

**ARTICLE II**  
**USE REGULATIONS**

**Section 1 – Residence Zones**

**A. Permitted Uses**

Within any residence zone no building, structure or premises shall be erected, altered, occupied or used; arranged or designed to be used for other than one or more of the following specified purposes:

- 1) A one family detached house for one housekeeping unit only.
- 2) A garage with a capacity of no more than three cars for use in connection with a house; providing, however, that a panel or pick-up truck not to exceed a one ton load capacity may be substituted for one of said cars.
- 3) Playgrounds, parks, reservations, and recreation facilities operated by or under the control and direction of the town.
- 4) Real estate signs not over 12 square feet in area, advertising the sale, rental or lease of the premises on which they are maintained and not referring to other premises.
- 5) Such traffic control and other signs as shall be erected by the Town, State, or Federal governments.
- 6) Farms, and horticultural and/or wild life reservations.
- 7) A swimming pool, gazebo, greenhouse, garden or tool shed, swimming pool cabana, or tennis court as an accessory use to a house, located on the same lot with said house; and for the private use of the owners or occupants of such house.
- 8) The temporary parking of recreational vehicles, such as camper-trailers, mobile homes, or pop-up trailers up to 28 feet in length and not exceeding 8.5 feet in width, or the dry storage of boats up to 28 feet in length.
  - a) Said recreational vehicles or boats shall be located in a rear yard no closer than 25 feet from the sideline or 25 feet from the rear property line, or in a front yard no closer than 150 feet from the street line. On the street side of a corner lot, the sideyard shall be 40 feet to a point 100 feet back from the front property line of said lot. From that point to the rear line of the lot, the minimum depth of the sideyard shall be the same as the minimum depth of the front yard required on the lot immediately adjoining the rear property line of said corner lot.
  - b) All vehicles and boats must have a valid Connecticut registration and be owned by the occupant of the premises.

- c) The vehicles or boats shall be shielded from the neighbors' view by four-foot high densely growing evergreens (excluding white pine), and shall not be visible from the street.
- d) The use of a recreational vehicle or boat for human occupancy shall not be permitted.
- e) No more than one such recreational vehicle or boat shall be permitted on one residential lot.
- f) A permit shall be obtained from the Building Department upon payment of a specified fee together with the filing of an application form; said permit shall be renewable every three years, and may be revoked for non-compliance with the conditions of this regulation, or if the vehicle or boat constitutes a public or private nuisance.

#### B. Special Exceptions

The following uses may be permitted as special exceptions provided that the Zoning Board of Appeals finds that adequate off-street parking facilities are provided in connection therewith; that the existing public streets are suitable and adequate to handle any additional traffic generated by the proposed use; that no hazard to the public health or safety will result from the proposed use or the traffic generated thereby; that the land on which such use is to be conducted is landscaped in such a manner and the buildings in which such use is to be conducted are so designed in external appearances and layout that reasonable harmony with surrounding residential structures is maintained; that said land and buildings as so used will not detract from the residential character of the neighborhood in which they are located and will not adversely affect property values in said neighborhood; and that the proposed use will not contravene any of the purposes of zoning as set forth in Section 8-2 of the General Statutes of Connecticut, Revision of 1958 and provided further that the Zoning Board of Appeals shall determine the minimum yards and maximum lot coverage to be applied in said special exception, which minimum yards and maximum lot coverage shall in no event be less than is prescribed in the Schedule under Article III, and may impose such further conditions in connection with the proposed use as it shall deem necessary to satisfy the conditions and standards set forth herein:

- 1) Cemeteries in any residence zone except Residence Zone AAA, provided that no land shall be used for the burial or interment of remains above or below ground within 100 feet of any street or property line; that no cemetery be established or enlarged in excess of 20 acres in total area of land permitted for burial or interment of remains above or below ground (provided that additional acreage for access, administration, and other purposes to an extent not exceeding 50% of the acreage allotted for burial purposes may be included within the overall cemetery area); and further provided that no cemetery shall be established within 4,000 feet of any other cemetery; provided, however, that in computing the distance between cemeteries the following inactive historical cemeteries shall not be counted: Daniel's Farm Burial Place, Riverside Cemetery, Unity Burial Place, Old Burial Place at Nichols Farms, Tashua Burying Place, and Burying Place at Gregory's 4 Corners.

- 2) Churches and other places of worship, including parish houses and Sunday School buildings; non-profit primary and secondary schools; and buildings housing personnel affiliated with said churches and schools.
- 3) Libraries, museums, firehouses.
- 4) Housing projects for elderly persons as provided for under Part VI of Chapter 128 of the General Statutes of the State of Connecticut, now in effect, or as the same may be from time to time hereafter amended.
- 5) Hospitals, sanitariums, and convalescent homes, which uses shall not include correctional institutions or institutions for the insane or for drink or drug addicts, subject to the following:

In addition to the provisions, conditions and standards set forth in the introductory paragraph under Article II, Section 1B, Special Exceptions; the following provisions, conditions and standards are added to said introductory paragraph, and shall be complied with prior to any approval or granting of a special exception for the purposes set forth in this subsection (5).

- a) The minimum lot area shall be three (3) acres.
- b) The minimum lot frontage shall be 150 feet.
- c) No building or structure shall be located less than 75 feet from a street line, or less than 100 feet from any other property line.
- d) All buildings shall meet one of the following criteria:
  - (1) For buildings that do not exceed a height of two (2) stories and/or twenty-four (24) feet, including all rooftop structures, building coverage shall not exceed 12% of parcel area.
  - (2) For buildings that do not exceed a height of three (3) stories and/or thirty five (35) feet, including all rooftop structures, building coverage shall not exceed 8% of parcel area.
- e) Off-street parking shall be provided, and shall consist of at least one space for every two beds. Each space shall be equal to 200 square feet. Parking shall not be permitted closer than 35 feet from a property line.
- f) Access roads shall be provided from parking areas and buildings to create public streets so that no traffic congestion or hazard is created.
- g) No operation connected with the use shall produce radio or television interference noticeable to any degree beyond the parcel limits.
- h) Exterior lighting shall be in such a manner as not to cause illumination or glare outside the parcel.