories. The Town could consider requiring greater setbacks (particularly for side and rear setbacks), similar to other zoning districts in town, for buildings of over 40 ft: Any building exceeding 40 ft in height shall be set back from its side, and rear lot lines an additional one foot for each foot in height over 40 ft.

Alternatively, to provide visual variety, the lower three stories may continue to meet the minimum setbacks, while the upper story is stepped back two feet for each foot in height over 40 ft. In a 45 ft tall building, this would create a fourth floor stepped back ten feet from the lower floors, creating room for rooftop decks. If the Town considers 5 or 6 story buildings in this district, a similar ratio could be explored.

*Commentary: **Guidelines** – the following topics may not be appropriate to include in the main body of the Zoning Regulations, but rather as separate (or appended) guidelines. These represent the types of things the Town may consider, and are not exhaustive lists. A final list of guidelines could be illustrated.*

General Site Layout

- Buildings that are primarily residential should be located next to any adjacent residential zoning districts, to serve as a buffer.
- Commercial uses should be located near existing retail or office areas, transit stops, higher volume streets, and any proposed public plaza areas.
- The layout of uses and buildings should be designed to facilitate pedestrian access to public bus stops, when present.

Street Pattern for New Streets (public or private)

- Street design should promote walkability with relatively short blocks and a high ratio of intersections to street links.
- Grid or modified grid street patterns should be used to increase efficiency and connectivity between blocks.
- Blocks should not exceed 800 feet in length and public pedestrian connections should be made between parallel streets at least every 500 feet.
- All streets should be interconnected, especially with streets on abutting properties.
- Streets should be extended to adjacent properties at visible locations that make the connections obvious.

Building Design Standards

- Avoid large, monolithic structures that overwhelm the streetscape and pedestrians.
- All building entrances should be architecturally accentuated with a canopy, portico, or overhang, or by being recessed or protruding, etc.

- Blank walls are not permitted if facing a street. Minimum window percentages must be met based on the height, use, and side of the building. (For example, 35% minimum window coverage on building facades facing streets, and 50% for the ground floors of such facades.) The Town may also consider standards for where on the building façade windows should go. (For example, front windows should begin between 12 to 24 inches above ground level and end no higher than 86 inches above ground level.)
- Building ridgelines or roof planes should be interrupted by features such as gables, dormers, towers, domes, projecting cornices, articulated parapet, etc. (which would not be included in the maximum height if they do not include livable space).
- Large building façades should appear to be broken into several sections or smaller buildings. A break in the depth of a façade can be created with the use of bay windows, porches, porticos, building extensions, building recesses, balconies, and other architectural treatments. The Town may consider setting a maximum distance between any such treatments, to avoid long segments of blank walls.

Parking Design Standards

- Structured parking garages are preferred over surface lots due to their ability to preserve the pedestrian environment and reduce visual impact. Where structured parking is not possible, surface parking lots can be designed with pedestrian access and visual impact in mind.
- Whenever possible, “wrap” the actual garage with other uses so that it is not visible from the street, or include active uses along the first floor with parking above.
- Parking garages, when visible, should be designed to screen, if not hide, the cars inside. Cars should be screened with grills, lattices, louvers, “green” walls, or similar treatments that complement the architectural style of neighboring buildings.
- Surface parking should be obscured to the best extent possible by limiting it to the rear and sides of buildings and using screening where lots abut a public street or residential use. The Town may also consider having a maximum width for parking areas along a street and between two buildings (say, 70 feet), to avoid long, contiguous surface parking areas.
- Surface lots should also be interconnected and cross-access easements should guarantee access to adjacent lots within the same block.
- While parking areas themselves should be screened, parking garage and parking lot entrances and exits should be visible from the street and well signed.

Parking Standards

The Town may approach parking standards in the MTC and MVC in several ways.

- The same parking standards will apply per use as anywhere else in Town.
- The parking standards will be reduced per use within the MTC and MVC (since the efficiency of the area should lead to more of a “park once” environment).
- Develop a shared parking policy for the MTC and MVC.
- Allow on-street parking to count toward parking requirements.

- (At this time, transit access is probably not frequent enough to justify transit-oriented reduced parking.)

Pedestrian, Streetscaping, and Landscaping Standards

- Encourage mobility choices such as walking, biking, and accessing transit through the design of streets and sidewalks and how they relate to uses.
- Sidewalks along street frontages should be ubiquitous, and they should be wide enough to make a person's use of them pleasant and uncrowded. Additional sidewalks should be required to connect all front building entrances, parking areas, plazas, transit stops, and any other destination with the existing street network. The Town may consider specific standards for sidewalks that would safely accommodate outdoor dining.
- Street furnishings should not only make the pedestrian area attractive but also provide needed services to the pedestrian such as lighting, trash disposal, rest areas, bicycle parking, and directional guidance. The Town may consider specific placement guidelines for street furnishings.
- Furnishings should be thematically unified in their design and placed in logical locations. The Town may consider specific design guidelines for street furnishings.
- The Town may consider very detailed public realm standards, including sidewalk widths and materials, location and widths of landscape strips, location and treatment of crosswalks, traffic calming strategies, etc.
- No uni-taskers! Wherever possible, any outdoor design element should play two or more roles. For example, if designed well, a trash can may serve as a piece of public art as well as provide wayfinding signage.

Open Space and Plaza Design Standards

- The preferred uses of required contiguous open spaces are public plazas, which should be designed as focal points within the development with guaranteed public access.
- Plazas should be a minimum of 4,000 sq ft in the MTC and 3,000 sq ft in the MVC. The Town may also consider having a maximum size for plazas, if more than one plaza is desired in a mixed-use zoning district.
- Plazas should be surrounded by streets or front facades of buildings. Off-street parking spaces should not abut plazas.
- At least 25% but no more than 75% of the plaza should be landscaped.
- Plazas should include amenities such as fountains, public art, gazebos, shade trees, trash containers, benches, decorative pedestrian lights, trellises, or other similar features. The Town may consider having guidelines for the placement and design of such amenities.

Lighting and Screening

- Lighting throughout the MTC district should be carefully planned to eliminate unnecessary illumination of abutting properties, especially residential.
- Light fixtures should be "hooded" to reduce light trespass and placed at a pedestrian scale.

- If not located within a building, loading, service, and trash storage areas should be kept to the rear or side of a building and visually screened from streets and pedestrian ways. Wall-mounted or ground-mounted equipment for mechanical, electrical, or communication services should also be screened from public view.

Bonus Density

The Town may consider allowing heights of up to 65 feet (6 stories) if developers agree to provide certain amenities that go above and beyond the Town's requirements. For example . . .

- Set percentage of workforce or affordable housing
- Set percentage of retail and/or office space affordable to and appropriately sized for small and start-up businesses
- Threshold for green development(e.g. LEED Gold or higher)
- Additional open space
- Provision of public art
- Public road improvements
- Bicycle amenities

Phased Development

There are areas of Town where large, multi-building development could occur in a coordinated fashion over a multi-year timeline. We should work with staff and property owners to determine whether a flexible permitting process should be offered for these situations. For example, a developer may wish to permit a large portion of the Big Y plaza on Route 1. However, she may only have a very clear vision of what will happen with about 30% of the property. One option offered in other communities is a Special Permit that approves a concept Master Plan for the entire site. As time goes by, if future phases are consistent with the Master Plan, these future phases are approved administratively. If the developer has a different idea for a portion of the site in future phases, these would require an amendment to the original Special Permit.

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:

Industrial, General (IG)

Industrial, Mixed-Use (IM)

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Industrial, General (IG)

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 sq ft

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

Height: 40 ft

Coverage: 40%

Or 50% if the primary use (80%+) of the building floor area is for warehousing, storage, or distribution.

Commentary: The 50% stipulation has been moved here from 5.1-5 Industrial Uses - General Provisions

Uses for Industrial, General (IG) District

Table of Permitted Uses: Industrial, General (IG) District

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Table of Conditional Uses: Industrial, General (IG) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Industrial, General (IG) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Industrial, Mixed-Use (IM)

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. However, these commercial uses may only be part of a mixed-use development that also includes light industrial uses. Standalone commercial development is not allowed in this district. This mix of uses is designed to be attractive to modern manufacturers and their employees.

IL Dimensional Standards

Lot Size

Minimum lot area: 30,000 sq ft *currently 80,000 sq ft*

Minimum lot width: 100 ft *currently 200 ft*

Setbacks

Minimum front yard setback: 30 ft *currently 50 ft*

Minimum rear yard setback: 30 ft

Minimum side yard setback: 25 ft *currently 30 ft*

Maximum Building

Height: 40 ft or 6 stories/75 ft *currently 85 – 110 ft*

(Building height can be up to 40 ft for industrial buildings. Mixed-use industrial buildings/developments may go up to 6 stories or 75 ft, whichever is less. Any building exceeding 40 ft in height shall be set back from its front, side and rear lot lines an additional one foot for each foot in height over 40 ft.)

Coverage: 40%

Or 50% if the primary use (80%+) of the building floor area is for warehousing, storage, or distribution.

Commentary: The 50% stipulation has been moved here from 5.1-5 Industrial Uses - General Provisions

Uses for Industrial, Mixed-Use (IM) District

Table of Permitted Uses: Industrial, Mixed-Use (IM) District

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Table of Conditional Uses: Industrial, Mixed-Use (IM) District

See Section 6.1 Conditional Uses – specific sections are noted under each use

Uses marked 'SP' also require a Special Permit

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Table of Accessory Uses: Industrial, Mixed-Use (IM) District

See Section 6.1 Conditional Uses – specific sections are noted under each use, as relevant

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Open Space District

The Open Space District is 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. The district also includes Groton Utility (GU) land formerly located in residential zoning districts, with the exception of GU's operations building. GU property in commercial, industrial or mixed-use zoning districts are NOT part of the Open Space district.

Most uses are prohibited in this district, but some recreation and small scale commercial is allowed. However, while certain uses are allowed under this zoning district, 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 Open Space District includes:

Open Space (OS)

Open Space (OS)

The OS district is meant to accommodate conservation land for sensitive environmental resources and limited recreation opportunities, as well as active recreation and limited supporting commercial operations. All parcels in this district should have an ownership structure or deed restriction that provides for long-term preservation of public recreational uses and/or conservation land. Public access to these parcels may be prohibited or limited in order to protect their natural resources.

OS Dimensional Standards

Setbacks

For any structure, whether a building, stable, supply shed, play structures, outdoor sports field or facility, amphitheater, etc.

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

Maximum Building

For any enclosed and/or roofed building.

Height: 15 ft or 1 story

Coverage: 5% of the total land area of any parcel or parcels making up a single park of less than 5 acres. 3% of the total land area of any parcel or parcels making up a single park of 5 acres or more.

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.

Commentary: Explore ways to include not just the description of the map, but the map itself here, without having to make both a text amendment and a map amendment every time something changes in either. This could be as simple as having a hyperlink to the map in the online version of this document. HW will also aim to have a series of maps that highlight each zoning district and show where different uses are generally allowed.

Extent of Districts

Commentary: Same

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.

District Boundaries

Commentary: Same

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

- Where district boundaries are within the right-of-way of a street, highway, railroad, brook, stream, or easement, the center lines of such rights-of-way shall be 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 shall be 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 shall be 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 shall be construed to be such boundaries. Where a question arises and no dimensions or official lot lines of record are shown, then the district boundaries shall be determined by the Zoning Official. An appeal may be taken to the Zoning Board of Appeals, in accordance with Section X of these Regulations.
- Where district boundaries are dimensioned on the zoning map, they shall be measured from the street line.

Lot Lying in More than One District

Commentary: Edits suggested by consulting attorney.

In the case of a lot lying in more than one district, the provisions of each district will be applied for the portions of the lot on which they fall.

Commentary from Town: Review section for clarity. How to calculate density and what building types allowed when property split by districts such as RS & RMF, etc.

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