EAST GRANBY

ZONING REGULATIONS

East Granby Planning & Zoning Commission

Latest Effective Date: April 25, 2025

I. INTRODUCTION 1

A. AUTHORITY 1
B. PURPOSES 1
C. ZONING REGULATIONS 1
D. ZONING DISTRICTS 2

II. INTERPRETATION 3

A. GENERAL INTERPRETATION 3
B. INTERPRETATION OF TERMS 3
C. DEFINITIONS 3

III. GENERAL REGULATIONS 16

A. APPLICABILITY 16
B. GENERAL PROVISIONS 16
C. NON-CONFORMING USES & STRUCTURES 18
D. FLOOD PLAIN REGULATIONS 19

IV. RESIDENTIAL & AGRICULTURAL ZONES 24

A. RESIDENTIAL (R) ZONES 24
B. MULTI-FAMILY DESIGNED RESIDENCE ZONE (MFDR) 26
C. PLANNED RESIDENTIAL DEVELOPMENT ZONE (PRD) 29
D. ELDERLY HOUSING ZONE 30
E. AGRICULTURAL ZONE 34
F. ACCESSORY APARTMENTS 36

V. BUSINESS & INDUSTRIAL ZONES 39

A. BUSINESS (B) ZONE 39
B. COMMERCE PARK ZONE (A) 42
C. COMMERCE PARK ZONE (B) 45
D. COMMERCE PARK TRANSITIONAL ZONE 49
E. QUARRY ZONE 51
F. VILLAGE CENTER (VC) ZONE 54

VI. PERFORMANCE REGULATIONS 60

A. PERFORMANCE CRITERIA 60
B. EROSION & SEDIMENT CONTROL 60
C. STORMWATER MANAGEMENT 62

VII. SITE DEVELOPMENT REGULATIONS 64

A. LANDSCAPE REGULATIONS 64
B. PARKING & LOADING REGULATIONS 64
C. SIGN REGULATIONS 67
D. OUTDOOR ILLUMINATION 72
E. REFUSE STORAGE 73
F. ACCESS MANAGEMENT 73
G. SITE ANALYSIS 74

VIII. SPECIAL PERMIT CONSIDERATIONS 76

A. SUITABLE LOCATION FOR USE OR ACTIVITY 76
B. SUITABLE STRUCTURES FOR USE OR ACTIVITY 76
C. NEIGHBORHOOD COMPATIBILITY 76
D. SUITABLE ACCESS AND PARKING 76

E. SUITABLE STREETS FOR USE OR ACTIVITY 76
F. ADEQUATE EMERGENCY ACCESS 77
G. ADEQUATE PUBLIC UTILITIES 77
H. ENVIRONMENTAL PROTECTION & CONSERVATION 77
I. CONSISTENT WITH PURPOSES 77
J. CONSISTENT WITH PLAN OF DEVELOPMENT 77
K. OTHER CONSIDERATIONS 77

IX. SPECIAL REGULATIONS 78

A. OPEN SPACE LAND FOR TAX PURPOSES ONLY 78
B. HISTORIC PRESERVATION 78
C. LIVESTOCK 80
D. GASOLINE & AUTOMOTIVE SALES AND SERVICE 81
E. EARTH REMOVAL & FILLING 81
G. ANTENNAE 83
H. ADULT-ORIENTED ESTABLISHMENT 86
I. RIDGELINE PROTECTION ZONE 87
J. FARM WINERY AND VINEYARD 89
K. BREWERY 92
L. CANNABIS ESTABLISHMENTS 93

X. ADMINISTRATION & ENFORCEMENT 95

A. ADMINISTRATION BY THE COMMISSION 95
B. ADMINISTRATION BY STAFF 98
C. ENFORCEMENT 100
D. ZONING BOARD OF APPEALS 100
E. AMENDMENT 102
F. VALIDITY & EFFECTIVE DATE 103

A. FEES 104

B. AMENDMENT DATES 105

C. APPROVAL BLOCKS 108

I. INTRODUCTION

A. Authority

These Regulations are adopted under the authority of Chapter 124 of the Connecticut General Statutes, as amended.

B. Purposes

These Regulations are adopted for the purposes of:

- Promoting public health, safety and general welfare;
- Providing adequate light, air, and privacy;
- Preventing the over-crowding of land and avoiding undue concentration of population;
- Lessening congestion in the streets;
- Facilitating adequate transportation, water, sewerage, schools, parks and other public requirements;
- Securing safety from fire, panic, flood and other dangers;
- Conserving the value of buildings and property;
- Encouraging the most appropriate use of land throughout the Town of East Granby with reasonable consideration for the lands suitability for a particular use
- Protecting agricultural uses within the Town of East Granby;
- Protecting historic factors within the Town of East Granby;
- Protecting existing and potential drinking water supplies;
- Controlling erosion by wind or water and providing for sedimentation control;
- Encouraging energy conservation, the use of solar and other renewable forms of energy; and energy efficient patterns of development; and
- Guiding the growth of the Town of East Granby in accordance with the comprehensive Plan of Development.

C. Zoning Regulations

The Planning & Zoning Commission of the Town of East Granby, Connecticut has adopted these Regulations in order to achieve these purposes and to regulate the:

- use of land, buildings and structures for trade, industry, residence and other purposes;
- location, erection, construction, reconstruction, or alteration of buildings or structures;
- height, number of stories and size of buildings and other structures;
- percentage of the area of the lot that may be occupied;
- size of yards, courts and other open spaces;
- density of population; and
- height, size and location of advertising signs within the limits of East Granby.

D. Zoning Districts

1. Zone Types

The Town of East Granby, Connecticut, is divided into the following zones in order to achieve the stated purposes and for the purpose of determining the appropriate use of land:

Residential & Agricultural Zones

R-40	Residential Zone	PRD	Planned Residential Zone
R-30	Residential Zone	MFDR	Multi-Family Designed Residence Zone
R-20	Residential Zone	EH	Elderly Housing Zone
		A	Agricultural Zone

Business & Industrial Zones

B	Business Zone	CP (A)	Commerce Park A
P	Professional Zone	CP (B)	Commerce Park B
VC	Village Center	Q	Quarry Zone
		CP(T)	Commerce Park Transitional

2. Zone Boundaries

A map entitled, "Town of East Granby, Zoning Map", as amended, is hereby declared to be a part of these Regulations.

3. Zone Boundary Interpretation

Any interpretation of this map as to zone boundaries or distance shall be made by the Planning and Zoning Commission.

II. INTERPRETATION

A. General Interpretation

1. Use of land, buildings or structures not clearly permitted in the various zoning districts is prohibited.

2. Activities not clearly permitted in these Regulations are prohibited.

3. In their interpretation and application, the provisions of these Regulations shall be held to be adopted for the purposes stated herein.

4. In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements unless the context clearly indicates that such provision is intended to be a maximum limitation.

5. Where these Regulations impose greater restrictions upon the use of land, buildings or structures than are required by any existing or pre-existing provisions of law, ordinance, covenant, rule, regulation or permit, the provisions of these Regulations shall control.

B. Interpretation of Terms

- Words used in the singular shall include the plural, and the plural the singular; and words used in the present tense shall include the future.
- The words “shall” and “must” are mandatory and not discretionary.
- The word “may” is permissive.
- The word “lot” shall include the words “piece” and “parcel”.
- The words “zone”, “zoning district”, and “district” have the same meaning.
- The phrase “used for” shall include the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for”.
- The phrase “these Regulations” shall refer to the entire Zoning Regulations.

C. Definitions

Accessory - (e.g. accessory building, structure, or use) Customarily and actually incidental and subordinate to a principal building, structure or use located on the same lot.

Adult Oriented Establishment - For the purposes of these Regulations, an adult-oriented establishment shall be as defined in East Granby Ordinance #XXXV -- Ordinance regarding Adult-Oriented Businesses, as may be amended.

Antenna - A device used to transmit or receive telecommunications or radio signals.

Automotive Uses - In accordance with C.G.S. Chapter 246, §14-51 automotive service uses are defined as the following:

(1) “New car dealer” includes any person, firm or corporation engaged in the business of merchandising new motor vehicles under a manufacturer's or importer's contract for each such make of vehicle who may, incidental to such business, sell used motor vehicles and repair motor vehicles. Such person shall be qualified to conduct such business in accordance with the requirements of section 14-52a.

(2) "Used car dealer" includes any person, firm or corporation engaged in the business of merchandising motor vehicles other than new who may, incidental to such business, repair motor vehicles. A used car dealer does not include any person, firm or corporation engaged in the business of leasing or renting motor vehicles that offers for sale or sells used motor vehicles incidental to its primary business, if (A) such person, firm or corporation is licensed in accordance with the provisions of section 14-15, and (B) the motor vehicles that it offers for sale were formerly the subject of one or more lease agreements to which it was a party and the actual or prospective purchaser is the original lessee pursuant to a purchase option specified in a lease agreement. Such person shall be qualified to conduct such business in accordance with the requirements of section 14-52a.
(3) "Repairer" includes any person, firm or corporation qualified to conduct such business in accordance with the requirements of section 14-52a, having a suitable facility and having adequate equipment, engaged in repairing, overhauling, adjusting, assembling or disassembling any motor vehicle, but shall exclude a person engaged in making repairs to tires, upholstering, glazing, general blacksmithing, welding and machine work on motor vehicle parts when parts involving such work are disassembled or reassembled by a licensed repairer.
(4) "Limited repairer" includes any qualified person, having a suitable place of business and adequate equipment engaged in the business of minor repairs, 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. For the purpose of this section, the place of business of a limited repairer shall be deemed to be suitable if the building in which the work of the repairer is performed has space capable of receiving at least one motor vehicle at any one time, exclusive of a grease pit or rack, and has adequate space for an office and for the storage of parts and accessories. A person shall be deemed capable of performing the duties of a limited repairer if he is, in the opinion of the commissioner, a qualified mechanic who has a thorough knowledge of the services to be rendered, or has a certificate of completion of a specialized course from a service school approved by the commissioner, or satisfactory proof of previous employment by a licensed repairer for a period of three years, or has successfully passed an examination given by the Department of Motor Vehicles

Base Flood – The flood having a one (1) percent chance of being equaled or exceeded in any given year, also referred to as the one hundred (100) year flood, as published by the Federal Emergency Management Agency (FEMA) as part of a Flood Insurance Study (FIS) and depicted on a Flood Insurance Rate Map (FIRM).

Base Flood Elevation (BFE) – The elevation of the crest of the base flood or 100-year flood. The height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas.

Basement – Any area of the building having its floor subgrade (below ground level) on all sides

Brewery – A manufacturing facility as defined by CT General Statues 30-16 (b) where beer can be manufactured, stored, bottled, and sold at either wholesale or at retail prices in sealed bottles or other sealed containers for consumption off premises or offered for sale on the premises samples or tastings may be offered, all in accordance with State permitting requirements as are authorized in accordance with Section IX, Subsection K of these Regulations.

Buildable Land - Land which is not classified as wetlands, ponds, streams, flood plains, swamps, steep slopes (with an average grade in excess of 15 percent), shallow to bedrock, high ground water, existing or proposed utility right-of-way, or existing or proposed roads. The final classification shall be determined by the Commission.

Building - An independent structure having a roof (includes shed, garage, stable, greenhouse or other accessory structure).

, detached - A building separated on all sides from adjacent buildings by open spaces from the ground up.

Building Height -The vertical distance measured from the average finished grade within ten feet (10') of the exterior of a building or other structure to:

- the top of the highest dome, flat, shed, or mansard roof, including the top of any parapet;
- for other roofs, the mean elevation of the roof (other than a dormer) with the highest mean elevation between its highest ridge and its lowest corresponding eave,

If otherwise approved by the Commission, the height limitations of these regulations shall not apply to:

- church steeples, spires and belfries,
- silos,
- water towers,
- chimneys,
- cupolas and domes not used for human habitation, clock towers, bell towers and roof ventilators; provided that
    - The cumulative square foot area of these structures cannot exceed 5% of the footprint of the roof area of the building on which it is located, or 100 square feet, whichever is less; and
    - The structure shall fit within a 10' x 10' square; and
    - The structure shall not extend more than 5 feet above the ridge of the roof or top of flat roof on which it is located.
- rooftop mechanical equipment, and
- rooftop master television aerials.

Cannabis: "Cannabis" means marijuana, as defined in section 21a-240 of the general statutes.

Cannabis Establishments: Any producer, medical dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter, as those terms are defined in Section 1 of Public Act No. 21-1 of the June 2021 Special Session ("medical dispensary facility" constitutes a "dispensary facility" under Public Act No. 21-1).

Cannabis Production Facilities: Cultivator, Micro-Cultivator, Product Manufacturer, Food and Beverage Manufacturer, and Product Packager as defined below:

Cannabis Cultivator: Person licensed to engage in the cultivation, growing and propagations of the cannabis plant at an establishment with not less than 15,000 square feet of grow space

Cannabis Micro-Cultivator: Person licensed to engage in the cultivation, growing and propagations of the cannabis plant at an establishment with not less than 2,000 square feet and not more than 10,000 square feet of grow space (before any expansion authorized by DCP)

Cannabis Product Manufacturer: Person licensed to obtain cannabis, extract and manufacture products exclusive to such license type

Cannabis Food and Beverage Manufacturer: Person licensed to own and operate a place of business that acquires cannabis and creates food and beverages

Cannabis Product Packager: Person licensed to package and label cannabis

Cannabis Dispensaries: Retailer, Hybrid Retailer, and Medical Dispensary as defined below:

Cannabis Retailer: Person other than a dispensary and other than a hybrid retailer, that is licensed to purchase cannabis from producers, cultivators, micro-cultivators, product manufacturers and food and beverage manufacturers and sell cannabis to consumers and research programs

Cannabis Hybrid Retailer: Person licensed to purchase and sell cannabis and medical marijuana products

Medical Dispensary Facility: A "Medical Dispensary Facility" constitutes a "Dispensary Facility" as that term is defined in Section 1 of Public Act No. 21-1 of the June 2021 Special Session: A place of business where cannabis may be dispensed, sold or distributed in accordance with chapter 420f of the general statutes and any regulations adopted thereunder, to qualifying patients and caregivers, and to which the department of consumer protection has issued a dispensary facility license under chapter 420f of the general statutes and any regulations adopted thereunder.

Child Day Care/Preschool Center - Any institution with a valid State license which provides a program of a supplementary care to 4 or more children in public, private or institutional buildings for less than 24 hours a day.

Commercial Recreation – Activities including theaters, bowling alleys, and billiard and pool establishments; commercial facilities, such as arenas, rings, rinks, and racetracks; public golf courses; miniature golf courses; amusement parks; membership sports and health clubs; amusement and bathing beaches; swimming pools; riding academies; carnival operations; expositions; game parlors; and horse shows.

Commission - The Planning and Zoning Commission of the Town of East Granby, Connecticut.

Concealed Antenna - A communication facility and associated antenna(s) that are designed to blend into the surrounding environment by being mounted and screened on buildings or being similarly disguised in the natural environment.

Communications Tower - A structure (including monopoles, guyed towers, or lattice structures) that is used to support one or more antenna as part of a communication facility.

Communication Facility - Towers or antennas and accessory structures used in connection with the provision of telecommunication services such as cellular telephone service, personal communication services, paging services, radio or television broadcasting services, and similar broadcast services.

Cost – As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing elements, structural elements, utility and service equipment); sales tax on materials, building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications, survey costs, permit fees, outside improvements such as septic systems, water supply wells, landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

Day-time - The hours between 7:00 a.m. and 10:00 p.m. on weekdays and Saturdays; and the hours 9:00 a.m. through 10:00 p.m. on Sundays.

Decibel - A unit of measurement of the sound level.

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

Disturbed Area - An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Drive Thru Establishment - A business establishment so developed that its retail and service character is dependent upon or includes providing a driveway approach or parking spaces for motor vehicles to serve patrons while in the motor vehicle at a service window.

,Type A – A food service establishment that serves patrons packaged food or drinks while in the motor vehicle, or else intended to permit consumption on premises or in the motor vehicle of packaged food or beverages obtained by the patron from such business establishment.

,Type B – Establishments such as banks, pharmacies, dry cleaners, and similar non-food or beverage service type businesses.

Dwelling - A building or portion thereof designed exclusively for residential occupancy, including one-family, two-family and multiple dwellings, but not including hotels, motels or boarding houses.

,Unit - A building or portion thereof designed exclusively for residential occupancy by one family.

Elderly Person - A person age fifty-five (55) or older.

,Family – An Elderly Person and his or her family living in a Dwelling Unit provided total occupancy does not exceed 2 persons in one bedroom and 1 additional person for each additional approved bedroom in said Unit and provided that all permanent residents are over the age of 18.

,Dwelling Unit - A building or portion thereof designed exclusively for residential occupancy by one Elderly Family and containing no more than 3 bedrooms.

, Housing for the - Housing intended for and especially constructed to meet the needs of elderly persons and families in relation to type and size of dwelling, bulk, density, lot coverage and other regulations applicable to residential land uses generally.

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

Family - Any number of persons related to each other by blood, marriage, or adoption, and no more than 2 additional unrelated individuals, living together as a single housekeeping unit and using common cooking facilities.

Farm - A tract of land containing 3 acres or more, used in part or wholly for agricultural purposes, excluding fur ranching and pig farming.

Farm Winery and Vineyard - An accessory use to a vineyard, which use includes the manufacture, storage, bottling and production of wine and winery by-products or spirits, which manufacture, storage, bottling and distillery must be in compliance with the State and Federal laws and regulations. The winery may provide for storage facilities on the farm premises in buildings approved by the State and Federal authorities for the storage or production of wine and spirits, such other accessory uses as are authorized in accordance with Section IX, Subsection J of these Regulations.

Federal Emergency Management Agency (FEMA) - The federal agency that administers the National Flood Insurance Program (NFIP).

Fill - Soils indigenous to the area.

Flood or **Flooding** – A general and temporary condition of partial or complete inundation of normally dry land areas from either the overflow of inland or tidal waters, or the unusual and rapid accumulation or runoff of surface waters from any source.

Flood Insurance Rate Map (FIRM) – The official map of a community on which the Federal Emergency Management Agency (FEMA) has delineated both the special flood hazard areas (100-year floodplain) and the insurance risk premium zones applicable to a

community. FIRM published after January 1990 may also show the limits of the regulatory floodway.

Flood Insurance Study (FIS) – The official study of a community in which the Federal Emergency Management Agency (FEMA) has conducted a technical engineering evaluation and determination of local flood hazards, flood profiles and water surface elevations. The Flood Insurance Rate Maps (FIRM), which accompany the FIS, provide both flood insurance rate zones and base flood elevations, and may provide the regulatory floodway limits.

Flood Plain - All areas designated as:

- special flood hazard areas Zone A, AE and Al-30 on the Town of East Granby Flood Insurance Rate Maps (FIRM) and the Flood Insurance Study (FIS), prepared by the Federal Emergency Management Agency , FIRM and FIS are adopted by reference as part of these regulations.
- the area inundated by the October 16, 1955 flood, where greater than the FIRM boundaries.

Floodway – The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1.0) foot. For the purposes of these regulations, the term "Regulatory Floodway" is synonymous in meaning with the term "Floodway".
Frontage - The width of a lot as measured along the street line or at the front yard line.

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

Garage - A building, or portion thereof, used for the parking and storage of motor vehicles.

,Private - A detached accessory building, or an attached portion of a principal building, used for the parking and storage of motor vehicles.

,Public - A building or use, other than a private garage, used for the maintenance, repair and storage of motor vehicles.

Gasoline Filling Station - Any area of land, including structures thereon, used for the sale of gasoline or other motor vehicle fuel or lubricating substances, including the sale of motor vehicle accessories and which may or may not include facilities for lubricating, washing, or otherwise servicing motor vehicles, but not including the painting thereof by any means.

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

Height - Measurement of the vertical elevation of a structure above the average finished grade at the exterior of structure, excluding church steeples, silos, water towers, chimneys, rooftop mechanical equipment, and rooftop master television aerials.

Highest Adjacent Grade (HAG) – The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic Structure – Any structure that is: (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of the Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historic significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either: (1) By an approved state program as determined by the Secretary of the Interior or (2) Directly by the Secretary of the Interior in states without approved programs.

Home Occupation - An activity customarily conducted in a dwelling unit by an occupant which:

- is clearly incidental and subordinate to the use of the dwelling for residential purposes,
- does not change the residential nature of the premises in any manner, and
- does not create noise, odor, vibration, electric or radio frequency interference or unsightly conditions perceptible beyond the lot lines within which it is located.

Home occupation shall include the sale of products grown on the premises.

Living Area - That portion of the total floor area of a residential dwelling which has ceilings, walls, and floors finished in a manner which:

- is clearly intended for human occupancy,
- is capable of maintaining a healthful interior temperature of 70 degrees Fahrenheit and a healthful ventilation when outside temperature is zero,
- conforms to the Building Code, and
- has a Certificate of Occupancy for use as habitable living quarters.

For minimum living area, rooms for heating equipment, garages, vestibules, porches, verandahs and second floor areas having less than 7’-2” ceiling height shall not be included.

Lot - A single parcel or tract of land under separate ownership.

,Area - The total area within the lot lines of a lot.

,Coverage - That percentage of total lot area that is covered by building or other site structure footprint(s), outdoor storage and processing areas, parking lots, loading and unloading zones, driveways, and sidewalks on the lot.

,Of Record - An area of land designed as a lot of an approved plot or subdivision or described on a deed duly recorded or registered, pursuant to statute.

,Corner - A lot located at the intersection of two (2) streets which has frontage on both streets.

Lot Line - A property line of record bounding the lot.

, Front - A boundary of a lot which abuts the street line.

, Rear - The boundary of a lot most distant from and most nearly parallel to a street line.

, Side - Any boundary of a lot which is not a street line or rear lot line.

Lowest Floor – The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage, in an area other than a basement area is not considered a building's lowest floor, provided that such an area meets the design requirements.

Manufactured Home - Any structure, transportable in one or more sections, which is built on a permanent chassis and is designed to be used with or without a permanent foundation when connected to the required utilities, including park trailers, travel trailers, recreational vehicles and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Market Value – The market value of the structure shall be determined by (an independent appraisal by a professional appraiser; the property's tax assessment, minus land value; the replacement cost minus depreciation of the structure; the structure's Actual Cash Value) prior to the start of the initial repair or improvement, or in the case of damage, the value of the structure prior to the damage occurring.

Mean Sea Level (MSL) – The North American Vertical Datum (NAVD) of 1988 or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map (FIRM) are referenced.

Motel - A building having units containing sleeping accommodations which are available for temporary occupancy and provide accommodations for transients and travelers for 10 or more persons, exclusive of any employees residing on the premises, and which may provide rooms and space for conferences and public assembly and a lounge and restaurant for the serving of food.

Multi-Family - Shall mean two (2) or more dwelling units in one (1) building.

,Development - Any proposed construction consisting of two (2) or more dwelling units in a building, including the expansion of any existing multi-family building.

Motor Vehicle Recycling - The collection of motor vehicles or portions thereof for the purpose of immediately removing the usable or resaleable parts therefrom. The remaining portions of the motor vehicles are promptly transported from the premises for further processing or recycling elsewhere. This use can include the sale and/or installation of new, used, or rebuilt automotive parts and other automotive service and repairs.

New Construction - Structures for which the "start of construction" commenced on or after March 15, 1982 and includes any subsequent improvements to such structure.

Night-time - The hours between 10:00 p.m. and 7:00 a.m. Sunday evening through Saturday morning, and between 10:00 p.m. Saturday and 9:00 a.m. Sunday.

Noise Level - The sound pressure level measured with a sound level meter using the A-weighting network. The level so read is designated dB (A), or dBA.

Non-Conforming - (e.g. non-conforming lots, buildings, structures, or uses) Activities or situations which were lawful when created, but which are now prohibited, regulated, or restricted under the terms of these Regulations.

Parking - Off-street areas specifically designated for parking of vehicles owned or operated by residents, businesses, employees, visitors, or customers.

Paved - Poured concrete, asphalt, bituminous concrete or similar non-porous surface.

Pig Farming - The keeping of more than 2, but fewer than 12, pigs over the age of 6 months.

Professional Office - The office of recognized professions such as doctors, lawyers, dentists, artists, architects, engineers, musicians, designers, teachers, realtors, insurance agents, manufacturer's representatives, and others, who through training or experience are qualified to perform services of a professional as distinguished from a business nature.

Recreational Vehicle – A vehicle which is: (a) built on a single chassis; (b) four hundred (400) square feet or less when measured at the largest horizontal projection; (c) designed to be self-propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as a temporary living quarters for recreational, camping, travel, or seasonal use.

Restaurant - A business establishment, in a suitable and permanent building kept, used, maintained and advertised to the public to be a place whose principal business is the regular sale of food and beverages to the customer in a ready-to-consume state, and where the customer may consume these foods while seated at tables within the establishment. A restaurant may have take out service from the interior of the building. A restaurant shall be provided with an adequate and sanitary kitchen and dining room areas. A restaurant shall not have drive-thru service.

Restaurant, Accessory- A restaurant that is accessory to a principal use, is generally: restricted to patrons or employees of the principal use; and characterized by the sales of foods and non-alcoholic beverages. The restaurant floor area, including the serving counter, kitchen area, storage area, and any other space necessary for operation of the restaurant, shall not exceed 30% of the gross floor area of the establishment. Accessory restaurants shall include office cafeterias, theater snack bars, department store and drug store lunch counters or bars, grocery store delicatessens, convenience stores, and similar food service establishments. Any outdoor seating must be approved by site plan approval.

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

Sign - See Section VII.C. of these Regulations.

Soil - Any unconsolidated mineral or organic material of any origin.

Soil Erosion and Sediment Control Plan - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

Solar Access - Access which protects solar energy collection areas from being blocked or shadowed from direct sun exposure between the hours of 10:00 a.m. and 2:00 p.m.

Solar Collector - A device or structure that transforms direct solar energy into thermal, mechanical, chemical, or electrical energy for other uses.

Solar Retrofit - The addition of materials and/or devices to an existing building to provide energy from solar collection.

Special Flood Hazard Area (SFHA) – The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. SFHAs are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. SFHAs include, but are not necessarily limited to, the land shown as Zones A, A1-30, AE, AO, AH, and the Coastal High Hazard Areas shown as Zones V, V1-30, and VE on a FIRM. The SFHA is also called the Area of Special Flood Hazard.

Start of Construction – The date a building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, substantial improvement or other improvement was within one hundred and eighty (180) days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does in include excavation for a basement, footings, piers, or foundations or the erections of temporary forms; not does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Storage - An accumulation of supplies. In general, refers to areas on a site plan specifically designed for storage of materials or equipment pertinent to the business or industry occupying the site. Such materials or equipment shall include commercial vehicles, construction equipment and farm machinery.

Story - A part of a building or other structure between any floor and the floor above or, in its absence, the ceiling or roof above except:

- a half-story, or
- an attic where no area of the attic has a height of seven feet six inches (7'-6") or greater between the top of the floor joists and the bottom of the rafters, or
- a cellar or basement where the finished elevation of the floor above the basement or cellar is less than three feet (3') above the average level of the finished grade along the front wall of the building.

Story, Half - Any attic where the area with a height of seven feet six inches (7'-6") or greater between the top of the floor joists and the bottom of the rafters is fifty percent (50%) or less of the horizontal area under that roof.

Street - Any right-of-way used for public travel or any proposed way shown on a recorded subdivision approved by the Commission.

,Line - A boundary line of any public or private street.

Structure - Anything which is constructed or erected which requires location on the ground or is attached to something having a location on the ground.

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

Substantial Improvement – Any combination of repairs, reconstruction, rehabilitation, alterations, additions or other improvements to a structure, taking place during a ten (10) year period, in which the cumulative cost equals or exceeds fifty (50) percent of the market value of the structure as determined at the beginning of such ten (10) year period. This term includes structures that have incurred "substantial damage", regardless of the actual repair work performed. For purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or (2) Any alteration of a "historic" structure, provided that the alteration will not preclude the structure's continued designation as a "historic structure".

Tourist Home - A residence in which the owner offers overnight accommodations to not more than four (4) transient persons for compensation.

Townhouses - Attached single family dwellings having separate exterior front and rear doors and characterized by breaks in the roof and foundation lines between at least every second unit and intended for a condominium form of ownership or other forms of individual private ownership.

Trailer - Any vehicle which is or can be used for sleeping, living or working quarters and which is, has been or can be mounted on wheels.

Variance - A grant of relief by a community from the zoning regulations that allows construction in a manner otherwise prohibited and where specific enforcement would result in unnecessary hardship.

Violation – Failure of a structure or other development to be fully complaint with the community's zoning regulations. A structure or other development without required permits, lowest floor elevation documentation, flood-proofing certificates or required floodway encroachment calculations is resumed to be in violation until such time as that documentation is provided.

Water Surface Elevation – The height, in relation to the North American Vertical Datum (NAVD) of 1988 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Yard - An open space on a zoning lot which is unoccupied and unobstructed from its lowest level to the sky except as otherwise permitted.

, Front - A yard that is adjacent to a street line and extends across the lot to a width from the street line required by the zone in which the lot is located.

, Rear - A yard that is adjacent to a rear lot line and extends across the lot to a width from the rear lot line required by the zone in which the lot is located.

, Side - A yard that is adjacent to a side lot line and extends across the lot to a width from a side lot line required by the zone in which the lot is located.

Zoning Enforcement Officer - Official designated in accordance with these Regulations.

III. GENERAL REGULATIONS

A. Applicability

1. No building or structure shall be erected, reconstructed, structurally altered, enlarged or maintained, nor shall any building, structure or land be used or be designed for any use other than is permitted in the zone in which such building, structure or land is located.

2. The subdivision of land shall be subject to the appropriate regulations herein contained for the zone shown on the zoning map.

B. GENERAL PROVISIONS

1. Yards on Corner and Through Lots

On corner lots and through lots, a front yard shall be maintained on each street line.

2. Corner Visibility

On a corner lot, no obstruction to visibility shall be installed or maintained at a height of more than 2.5 feet in the required front yards within 25 feet of the lot line intersection.

3. Construction in Required Yards in Residential Zones

In any Residential Zone, except MFDR or EH, accessory structures or uses (such as storage sheds which cannot exceed 200 square feet in floor area and cannot be over 14 feet in height; but excluding tennis courts, and swimming pools and any associated equipment) may be located to within 6 feet of any side or rear lot line. There shall be only one such structure or use within a required yard on any one lot. Such structure or use in a PRD Zone requires the approval of the Zoning Enforcement Officer or the Commission.

4. Height Exceptions

The provisions of these Regulations limiting the maximum height of buildings shall not restrict the height of a spire, flagpole, chimney, water tank, elevator bulkhead, solar panel or similar uses provided such uses shall not interfere with an airport approach surface.

5. Solar Energy Systems

Solar energy systems may be located in a front yard or may project beyond a building when it can be demonstrated to the Zoning Enforcement Officer that this is the only practical and feasible location for such systems and there is no detrimental effect on adjoining property.

6. Antennas

The provisions of these Regulations limiting the maximum height of buildings shall not restrict the height of an antenna that is erected solely for municipal purposes or that is clearly accessory to a permitted principal use in a residential zone, provided such antennae shall not interfere with an airport approach surface. The Commission may allow other proposed antennae in accordance with the requirements of Section IX. G. of these Regulations.

7. Pre-existing Lots

Where safe and adequate supply of water and disposal of sewage can be provided without endangering the health and safety of adjoining residents, a single-family dwelling may be constructed on a residentially zoned lot which is smaller or narrower than required provided:

- it was a lot of record prior to the effective date of these Regulations or applicable amendments hereto, and
- the construction conforms to the other provisions of these Regulations or appropriate variances have been received from the Board of Appeals.

Where two (2) or more such non-conforming lots are contiguous and are under the same ownership, such parcels shall be combined to provide conforming lots to the extent possible.

8. Applicable Residential Yard Requirements

For existing residential dwellings on a lot of record in any residential zone except PRD, the front, side and rear yard requirements which shall apply with respect to additions to the dwelling or addition of a free-standing garage shall be the less restrictive of either:

- the requirements in existence when the dwelling was constructed, or
- the requirements of Section IV.A.6.

It shall be the responsibility of the applicant for a Building Permit to provide sufficient specific data to justify the application of this section.

9. Technical & Minor Changes to an Approved Site Plan

Technical and minor revisions to an approved site plan may be approved by the Zoning Enforcement Officer or Town Planner when proposed changes are limited to landscaping; parking; drainage; grading; erosion and sedimentation controls; or building additions or additional structures that are less than 25 percent of the floor area of the principal building and not to exceed 2,000 square feet in total floor area. Plans indicating such changes shall be filed in the Commission files. The Zoning Enforcement Officer or Town Planner shall report all such approvals to the Commission at its next meeting. If there is disagreement on any such issue between the staff and the applicant, the applicant will be referred to the Commission for site plan approval.

C. Non-conforming uses & Structures

1. Non-Conforming Uses

a. Any non-conforming use of buildings or land lawfully existing at the time of adoption of these Regulations or any amendments hereto may be continued.

b. Nothing in these Regulations shall require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of these Regulations.

c. A non-conforming use may be changed:

- to a conforming use, or
- to a non-conforming use of a less objectionable nature subject to appropriate conditions and approval by the Commission in accordance with the provisions of these Regulations.

d. No non-conforming use shall, if changed to a conforming use, be changed back to a non-conforming use.

e. No non-conforming use, no building containing a non-conforming use, and no additional signage for a non-conforming use shall be extended or expanded.

f. Any use for which a Special Permit is permitted, or which is part of an approved open-space subdivision, shall not be deemed a non-conforming use in such district.

2. Non-Conforming Buildings or Structures

a. Nothing in these Regulations shall require a change in the plans, construction, or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of these Regulations.

b. Non-conforming buildings shall not be altered or enlarged in a way which increases the non-conformity.

c. Non-conforming buildings may be:

- strengthened or restored to a safe condition upon being declared to be unsafe by any official charged with protecting the public safety,
- altered or enlarged provided that any additions or enlargements shall conform to the applicable provisions of the Regulations, or
- relocated provided that it shall conform to the applicable provisions of the Regulations.

d. A non-conforming building that has been damaged or destroyed may be repaired or replaced to an extent which does not increase the previous non-conformity.

3. Non-Conforming Buildings or Structures in Flood Plain

a. Within the flood plain, no non-conforming structure shall be substantially improved unless the entire structure is made to meet the standards of Section III.E. of these Regulations.

b. Within the flood plain, no non-conforming structure which is damaged and requires substantial improvement shall be repaired or rebuilt without the entire structure being made to conform to the standards of Section III.E of these Regulations.

D. FLOOD PLAIN REGULATIONS

1. Purpose

This section is adopted to provide protection from flooding throughout the community in accordance with the requirements of the National Flood Insurance Program. In addition, it is intended to provide additional protection from flooding in those areas of town that experienced severe damage during the 1955 floods.

2. Regulatory Framework

These standards are in addition to, and when in conflict supersede, the requirements of the underlying zone. A permit shall be required in conformance with the provisions of these regulations prior to the commencement of any development activities.

3. Basis for Establishing the Special Flood Hazard Areas (SFHA)

The Special Flood Hazard Areas (SFHA) identified by the Federal Emergency Management Agency (FEMA) in its Flood Insurance Study (FIS) for the Town of East Granby, dated September 26, 2008, and accompanying Flood Insurance Rate Maps (FIRM) and/or Flood Boundary and Floodway Maps (FBFM), dated September 26, 2008, and other supporting data, and any subsequent revisions there to, are adopted by reference and declared to be a part of these flood plain regulations. Since mapping is legally adopted by reference into these zoning regulations it must take precedence when more restrictive until such time as a map amendment or map revision is obtained from FEMA.

The SFHA includes any area shown on the FIRM as Zones A, A1-30, AE, AO, and AH, including
areas designated as a floodway on a FIRM or FBFM. SFHAs are determined utilizing the base flood elevations (BFE) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Map (FIRM) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. Also included are areas of potential, demonstrable or historical flooding, including any area contiguous with but outside the SFHA identified by FEMA, and where the land surface elevation is lower than the base flood elevation (BFE) as shown in the FIS, and the area is not protected from flooding by a natural or man-made feature. The FIRM, FBFM and FIS are on file in the Town Clerk's, at the town hall, Town of East Granby.

4. Aborgation and Greater Restrictions

The flood plain regulations are not intended to repeal, abrogate or impair any existing easements, covenants, or deed restrictions. However, where these flood plain regulations and other ordinances, regulation easement, covenant or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

5. Warning and Disclaimer of Liability

The degree of flood protection required by these flood plain regulations are considered the minimum reasonable for regulatory purposes and is based on scientific and engineering consideration and research. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. These flood plain regulations do not imply or guarantee that land outside the Special Flood Hazard Area or uses permitted in such areas will be free from flooding and flood damages. These flood plain regulations shall not create liability on the part of the Town of East Granby or by any officer or employee thereof for any flood damages that result from reliance on these flood plain regulations or any administrative decision lawfully made there under. The Town of East Granby, its officers and employees shall assume no liability for another person's reliance on any maps, data or information provided by the Town of East Granby.

6. Severability

If any section, subsection, paragraph, sentence, clause, or phrase of these flood plain regulations should be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of these flood plain regulations, which shall remain in full force and effect; and to this end the provisions of these flood plain regulations are hereby declared to be severable.

7. Permitted Uses

The following uses or activities may only be undertaken or commenced in a flood plain once the Building Inspector has issued a Flood Plain Use Permit therefore:

a. Agricultural uses such as crop growing; gardening; or livestock grazing;

b. Use as part of a residential lot provided that:

- the lot complies with the minimum buildable area regulations, and
- all structures (including well and septic facilities) are located outside the flood plain.

8. Special Permit Uses

The following uses or activities may only be undertaken or commenced in a flood plain once the Commission has issued a Special Permit and a Flood Plain Use Permit therefore:

- Structures and buildings;
- Grading;
- Parking, loading, and driveways for uses in the underlying zone;
- Golf courses and recreational facilities,
- Landing strips, and heliports, and

- Bazaars, festivals, auctions, carnivals, circuses and other similar, temporary activities in compliance with all state and local ordinances and regulations.

9. Administrative Responsibilities

a. The Commission shall request copies of all applicable state and federally required permits and maintain copies of those permits on file.

b. The Commission shall notify adjacent communities and the Department of Environmental Protection, Inland Water Resources Division, prior to the alteration or relocation of any watercourse.

c. The Commission shall obtain and maintain the Lowest Floor elevation of all new construction or substantial improvements.

10. Requirements in the Flood Plain

a. Work within or bordering the flood plain shall not restrict flood flows so as to cause an increase in flood stage or velocity or reduce the carrying capacity of any altered or relocated watercourse.

b. Any reduction to the storage capacity available during the 1955 flood:

- shall not exceed 10% of that capacity, and
- shall be compensated for by deepening and/or widening of the flood plain within the same hydraulic reach of, and by an unrestricted hydraulic connection to, the same watercourse in a manner that is hydraulically comparable at each elevation (up to and including the base flood elevation).

c. No encroachment or development shall be permitted unless the applicant provides certification from a registered professional engineer that such development will not result in any increase (0.00 feet) in flood levels.

d. In the absence of Base Flood Elevations and/or Floodway data, obtain, review and reasonably utilize any base flood elevation and floodway data available from a Federal, State or other source in order to administer the provisions of Section E.

11. Requirements in the Floodway

a. Within the floodway, all development is prohibited unless the applicant provides certification by a registered professional engineer that such development shall not result in any increase (0.00 feet) in flood levels during the occurrence of the base flood. Such certification must be demonstrated through Hydraulic Analysis performed in accordance with standard engineering practice.

b. Where base flood elevations have been determined but no floodway is designated:

- the Town may adopt a regulatory floodway based on available engineering information and the principle that the floodway must be able to convey the waters of the base flood without increasing the water surface elevation more than one (1) foot at any point.

- no new construction, substantial improvement, or other development shall be permitted which will increase base flood elevations more than one foot at any point when all anticipated development is considered cumulatively with the proposed development.

12. Construction Proposed in the Flood Plain

a. Land which is flood plain or subject to historical or documented flooding shall not be built upon except in accordance with these Regulations.

b. New construction and substantial improvement of any residential or non-residential structure shall have the lowest floor, including basement, elevated to or above the base flood elevation.

c. All uses existing on land which is subject to flooding shall be subject to the provisions for non-conforming uses as specified in these Regulations.

d. All new construction and substantial improvements shall:

- be anchored to prevent flotation, collapse or lateral movement resulting from hydrodynamic and hydrostatic loads (including the effects of buoyancy);
- be constructed with materials resistant to flood damage;
- be constructed using methods and practices that minimize flood damage;
- have mechanical, electrical and other equipment designed and/or located to prevent water from entering within the components during flooding conditions:
- have sanitary sewage systems designed to minimize or eliminate infiltration from, and discharges, to flood waters, and
- have on-site waste disposal systems located and constructed to avoid impairment from, or contamination to, flood waters.

e. Manufactured homes and recreational vehicles are prohibited.

f. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

g. New and replacement sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the system into flood waters.

h. New construction, substantial improvements and repair to structures that have sustained substantial damage cannot be constructed or located entirely or partially over water unless they are a functionally dependent use or facility.

i. Above-ground storage tanks (oil, propane, etc.) which are located outside or inside of the structure must either be elevated above the base flood elevation (BFE) on a concrete pad, or be securely anchored with tie-down straps to prevent flotation or lateral movement, have the top of the fill pipe extended above the BFE, and have a screw fill cap that does not allow for the infiltration of flood water.

j. If any portion of a structure lies within the Special Flood Hazard Area (SFHA), the entire structure is considered to be in the SFHA. The entire structure must meet the construction requirements of the flood zone. The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. Decks or porches that extend into a more restrictive flood zone will require the entire structure to meet the standards of the more restrictive zone.

k. If a structure lies within two or more flood zones, the construction standards of the most restrictive zone apply to the entire structure (i.e., V zone is more restrictive than A zone; structure must be built to the highest BFE). The structure includes any attached additions, garages, decks, sunrooms, or any other structure attached to the main structure. (Decks or porches that extend into a more restrictive zone will require the entire structure to meet the requirements of the more restrictive zone.)

l. Compensatory Storage. The water holding capacity of the floodplain, except those areas which are tidally influenced, shall not be reduced. Any reduction caused by filling, new construction or substantial improvements involving an increase in footprint to the structure, shall be compensated for by deepening and/or widening of the floodplain. Storage shall be provided on-site, unless easements have been gained from adjacent property owners; it shall be provided within the same hydraulic reach and a volume not previously used for flood storage; it shall be hydraulically comparable and incrementally equal to the theoretical volume of flood water at each elevation, up to and including the 100-year flood elevation, which would be displaced by the proposed project. Such compensatory volume shall have an unrestricted hydraulic connection to the same waterway or water body. Compensatory storage can be provided off-site if approved by the municipality.

m. Equal Conveyance. Within the floodplain, except those areas which are tidally influenced, as designated on the Flood Insurance Rate Map (FIRM) for the community, encroachments resulting from filling, new construction or substantial improvements involving an increase in footprint of the structure, are prohibited unless the applicant provides certification by a registered professional engineer demonstrating, with supporting hydrologic and hydraulic analyses performed in accordance with standard engineering practice, that such encroachments shall not result in any (0.00 feet) increase in flood levels (base flood elevation). Work within the floodplain and the land adjacent to the floodplain, including work to provide compensatory storage shall not be constructed in such a way so as to cause an increase in flood stage or flood velocity.

n. New construction or substantial improvements require that fully enclosed areas below the lowest floor are usable solely for parking vehicles, building access, or limited storage in an area other than a basement, and which are subject to flooding, shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or meet or exceed the following criteria: a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided they permit the automatic entry and exit of flood waters.

IV. RESIDENTIAL & AGRICULTURAL ZONES

A. Residential (R) Zones

1. Purpose

These residential zones are established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of East Granby residents, both present and future.

2. Permitted Principal Use

a. Single family dwelling with only one principal building occupying a single zoning lot.

b. Farms, provided that all buildings (except a single family dwelling) and storage of manure or animal refuse shall be located at least 150 feet from any street line or property line

3. Permitted Accessory Buildings and Structures

a. The following accessory buildings and structures are permitted as of right:

i. Farm out-buildings, including barns, accessory to a farm.

ii. Storage sheds, detached garages and carports (used for the parking and storage of motor vehicles, boats, trailers and recreational vehicles), swimming pools, bath houses, and other out-buildings or structures provided that:

- the total square footage of all floors of all accessory structures shall not exceed forty (40%) percent of the living area located in the principal structure,
- such structures are separated from the principal structure by at least 10 feet,
- no accessory structure shall be constructed in such a manner that it could be used as a dwelling, and
- no accessory structure shall exceed the height of the principal structure.

4. Permitted Accessory Uses

a. Home occupation of the resident or resident family member owner provided that:

- no more than one (1) non-resident is engaged in the activity at the site,
- no storage of related material or equipment is visible from any property line, and
- vehicle parking complies with Paragraph d. below.

b. Professional office of the resident owner or resident family member provided that no more than one (1) non-resident is engaged in the activity at the site.

c. The renting of rooms or the provision of table board in a dwelling by the resident owner to not more than 4 persons.

d. Off-street parking or garaging for resident’s vehicle(s) subject to the following restrictions:

- not more than one commercial vehicle with or without commercial markings or advertisement;
- in any case, no trucks, buses, trailers, construction equipment or any other vehicles exceeding one and a half (1 1/2) ton capacity excluding unoccupied motor home, camper, or recreation vehicle may be parked, garaged, stored or displayed for sale;
- the temporary, outside parking or storage of one unregistered vehicle owned by an occupant of the premises for up to fourteen (14) consecutive days but no more than twenty-eight (28) days in any calendar year; and
- the temporary outside parking or storage of one unregistered vehicle by permit issued by the Zoning Enforcement Officer for a period not to exceed six (6) months subject to a determination by the Zoning Enforcement Officer that such a use will not have a detrimental effect on adjacent properties or the neighborhood in general.

e. The keeping of livestock subject to the provisions of Section IX.C. of these Regulations.

f. Signs in accordance with Section VII.C. of these Regulations.

g. Family day care home or group day care home.

5. Special Permit Uses

The following uses, and accessory uses thereto, may be authorized by the Commission as a Special Permit under the applicable criteria of Section VIII.

a. Public utility uses.

b. Public and private schools, day care centers, day nurseries and colleges.

c. Churches and religious institutions.

d. Golf courses and outdoor recreational facilities.

e. Hospitals, nursing homes, and convalescent homes.

f. Cemeteries.

g. Tourist homes.

h. Adaptive re-use of residential dwellings in accordance with Section IX.B – Historic Preservation.

6. Bulk and Area Requirements

	R-40	**R-30**	**R-20**
Minimum Lot Area (sq. ft)	40,000	30,000	30,000
Minimum Buildable Land Area (sq. ft)	30,000	25,000	25,000
Minimum Frontage (ft)	175	150	125
Minimum Front Yard (ft)	50	50	50

Minimum Side Yard (ft)	25	20	20
Minimum Rear Yard (ft)	40	25	25
Maximum Stories	2 1/2	2 1/2	2 1/2
Maximum Height (feet)	35	35	35

B. Multi-family Designed Residence Zone (MFDR)

1. Purpose

This section is intended to provide for housing opportunities for all citizens of the municipality and provide for a variety of housing types and costs that are suitable to the characteristics of the site and the town, protect natural systems, and provide for orderly growth near facilities and services.

2. Procedure

Development within an MFDR zone may only be permitted by the Commission after approval of a special permit application

3. Special Permit Uses

a. Multi family buildings for rental or sale as individual dwelling units.

b. Single family dwellings on individual lots.

c. Mixed single family dwellings and multi-family buildings.

4. Accessory Uses

Accessory uses customarily, incidental and subordinate to the permitted uses including private garages, car ports, off-street parking areas, common laundry facilities, storage areas, building maintenance and utility shops, community or clubhouse facilities, swimming pools and tennis courts, playgrounds and recreation areas for use by residents or their guests.

5. Bulk, Area, and Living Area Requirements

	One Parcel With Multi-Family Units	**Subdivided Single-Family Lots**
Maximum Units per Buildable Acre	4.0	4.0
Maximum Units per Building	3.0 or 4.0 for a maximum of 60% of Units 1.0 or 2.0 for a minimum of 40% of Units	1.0
Maximum Building Coverage	20% of buildable land	n/a
Maximum Lot Coverage	40% of buildable land	n/a
Minimum Parcel Frontage	200 feet	200 feet

Minimum Lot Frontage	n/a	75 feet
Minimum Front Yard Setback	75 feet	50 feet on existing streets 30 feet on new streets
Minimum Landscaped Front Yard (parcel)	25 feet	25 feet
Minimum Side and Rear Yard (parcel)	50 feet	50 feet
Minimum Landscaped Buffer Strip (parcel)	25 feet	10 feet
Minimum Side and Rear yard (lots)	n/a	10 feet one side, 25 feet total 20 feet rear
Maximum Building Height	35 feet	35 feet
Maximum Number of Stories	2.5 stories	2.5 stories
Minimum Building Separation • Separating distance with * may be reduced by 5 feet only if applicant can demonstrate that an overall density of 4.0 Units per Buildable Acre can be achieved only with a reduced spacing.		
Minimum Parcel Area		
Minimum Lot area	40* feet between buildings of 3 or 4 Units 25* feet between buildings of 1 or 2 Units 32* feet between a 3 or 4 Unit building and a 1 or 2 Unit building	20 feet
Minimum buildable lot area		
	10 acres	10 acres
	n/a	6500 sq. ft.
		5000 sq. ft.

6. Other Provisions

a. A MFDR zone shall only be created or enlarged where recommended in the East Granby Plan of Development.

b. All units and accessory buildings shall be located within the public MDC water and East Granby WPCA sanitary sewer service area and all buildings shall be connected to the public water and sewer system. Water supply and sewage disposal facilities shall be determined by the appropriate agencies to be adequate for the proposed development.

c. Buffer strips shall be protected by a conservation easement or similar protection as determined by the Commission.

d. At least 60% of the gross land area of the parcel must be provided as open space (lawns, landscaped areas, walkways, terrace/sitting areas, outdoor recreation areas, and unimproved natural areas) for residents and for aesthetic appeal.

e. Swimming pool, tennis courts and other recreational facilities shall be located:

- as centrally as possible,
- protected with a suitable and safe fence,
- at least 75 feet from any dwelling unit, and

- outside of any setback or buffer areas.

f. Each unit shall be provided with at least one enclosed garage space for automobile parking.

g. Applicants shall demonstrate to the Commission that they have, where appropriate, incorporated passive solar energy techniques in the development that:

- maximize solar heat gain, minimize heat loss, and provide thermal storage within a building during the heating season,
- minimize heat gain and provide for natural ventilation during the cooling season, and
- protect solar access.

h. Exterior mechanical equipment shall be suitably screened from public view with fencing, plantings, or other suitable materials if located on the ground or suitable screening designed as an integral part of the building if located on buildings.

i. Roadways shall conform to the Roadway Construction Standards and Specifications of the Town of East Granby except that the Commission may modify width of pavement and curbs upon recommendation of the Town Engineer.

j. The proposed development shall provide for pedestrian sidewalks in the development.

k. All utilities shall be located underground.

l. For a development of single family detached dwelling units on separate lots there shall be a variety of architectural styles of single family dwelling units and front elevations.

7. Modifications for Affordable Housing

a. For an affordable housing development proposed under the applicable provisions of statute, MFDR development density may be increased to 6 dwelling units per buildable acre if the developer elects to add one standard dwelling unit and one dwelling unit of comparable size and workmanship which is designated as affordable housing as defined in Section 8-39a of the Connecticut General Statutes.

b. An MFDR affordable development shall be located within the sanitary sewer and the public water service area and shall connect all units to the public water and sewer system.

c. The affordable units shall be designated on the approved site plan.

d. The applicant shall submit appropriate material to demonstrate to the Commission that the affordable units will remain as affordable housing and meet the objectives of Section 8-2g and the requirements of the Connecticut General Statutes.

e. The applicant shall submit an appropriate deed restriction for each affordable unit:

- limiting the maximum dollar amount in any resale during the terms of such restrictions to the lesser of:

  - that amount which would keep the unit defined as affordable housing under the applicable provision of statute, or
  - the purchase price, plus any substantiated major improvements, plus the percentage increase in the Consumer Price Index (Home Purchase Category) during the period of ownership, plus 2% per year of the original purchase price.
- providing that this resale restriction shall be in effect for a period of 30 years from the issuance of the Certificate of Occupancy for each such unit, and
- providing that the Zoning Enforcement Officer shall review any proposed resale in order to determine that any such conveyance will be made in accordance with this requirement.

C. Planned Residential Development Zone (PRD)

1. Purpose

The purpose of this Regulation is to encourage variety and flexibility in residential land development, conservation of open spaces and scenic and natural resources, and imaginative site planning and architectural design.

2. Requirements for PRD

a. No PRD zone shall be established which is less than 6 acres in area, unless adjacent to an existing PRD Zone.

b. For a zone change to the PRD zone, the applicant shall submit:

- A general statement indicating the proposed dwelling unit types, the type of utilities to be provided, the means of preserving open spaces, and the types and uses of all non-residential structures proposed.
- A map of the entire PRD area showing the tract, existing topography, existing natural features, general soils classifications, and existing structures on the tract.
- A similar map showing the location of proposed structures and streets, public and private utilities, community facilities, open space and recreation areas, and phasing if the proposed development is to be developed in sections.

c. In a PRD, the Commission shall require the reservation of up to 15% of the total area of land for park, playground, open space, or other public purposes provided the land so reserved:

- shall be contiguous to other open space whenever possible,
- shall be of a similar ratio of buildable to unbuildable land as the entire subdivision,
- is of sufficient size to make a meaningful contribution to the open space network, and
- shall, at the option of the Commission, be dedicated to the Town or to the residents of the PRD with adequate controls to assure its maintenance and preservation.

d. Preliminary discussions with the Commission of PRD developments are encouraged.

3. Permitted Uses

The uses permitted in PRD shall be single-family detached dwellings with only one principal building occupying a single zoning lot.

4. Accessory Buildings, Structures and Uses

All accessory buildings, structures, and uses permitted in a Residential zone are permitted in a PRD zone as an accessory building, structure, or use provided that any such buildings or structures shall either comply with the yard requirements for the R-40 Zone or be approved by the Commission.

5. Special Permit Uses

The following uses, and accessory uses thereto, may be authorized by the Commission as a Special Permit application.

a. Public utility uses.

b. Public and private schools, day care centers, day nurseries and colleges.

c. Churches and religious institutions.

d. Golf courses and outdoor recreational facilities.

e. Hospitals, nursing homes, and convalescent homes.

f. Cemeteries.

g. Tourist homes.

6. Area & Bulk Requirements

	PRD	
Minimum Buildable Lot Area (sq. ft)	30,000	
Maximum Density		
• with public/community water	2.0	units per two buildable acres
• with on-site well and septic	2.0	units per three buildable acres
Minimum Front Yard (parcel)	50 feet	
Minimum Side/Rear Yard (parcel)	25 feet	
Maximum Stories	2 1/2	
Maximum Height (feet)	35	

D. Elderly Housing Zone

1. Purpose

The purpose of this Regulation is to provide housing suited to the unique needs of elderly persons that is integrated into the community and that will help the elderly maintain their independence while providing the physical and financial safeguards they require.

2. Special Permit Uses

Dwelling units for occupancy by elderly persons and elderly families.

3. Accessory Uses

Accessory uses (including private garages, car ports, off-street parking, laundry facilities, storage areas, maintenance facilities, community or clubhouse facilities, swimming pool, tennis courts, and recreation areas for use principally by elderly residents or their guests) are permitted..

4. Parcel Bulk & Area Requirements

Minimum Parcel Size	4 acres
Maximum Parcel Size	Total size unrestricted but the maximum unit and bedroom density is limited to 20 buildable acres within the parcel.
Maximum Unit Density	6.0 units/acre of buildable land
Maximum Bedroom Density	12 BR/acre of buildable land with 3 BR/unit maximum
Minimum Front Yard	50 feet
Minimum Side/Rear Yard	50 feet for building and parking
Maximum Building Coverage	25% of buildable land
Minimum Landscaped Area	40% of buildable land
Minimum Landscaped Buffer (parcel)	40 feet

5. Building Bulk & Area Requirements

Maximum Units per Building	3.0 or 4.0 for a maximum of 60% of Units 1.0 or 2.0 for a minimum of 40% of Units
Maximum Building Height	35 feet
Maximum Number of Stories	2
Minimum Principal Building Separation Separating distance with * may be reduced by 5 feet only if applicant can demonstrate that an overall density of 6.0 Units per Buildable Acre can be achieved only with a reduced spacing.	40* feet between buildings of 3 or 4 Units 25* feet between buildings of 1 or 2 Units 32* feet between a 3 or 4 Unit building and a 1 or 2 Unit building
Minimum Accessory Building Separation	
• To another accessory building	10 feet
• To a principal building	15 feet
• To a roadway or parking lot	20 feet
• Swimming pool, tennis courts and other recreational facilities	As centrally as possible and not within: • any setback or buffer areas, or

	• 70 feet of any dwelling unit
Building Cluster Separation. Dwellings are to be arranged in clusters separated by open space. Clusters shall include a maximum of 30 Dwelling Units.	75 feet minimum open space between any Dwelling Unit in one cluster and any Dwelling Unit in any other cluster.

6. Application Procedures

a. In an Elderly Housing zone, an application for special permit approval of an elderly housing development must be submitted.p

b. Architectural drawings of all proposed Dwelling Units and Accessory buildings are to be submitted and are to include:

i) Floor plans with room names and area of each room and total area of each Dwelling Unit.
ii) Exterior elevations for each proposed building style showing all sides and proposed exterior siding, roofing, and building trim materials.
iii) Proposed exterior colors.

c. The Commission may consider a preliminary site plan during zone change proceedings. Site plans are to include delineation of proposed Dwelling clusters and open space separating clusters.

d. The applicant shall present sufficient information to the Commission to demonstrate that adequate restrictions have been placed on the property to limit the occupancy to elderly persons.

7. Parking Requirements

a. Studio and One-bedroom units shall provided one parking space per unit. 2 bedrooms and above shall provide for 2 spaces per unit.

b. At least one garage space shall be provided for each dwelling unit.

c. At least 0.5 visitor spaces per unit shall be provided on the site.

d. Vehicular access to any unit shall be provided from development roadways and not directly from any existing or new public street.

e. Garages shall have a driveway at least 20 feet in length.

f. Sharing of driveways to minimize curb cuts in roadways is encouraged. applicant is to demonstrate to the commission that driveways have been grouped to maximum feasible extent.

g. For the purpose of this section a driveway is a paved vehicular travel way having a minimum width of 12 feet serving no more than 5 dwelling units or 1 accessory building. all other vehicular travel ways are to be considered roadways.

8. Design Requirements

a. At least 40% of the buildable land area of the parcel must be provided as open space (lawns, landscaped areas, walkways, terrace/sitting areas, outdoor recreation areas, and unimproved natural areas) for residents and for aesthetic appeal.

b. Applicants shall demonstrate to the Commission that they have, where appropriate, incorporated passive solar energy techniques in the development that:

- maximize solar heat gain, minimize heat loss, and provide thermal storage within a building during the heating season,
- minimize heat gain and provide for natural ventilation during the cooling season, and
- protect solar access.

c. A variety of architectural styles of Dwelling Unit floor plans, exterior elevations, and exterior materials and colors shall be provided. Not fewer than 3 exterior designs shall be offered for developments of 20 or fewer Dwelling Units, and one additional style shall be offered for each additional 20 Dwelling Units

9. Other Requirements

a. Grading and improvements between buildings shall be of sufficient width and construction to serve emergency vehicles and apparatus.

b. All utilities shall be located underground.

c. All units and accessory buildings shall be located within the public MDC water and East Granby WPCA sanitary sewer service area, and all buildings shall be connected to the public water and sewer systems. Water supply and sewage disposal facilities shall be determined by the appropriate agencies to be adequate for the proposed development.

d. Roadways shall conform to the Roadway Construction Standards and Specifications of the Town of East Granby except that the Commission may modify width of pavement and curbs upon recommendation of the Town Engineer.

i) Developments shall be provided with a minimum of two roadway ingress/egress routes from public streets except that developments of 30 or fewer Dwelling Units may be served by one roadway ingress/egress from a public street.

ii) Where frontage limitations do not allow for two roadways to serve developments of greater than 30 Dwelling Units a single boulevard divided entry roadway not exceeding 500 feet in length to the beginning of a “loop” roadway will be allowed. The divider minimum width shall be 10 feet.

iii) Roadway layouts are to include a "loop" roadway for continuous traffic flow through the development to allow normal and emergency vehicle access in two directions from the public street.

iv) Roadway spurs from the "loop" roadway shall not serve more than 15 Dwelling Units and shall terminate in a cul-de-sac.

v) All development roadways are to be privately owned and maintained and will not be accepted as public streets in East Granby.

e. The proposed development shall provide for pedestrian sidewalks in the development .

f. Exterior mechanical equipment shall be suitably screened from public view with fencing, plantings, or other suitable materials if located on the ground or suitable screening designed as an integral part of the building if located on buildings.

g. Buffer strips shall be protected by a conservation easement or similar protection as determined by the Commission

E. Agricultural Zone

1. Purpose

The Agricultural Zone is established to allow for the continuation of agricultural uses, a major part of East Granby's heritage.

2. Permitted Uses

a. Farms, provided that all building or storage of manure or other animal refuse shall be located at least 150 feet from a residential zone line.

b. Kennels operated as a business, provided that buildings housing animals and animal runs shall be located at least 100 feet from any property line.

c. Housing, camps or dormitories for farm workers at an active farm provided:

- such farm employs at least 6 workers at any given time,
- the number of workers housed shall not exceed 2 workers per cultivated acre, and
- adequate documentation is submitted in order to determine that the above criteria are met and maintained before construction or use of any such facility.
- A group of farm owners, or an association representing farm owners, may jointly provide housing for temporary (seasonal) workers provided that the ratio of 2 workers per cultivated acres shall be maintained for the town.

d. A single-family dwelling or other use allowed in a residential zone provided that:

- such uses shall conform to the area, land, building and other standards applicable to an R-40 Residential Zone, and

3. Accessory Uses

a. Processing, storage, irrigation, and similar uses accessory to the primary agricultural use.

b. Uses accessory to an established residential use at the property.

c. Seasonal stands for the sale of Connecticut farm products including but not limited to mulch, stone & topsoil (no bricks or blocks or shrubs or trees) provided that all of the following conditions are met:

i. the stand and/or storage bins are on the premises of, and accessory to, an active farm.

ii. the stand and/or storage bins are closed from January 1 to March 1.

iii. no sales shall be made before 8:00 A.M. or after 6:00 P.M. on any day.

iv. at least 50 percent of the products sold, based on gross dollar sales, are grown or Produced on the premises or elsewhere in Connecticut or 25 mile radius from the Town of East Granby.

v. no more than 200 square feet of total area shall be used for display and sales of merchandise whether outdoors, within an existing farm structure, or in a separate attractive, rural, barn-like structure for a seasonal stand. Each individual storage bin shall be no more than 200 square feet. There shall be no more than two bins per each acre of total property.

vi. the sales area and storage bins shall be located at least 40 feet back from the street line unless modified by the Commission.

vii. the total signage for the farm stand shall not exceed 16 square feet and shall be approved by the Zoning Enforcement Officer as to location and size.

viii. no exterior lighting shall be provided for the stand or for any signage unless approved by the Zoning Enforcement Officer.

ix. safe and adequate access and egress is provided through one curb cut or driveway,

x. adequate off-street parking spaces are provided for all employees and at least four (4) customer vehicles.

xi. the stand and/or bins shall be removed if any of the above conditions are no longer met, and

xii. Each property qualified for the use of bins for the sale of mulch, stone and topsoil must be a minimum of a 5 mile radius from any other such qualifying property located within the Town of East Granby.

4. Special Permit Uses

a. Cemeteries.

b. Stands for the year-round sale of Connecticut farm products provided that all of the following conditions are met

i. the stand is on the premises of, and accessory to, an active farm of at least 15 acres,

ii. no sales shall be made before 7:00 A.M. or after 8:00 P.M. on any day,

iii. at least 50 percent of the products sold, based on gross dollar sales, are grown or produced on the premises or elsewhere in Connecticut or 25 mile radius from the Town of East Granby,

iv. the Commission has approved the generic categories of items to be sold on the premises which may, with approval of the Commission, include dairy or food products prepared primarily from products grown or produced on farms in Connecticut or within 25 mile radius from the Town of East Granby,

v. total sales area shall be located within an existing farm structure or in a separate attractive, rural, barn-like structure and shall not exceed 20 square feet per acre of land in production, unless modified by the Commission,

vi. the sales area shall meet the yard requirements established in the R-40 zone,

vii. adequate off-street parking spaces are provided for all employees and at least six (6) customer vehicles,

viii. adequate and appropriate provision has been made for access and egress through one curb cut, paved apron, parking, screening, and dust control,

ix. total signage for the farm stand shall not exceed 24 square feet and the location and size shall be shown on the site plan,

x. any exterior lighting for the stand or any signage shall be clearly shown on the site plan,

xi. any public health, public safety, archeological or environmental concerns are adequately addressed, and

xii. the approval to sell farm products shall be voided if any of the above conditions are no longer met.

c. Farm Winery and Vineyard in accordance with Section IX, Subsection J of these Regulations.

5. Bulk & Area Requirements

Minimum Frontage	175 feet
Minimum Lot Area	120,000 square feet
Minimum Front Yard	50 feet

F. ACCESSORY APARTMENTS

1. Purpose

This section recognizes the public need for the provision of a variety of housing types including efficient and moderately priced housing for citizens of East Granby. Throughout the Town, opportunities exist within underutilized or large single family dwellings to create small accessory apartments.

2. Definition

An accessory apartment is herein defined as a second dwelling unit, with kitchen and bathroom facilities, within or attached to a detached single family dwelling situated on an individual lot, but having a separate entrance to the outside or entryway. Such dwelling unit shall be subordinate to the principal dwelling in terms of size, location and appearance.

3. Applicability

An accessory apartment may be established within a new or existing single family dwelling as a Permitted Accessory Use in accordance with the standards of this section in:

a. All R- Residential and PRD- Residential zones.

b. A- Agriculture zone.

4. Standards

a. An accessory apartment unit shall have a maximum floor area of 700 sq. ft. and shall contain at a minimum, a cooking area to include a kitchen sink, one full bathroom and not more than one bedroom. However, the living area of an accessory apartment shall not exceed 30 percent of the living area of the principal dwelling as measured exclusive of the area to be incorporated into the accessory apartment. The living area of the principal dwelling, exclusive of the area to be incorporated into the accessory apartment, shall not be less than that specified for the zone the dwelling is located in as established in Section IV of these regulations.

b. The Commission may approve by Special Permit Application in accordance with Section X.A.1. of these regulations an accessory apartment with a maximum living area of 900 square feet or having two bedrooms.

c. The accessory apartment unit shall be externally and internally constructed and maintained in such a manner as to retain the appearance of the structure as a single family dwelling. The design of the accessory apartment shall be such that conversion back to a single family dwelling may be readily accomplished.

d. The principal dwelling and accessory apartment shall comply with all building code requirements as applicable individually and jointly as determined by the Building Official.

e. No accessory apartment shall be permitted in a basement or story below the first floor unless more than 25% of the perimeter of the accessory apartment opens to grade and the ceiling is more than five (5) feet above that grade.

f. Each accessory unit shall be limited to a maximum occupancy of three persons, but not more than two may be adults; except in the case of a two bedroom unit approved under b., the maximum occupancy shall be limited to four persons, but not more than three may be adults.

g. The resultant two dwelling units may have common utilities and may have separate metering devices.

h. One additional off-street parking space shall be provided for use by the occupant(s) of said accessory apartment; except in the case of a two bedroom unit approved under b., two additional off-street parking spaces shall be provided. One driveway shall service both dwelling units.

i. The property owner shall permanently reside on the premises in either the principal dwelling or the accessory apartment. The principal dwelling and accessory apartment shall remain under common ownership.

5. Lot requirements:

i. The foundation footprint of any addition constructed to accommodate the accessory apartment shall not exceed 10% of the foundation footprint of an existing dwelling on a lot of record having a lesser area than the minimum lot area for the zone existing on the effective date of this section.

ii. Requirements of III.B.9 of these regulations shall not apply to any addition constructed to accommodate the accessory apartment. The yard requirements of the zone existing on the effective date of this section shall apply.

iii. An approval notice from the from the Farmington Valley Health District on the adequacy of on site sewage disposal and well water supply, if utilized, shall be obtained prior to application for a building permit.

V. BUSINESS & INDUSTRIAL ZONES

A. Business (B) Zone

1. Purpose

This zone is intended to allow for the creation of commercial development beyond that provided in the Village Center to meet the shopping and service needs of the community as part of an integrated plan.

2. Permitted Uses

All uses in this section are only permitted subject to site plan approval by the Commission:

a. Office, bank or studio.

b. Retail stores, and personal service establishments.

c. Restaurants.

d. Establishments selling or serving alcoholic beverages provided that the center of the public entrance for such use is located at least 200 feet from any lot used as a church, school, playground, hospital, public library or from any residential zone.

e. Manufacture of products sold on the premises.

f. Laundries, cleaning establishments, and printing shops, employing less than 10 persons.

g. Motels.

h. Drive Thru Establishment, Type B.

3. Accessory Uses

Accessory uses may include the following:

a. Garage for commercial vehicles used by the tenant of the premises.

b. Off-street parking.

c. Signs.

d. One single-family residence for owner or operator of business use, if clearly accessory to the principal business use.

e. Up to 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) in restaurants, motels or motor hotels, bowling alleys or retail stores in compliance with all state and local ordinances and regulations.

4. Special Permit Uses

All uses in this section are only permitted subject to granting of a Special Permit Approval by the Commission:

a. Automotive sales, new and used (excluding live auction sales of automobiles as a primary or accessory use). Service and repairs allowed as an accessory use only provided:

- the proposed site is not a prime business zone site (a prime business zone site has good highway access, high visibility on principal streets, and is serviced by public utilities),
- all service is performed indoors,
- any external storage shall be specifically approved by the Commission, and
- the provisions of Section IX.D. are also met.

b. Automotive service or repairs unrelated to automotive sales provided:

- the proposed site is not a prime business zone site (a prime business zone site has good highway access, high visibility on principal streets, and is serviced by public utilities),
- all service is performed indoors,
- any external storage shall be specifically approved by the Commission, and
- the provisions of Section IX.D. are also met.

c. Drive Thru Establishment, Type A, subject to the following:

- A single property may have only one such establishment that shall occupy no greater than twenty-five (25%) percent of the total ground floor area of all buildings on the property.
- The serving window shall not be located closer, measured horizontally, than 1,500 feet from the serving window of a Type A Drive Thru Establishment on another property.
- No said use will be permitted within 250 feet of a residence in a residential zone measured horizontally from the Type A serving window to the nearest point of the residence building.
- The serving window shall be located at the rear or side of the building.
- There shall be only one (1) serving window served by one (1) vehicular service lane. Unless otherwise required by the Commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks and pedestrian access to the building.
- Hours of operation shall be limited to between 5:00 AM to 11:00 PM or further limited by the Commission.
- No outside audio system is permitted except for a central service ordering menu board.
- Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

d. Temporary or Seasonal Outdoor Dining: Shall be allowed as an accessory use to any lawfully existing restaurant or food service establishment, subject to the issuance of an administrative zoning permit and upon demonstration of compliance with the following criteria:

- A site plan has been provided which includes:
- Site Location
- Floor Plan/layout of outdoor area
- Number of Tables and/or seats
- Location(s) of ingress and egress for pedestrians and vehicles.
- A narrative has been provided which included the following information:
- Planned use of the outdoor area
- Proposed litter control
- Hours of Operation, not later than 9pm.
- Proof that the following Departments have been made aware of the intent to provide temporary or seasonal outdoor dining (when applicable):
  - Health District
  - East Granby Fire Marshal
  - East Granby Building Official
- Entertainment and/or the consumption of alcohol only shall not be considered an allowable accessory use as of right and shall require the issuance of a separate approval as required by these Regulations.
- Trash receptacles are to be located for the convenience of the patrons and are to be shown on the proposed site plan.

e. Child Day Care/Preschool Center.

f. Theaters, bowling alleys and similar recreation not including arcades.

g. Building footprint of 30,000 square feet or greater.

h. Food Trucks are permitted in the Business Zone as an accessory use as follows:

i) The use must be accessory to a retail store whose primary business is the sale of food.

ii) Convenience and grocery stores and restaurants shall be excluded.

iii) The food truck must be owned or operated by the same individual(s) or entity which operates the retail establishment of the premises.

iv) Only one food truck is permitted on the site at any time.

v) Any business which is a tenant on the premises must have a lease or other written permission from the landlord to operate a food truck on the premises.

vi) The Commission may allow the operator to place outdoor tables on the premises. The Commission shall find that there is sufficient parking available on the site for the use.

vii) All food trucks shall be plugged into a permanent electrical outlet. No exterior generators are permitted.

viii) The food truck shall be parked outside of setbacks and in an area approved by the Commission.

ix) Food truck may operate between hours as approved by the Commission.

5. Height & Area Regulations

Maximum Stories	2 1/2
Maximum Height	35 feet
Minimum Frontage (feet)	100 feet
Minimum Size Lot Area	15,000 square feet
Minimum Front Yard	50 feet
Minimum Side Yard	15 feet (). 40 feet when abut a residential use.
Minimum Rear Yard	20 feet
Maximum Lot Coverage	60% Commission may permit coverage to be increased to 80% to permit expansion of an existing business established on the lot for a period of not less than ten years provided applicant demonstrates that: • No abutting land owned by or available to the applicant can be used to increase the lot area. • Storm water management controls are provided to result in a "zero" increase in water run-off from the site for the increased coverage area, and • The building footprint lot coverage does not exceed 40%. In determining a request to allow increased coverage the Commission shall take into account existing and potential development and density of adjacent lots, natural resource constraints to development on adjacent properties and other mitigating factors having the effect of approximating an areal density of 60% when taking into account adjacencies.

6. Additional Requirements

No Business Zone shall be established unless adjacent to an existing Business Zone.

B. COMMERCE PARK Zone (A)

1. Purpose

This zone provides for office, research and development, light manufacturing, warehouses, distribution centers, medical offices, hotels, and other suitable uses, that encourage the most appropriate use of land, and promotes harmony with adjacent areas. To ensure the highest and best use of the land and to protect the public health, safety, and welfare, all development proposals are required to be serviced by water and sewer in this zone.

2. Permitted Uses

All uses in this section are permitted subject to Site Plan approval):ca

a. Business and professional offices

b. Medical offices

c. Research and development laboratories

d. Light manufacturing, fabrication, processing or assembly of goods

e. Warehouses and Distribution Centers

f. Existing agricultural uses

g. Existing cemeteries

3. Accessory Uses

Accessory uses may include the following:

a. Off-street parking.

b. Signs.

4. Special Review Area

Within the Commerce Park Zone (A), development or use of any portion of any lot located within 250 feet of any residential zone shall only be permitted following the granting of a Special Permit by the Commission, so that the Commission may ensure compatibility and reasonable transitions between existing and potential uses by:

a. Only allowing Permitted Uses (under Section V.C.2). Special Permit Uses (under Section V.C.5) are not allowed, but uses over 50,000 square feet and with more than 200 parking spaces can be considered by the Commission.

b. Restricting the intensity of uses to minimize the impact on the adjacent residential zone by:

- limiting hours of operation
- regulating lighting intensity and timing
- regulating access management and traffic flow
- restricting/limiting outside storage
- requiring visual screen/buffer of dumpster area and above ground utilities

c. Limit maximum height requirements to no more than 35 feet

d. Require elevations and/or computer sketch up model to demonstrate impact to neighbors

e. Require landscape plan designed by licensed landscape architect

f. Require all utilities to be installed underground

g. Require traffic analysis (if determined necessary)

h. Limit maximum lot coverage to 60%

5. Special Permit Uses

All uses or activities in this section are only permitted subject to granting of a Special Permit y the Commission:

a. Building footprint of 50,000 square feet or greater

b. Uses or activities requiring more than 200 parking spaces (including truck parking and loading docks)

c. Hotel / motel provided:

- access to the facility, all guest rooms, and accessory uses including any restaurant is through a central lobby.
- swimming pools and similar accessory recreational facilities are for the use of guests only.

d. Day Care.

e. Theaters, bowling alleys, and similar commercial recreation not including arcades.

f. Public utilities and related uses.

g. Brewery in accordance with Section IX, Subsection L of these Regulations.

h. Other uses similar to the permitted uses may be authorized by the Commission as a Special Permit after considering:

- the criteria contained in Section VIII of these Regulations,
- the size of the operation,
- the amount of traffic generated, and
- .

6. Height & Area Regulations

Maximum Height	3 1/2 stories 45 feet	The Commission may allow industrial penthouses exceeding the maximum height limitation where the property is served by served by public water and where required for elevator, stairwell, environmental, health, safety, or process reasons.
Minimum Frontage (feet)	100	

Minimum Lot Area (sq.ft.)	80,000
Minimum Front Yard (feet)	50
Minimum Side Yard (feet)	30 ea.
Minimum Rear Yard (feet)	30
Maximum Lot Coverage	75%

7. Additional Requirements

No Commerce Park Zone (A) shall be established unless adjacent to an existing Commerce Park Zone (A), Commerce Park Zone (B), or similarly zoned parcel in an adjacent municipality.

C. COMMERCE PARK Zone (B)

1. Purpose

This zone provides for office, research and development, light manufacturing, assembly, storage, automotive, landscape nursery, contractor storage yard, and other suitable uses, that encourage the most appropriate use of land, and promotes harmony with adjacent areas. This zone is located in areas which are not required to be serviced by water and sewer.

2. Permitted Uses

All uses in this section are permitted subject to Site Plan approval:

a. Business and professional offices

b. Research and development laboratories

c. Light manufacturing, fabrication, processing or assembly of goods

d. Warehouses and Distribution Centers

e. Existing agricultural uses

f. Existing cemeteries

3. Accessory Uses

Accessory uses may include the following:

a. Off-street parking

b. Signs

4. Special Review Area

Within the Commerce Park Zone (B), development or use of any portion of any lot located within 250 feet of any residential zone shall only be permitted following the granting of a Special Permit the Commission, so that the Commission may ensure compatibility and reasonable transitions between existing and potential uses by:

a. Only allowing Permitted Uses (under Section V.D.2). Special Permit Uses (under Section V.C.5) are not allowed, but uses over 50,000 square feet and with more than 200 parking spaces can be considered by the Commission.

b. Restricting the intensity of uses to minimize the impact on the adjacent residential zone by:

- limiting hours of operation
- regulating lighting intensity and timing
- regulating access management and traffic flow
- restricting/limiting outside storage
- requiring visual screen/buffer of dumpster area and above ground utilities

c. Limit maximum height requirements to no more than 35 feet

d. Require elevations and/or computer sketch up model to demonstrate impact to neighbors

e. Require landscape plan designed by licensed landscape architect

f. Require all utilities to be installed underground

g. Require traffic analysis (if determined necessary)

h. Limit maximum lot coverage to 60%

5. Special Permit Uses

All uses or activities in this section are only permitted subject to granting of a Special Permit by the Commission:

a. Building footprint of 50,000 square feet or greater

b. Uses or activities requiring more than 200 parking spaces (including truck parking and loading docks)

Automotive-Type Uses

c.

1. Automotive sales, new and used. Accessory service and repairs is allowed provided:

- all service is performed indoors,
- any external storage shall be specifically approved by the Commission, and
- the provisions of Section IX.D. are also met.

2. Virtual (online) auction sales to institutional, commercial, and private owners of used, undamaged or damaged vehicles, and ancillary receiving, shipping, and administrative activities are allowed as a primary use provided:

- all sales are conducted online, over the internet;
- all vehicles are sold intact with no dismantling, fluid draining, and crushing or part sales are conducted on the site;
- no servicing of vehicles on the site;
- external storage shall be subject to PZC approval;
- the provisions of Section IX.D. are also met.

d. Automotive service or repairs unrelated to automotive sales provided:

- all service is performed indoors,
- any external storage shall be specifically approved by the Commission, and
- the provisions of Section IX.D. are also met.

e. Motor vehicle recycling provided:
- sales and/or service are performed exclusively indoors;
- external storage areas do not exceed the internal area used for storage, repair or service;
- not more than 30 motor vehicle bodies or major portions thereof are stored externally;
- external storage is only conducted in areas designated on the approved site plan;
- suitable fencing or screening of any external uses or storage is provided; and
- appearance and noise will not adversely impact existing or potential surrounding uses.

f. Garage for commercial vehicles used by the tenant(s) of the premises provided that such use is clearly accessory to a permitted use.

Storage-Type Uses

g. External storage for a permitted use provided such storage:

- is conducted in areas designated on the approved site plan,
- is adequately screened, and
- does not exceed 15 per cent of the total floor area of the principal building or such other amount as the Commission may determine is appropriate for the nature of the business.

h. Storage facility.

Other Uses

i. Recycling and disposal services.

j. Contractor's operations provided:

- all storage shall be inside a building unless otherwise approved by the Commission, and

- any exterior storage areas for equipment or materials shall:
  - be clearly identified on a plan approved by the Commission,
  - not exceed four times the area of the buildings on the site,
  - not exceed 30 percent of the area of the site, and
  - be adequately screened from the street and from adjacent property.

k. Day Care.

l. Theaters, bowling alleys, and similar commercial recreation not including arcades.

m. Public utilities and related uses.

n. Adult-oriented establishment in accordance with the requirements of Section IX.H.

o. Other uses similar to the permitted uses may be authorized by the Commission as a Special Permit after considering:

- the criteria contained in Section VIII of these Regulations,
- the size of the operation,
- the amount of traffic generated, and
- .

6. Height & Area Regulations

Maximum Height	2 1/2 stories 35 feet	Without public water and public sewer
	3 1/2 stories 45 feet	With public water and public sewer The Commission may allow industrial penthouses exceeding the maximum height limitation where the property is served by served by public water and where required for elevator, stairwell, environmental, health, safety, or process reasons.
Minimum Frontage (feet)	100	
Minimum Lot Area (sq.ft.)	80,000	
Minimum Front Yard (feet)	50	
Minimum Side Yard (feet)	30 ea.	
Minimum Rear Yard (feet)	30	

Maximum Lot Coverage	75%

7. Additional Requirements

No Commerce Park Zone (B) shall be established unless adjacent to an existing Commerce Park Zone (A), Commerce Park Zone (B), or similarly zoned parcel in an adjacent municipality.

D. COMMERCE PARK TRANSITIONAL ZONE

COMMERCE PARK transitional Zone

1. Purpose

A mixed-use zone that provides for a variety of uses that promote an ideal transition between the Commerce Park areas and the residential zones and Village Center. Uses should be less intensive in nature and scale to better protect the quality of life and character of the surrounding residential zones and Village Center.

2. Permitted Uses

All uses in this section are permitted subject to Site Plan approval ():

a. Business and professional offices

b. Medical offices

c. Retail and Personal Service establishments

d. Restaurant

e. Existing agricultural uses

f. Existing cemeteries

g. Passive and active recreational amenities and parking, for the benefit of proposed adjoining permitted uses and/or for the benefit of the Town of East Granby. May include a Town-owned and operated park.

h. Multi-Family Residential Development as follows:
   - Maximum Density 16 units per acre
   - Applicant shall create interior and exterior communal space or amenities for the private use of the tenants, to be approved by the commission. Public amenities are also to be encouraged, such as parks, amphitheaters or athletic fields.
   - Dwelling Units of up to 3 bedrooms are permitted. Mix of bedroom units shall be as follows: 20%- 1 bedroom, 60%- 2 bedroom, 20%- 3 bedroom
   - Parking shall be provided at 1 space per studio or 1 bedroom dwelling unit, 1.7 for a two-bedroom dwelling unit and 2.0 for a three-bedroom dwelling unit. This may include parking in off-street parking lots, in garages, and in spaces in front of garages.

i. Day Care.

3. Accessory Uses

Accessory uses may include the following:

a. Permanent Shared Parking Use Reduction - The Commission may approve a consolidated parcel parking plan to allow a permanent reduction of up to 25 percent of the required parking spaces due to shared use of the parking facilities when the parking needs of the joint users occur at different hours of the day.

4. Special Permit Uses

All uses or activities in this section are only permitted subject to granting of a Special Permit approval by the Commission:

a. Research and development laboratories
b. Light manufacturing, fabrication, processing or assembly of goods (buildings up to 400 thousand square feet)
c. Warehouses and Distribution Centers (buildings up to 400 thousand square feet)
d. Hotel / motel provided:

- access to the facility, all guest rooms, and accessory uses including any restaurant is through a central lobby.
- swimming pools and similar accessory recreational facilities are for the use of guests only.

e. Assisted Living Facilities and Convalescent Homes

f. Public utilities and related uses.
g. Indoor Recreational Sports Training Facility- not on parcels with frontage on a State Highway
h. Indoor Self-Storage Facility- not on parcels with frontage on a State Highway
i. Drive-thru Establishment, Type A, subject to the following:
    - Such establishments shall be allowed on lots with frontage on a State Highway and having a minimum acreage of five (5) acres.
    - No more than one such Drive-thru establishment per 5 acres of land shall be allowed on any lot and no more than 3 total Type A Drive-thru establishments on one parcel.
    - Such establishments shall not occupy more than twenty-five (25%) percent of the total ground floor area of all buildings on the property upon completion of development of the site. If a standalone Type A Drive-thru establishment is the first building occupied, no other Type A Drive-thru establishments shall be located on the site until the 25% provision is met.
    - The serving window where food is provided to the customer shall not be closer, measured horizontally, than 600 feet from the serving window where food is provided to the customer of another Type A Drive-thru establishment.
    - No said use will be permitted within 250 feet of a residential district measured horizontally from the Type A serving window to the nearest point of the residential zone.
    - The serving window shall be located to the rear or side of the building.
    - There shall only be one (1) window serving food which shall be served by one (1) vehicular service lane. Unless otherwise required by the commission, the vehicular service queue lane shall be not less than 100 feet in length (measured from behind the

vehicle at the service window) and located so as to not obstruct access to parking spaces, sidewalks, and pedestrian access to the building.

- No outside audio system is permitted except for a central service ordering menu board.
- Said use shall not create visibility problems for motorists or pedestrians and shall be located in such a manner as to not restrict access by emergency services to any portion of the building.

6. Height & Area Regulations

Maximum Stories/Height	4 stories/50feet
Minimum Frontage (feet)	100
Minimum Lot Area (sq.ft.)	40,000
Minimum Front Yard (feet)	50 Other Uses 100 Industrial *when abutting to Residential Zones
Minimum Side Yard (feet)	30 Other Uses 100 Industrial *when abutting to Residential Zones
Minimum Rear Yard (feet)	30 Other uses 100 Industrial *when abutting to Residential Zones
Maximum Lot Coverage	65% Industrial 70% Other Uses

7. Additional Requirements/Considerations

A. Zone Changes: No Commerce Park Transitional Zone shall be established unless adjacent to an existing Commerce Park Zone (A), Commerce Park Zone (B), or similarly zoned parcel in an adjacent municipality.

B. Enhanced Landscape Buffer: Landscape buffers and berms of up to a total of 200 feet wide along property lines adjacent to a residential zone (including MFDR and EH). Landscape buffers and berms shall be permanently protected by a conservation easement. Landscape considerations will be given to existing trees and natural vegetation, topography on the site, actual adjacent uses and placement of the proposed buildings. Interplanting within an existing tree canopy shall be encouraged where appropriate.

C. Sidewalks- are required along any frontage where existing sidewalks exist or where the property connects to a property zoned Village Center Zone.

D. Commission may, where appropriate:
   - limit hours of operation,
   - regulate lighting intensity and timing,
   - restricting/limiting outside storage, except trailer parking requiring visual screen/buffer of dumpster area and above ground utilities

E. Quarry Zone

1. Purpose

This zone provides for quarrying of natural resources and uses accessory and related thereto when undertaken in conjunction with an overall, long term plan and conducted in a way to protect public health, safety, and welfare.

2. Special Permit Uses

All uses or activities in this section are only permitted subject to granting of a Special Permit approval by the Commission:

a. Quarrying and removal of stone,

b. Processing of stone materials (screening, sifting, washing, crushing and stockpiling) excavated from the site,

c. Processing of materials from another site if specifically approved by the Commission,

d. Accessory facilities (truck scales, equipment storage structures, truck garages, maintenance and similar facilities) that directly support the quarrying operation,

e. Post-processing facilities and operations (including asphalt or concrete production) and other uses accessory to the quarry operation subject to the Commerce Park Zone regulations,

f. Office building(s) associated with the quarrying operation or post-processing operations approved by the Commission.

3. Standards

a. Scenic areas or natural features shall be delineated on applications and appropriate measures for their protection or preservation shall be provided as required by the Commission.

b. A 200-foot wide buffer strip shall be provided between the quarry area and any property line,.

c. No excavation shall undermine other property.

d. No fixed machinery shall be erected or maintained within 200 feet of any property line.

e. Proper drainage shall be provided at all stages of operations.

f. Truck access shall be arranged to minimize traffic impacts and nuisance to neighbors.

g. The access road within the area of operation shall have a dustless surface.

h. Suitable procedures shall be used at all times to minimize noise, dust or any other nuisance.

i. Fences shall be erected and maintained during the operation to protect pedestrians and vehicles.

j. Any finished quarry face shall be permanently fenced and signed so as to prevent accidents.

k. No finished rock quarry face shall be left at a final slope, or a series of stepped slopes, steeper than one horizontal to 4 vertical (1:4).

l. No final soil slope shall exceed a slope of three horizontal to one vertical (3:1) although, with approval of the Commission, final slopes shall not exceed a slope of one horizontal to one vertical (1:1).

m. The completed excavation shall be topsoiled to a depth of four (4) inches, seeded with a perennial rye grass, and maintained until the area is stabilized and approved by the Commission.

n. No Quarry Zone may be established which is less than fifty (50) acres in size, unless adjacent to an existing Quarry Zone.

4. Procedures

a. Application for a Special Permit and for any activity shall be made to the Planning and Zoning Commission by the property owner or his authorized agent.

b. The application shall be accompanied by:

- a site plan meeting the requirements of Section X.A.2 and also indicating:
  - existing topography to a distance of 300 feet from all sides of the area to be quarried,
  - area of proposed final excavation with proposed contours,
  - area of proposed excavation in the next 5 years with proposed contours,
  - sections of the proposed excavation area,
  - restoration plan showing proposed final contours, drainage, and revegetation at the conclusion of the quarry activity,
  - proposed truck access to the quarry,
  - locations and types of any buildings to be erected, and
  - the location and structural details of proposed fencing and warning signs.
- a complete narrative description of the quarry operation including:
  - description of traffic flow and estimated number of vehicles,
  - the types of trucks and other machinery to be used at the site,
  - description of proposed activities and processing sequences,
  - estimated volumes of materials involved,
  - use and storage areas for hazardous materials,
  - proposed hours of operation,
  - proposed measures to control noise, dust, and smell, and
  - actions proposed under Section 40.70.04.
- a statement by the applicant and owner indicating that they will:
  - comply with all provisions of these Regulations, and
  - file a statement from a registered professional engineer verifying that operations have not proceeded beyond the five (5) year projection when requested by the Commission.
- Any other information requested by the Commission to ensure that the requirements of this section will be met.

c. The Commission shall approve the plan and grant the permit only when it is satisfied that the standards of this section will be complied with in the undertaking of such activity.

d. The applicant shall provide a performance bond in an amount determined by the Commission to ensure completion of the restoration and other work approved by the Commission.

e. Any deviation from the approved plan may be cause for the Commission to revoke the permit following a public hearing held for that purpose.

f. A permit shall be renewed every five (5) years from the date of issuance to review compliance with the approved plan. Review criteria shall included:

- the operator shows, through the report of a certified engineer, that the excavation already completed conforms with the approved plan (including restoration), and
- a new site plan and a five (5) year projection.

F. VILLAGE CENTER (VC) ZONE

1. Purpose

This zone is intended to establish a compact village center for the convenience of shoppers and residents while encouraging development as part of an integrated plan. The VC Zone shall be limited to areas served by public MDC water and East Granby WPCA sewers.

These regulations are also intended to provide guidance for the construction of new buildings and renovation of existing buildings in the Village Center to:

- Strengthen the "identity" of the Center.
- Create a traditional New England Village "destination" for governmental and commercial services for community residents, the community daytime population, and commuting public.
- Provide a synergy among commercial activities to help promote a strong economic base.
- Control vehicular circulation and encourage pedestrian movement.

2. Permitted Uses

All uses in this section are only permitted subject to site plan approval by the Commission:

a. Business and professional offices.

b. Banks.

c. Retail stores.

d. Personal service establishments.

e. Art studios/galleries.

f. Governmental uses.

g. Full-Service Restaurants

h. Laundries, cleaning establishments, and printing shops, employing less than 10 persons.

i. Existing cemeteries.

j. Bed and Breakfast.

k. Child Day Care/Preschool Center.

l. Churches and other places of religious worship.

m. Multi-family dwelling units subject to the following:
- Dwelling Units of greater than 3 bedrooms are not permitted
- Maximum number of 2 Bedroom Units shall not exceed 50% of the total Dwelling Units within the building. 3 Bedroom Units shall not exceed 25% of the total Dwelling Units.
- Buildings containing dwelling units shall be connected to and served by public MDC water and East Granby WPCA sewers.
- Parking spaces, in addition to those required by VII.B.2 for Business Uses, shall be provided per VII.B.2 except that the minimum number of spaces provided shall be 1 per studio or one bedroom dwelling unit, 1.5 for a two-bedroom dwelling unit, 1.7 for 3 bedroom units.

n. Drive Thru Establishment, Type B.

3. Accessory Uses

Accessory uses may include the following:

a. More than 2 electronic or amusement devices (not including internet sweepstakes or gambling devices) as an accessory use in a restaurant or establishment serving alcoholic beverages provided:
- Area containing amusement devices is no more than 25% of the total building (if single tenant building) or tenant space (if multi-tenant building).
- Applicant can demonstrate proper rules and regulations as well as separation of uses to ensure protection and safety of patrons.
- Gaming area must function as an accessory use to restaurant/bar and is only allowed to be used by patrons of the restaurant/bar.
- Gaming area shall only have interior access and shall not be accessible from outside the building.
- Uses or activities within 250 feet of any residential zone.

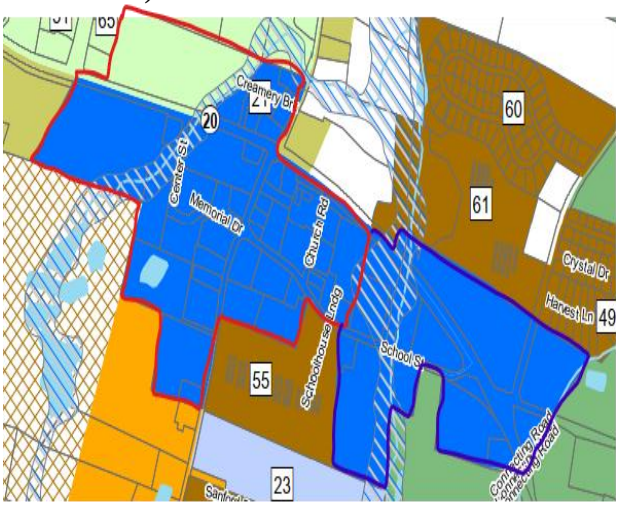
b. Home occupations associated with a permitted residential use.

c. Permanent Shared Parking Use Reduction - The Commission may approve a consolidated parcel parking plan to allow a permanent reduction of up to 25 percent of the required parking spaces due to shared use of the parking facilities when the parking needs of the joint users occur at different hours of the day.

4. Height & Area Regulations

Maximum Stories	3 ½ in the Route 20/Route 187 Node 4 in the Route 20/East Street Node

Maximum Height	(40 feet in Route 20/Rte 187 Node)(50 feet in the Route 20/East Street Node as defined in the Village Center Master Plan)



Minimum Frontage (feet)	50 feet
Minimum Size Lot Area	5,000 square feet
Minimum Front Yard	20 feet
Minimum Side Yard	15 feet
Minimum Rear Yard	15 feet
Maximum Lot Coverage	80%

5. Design Requirements

Applicant shall demonstrate that appropriate provisions have been made for:

a. A pedestrian friendly environment.

b. Shared driveway access.

c. Landscaping

6. Design Guidelines

a. Building massing and site layout

Desirable	**Undesirable**
Articulated plan and facade elements in traditional New England manner	"Box" buildings with flat facades.
Complexes of small buildings oriented to encourage synergy of activities.	"Strip" orientation of a building.

Interconnected small elements to encourage pedestrian movement between buildings.	One large building footprint.
Consistent setbacks designed to enhance architecture and access to adjacent buildings.	Discontinuous or excessive setbacks.
Buildings "oriented" to street/pedestrian walkways.	Buildings oriented internally to site.

b. Building design in keeping with rural and historic character of East Granby and compatible with architectural style of existing historic buildings.

Desirable	**Undesirable**
"Traditional" character complementing existing architecture.	"Character-less" architecture.
1 ½ to 2 ½ story buildings following natural contours of property.	One-story box buildings on created leveled building sites.
Articulated facades.	Flat building facades.
Finished building elevations all sides.	Street side finished elevations and blank side and rear building elevations.
Sloped roofs @ 6:12 or greater pitch.	Flat roofs/mansard roofs.
Roof gables.	Unbroken roofline.
Multiple windows.	No windows. Long uninterrupted window runs. Large "store front" windows.
Building eaves/overhangs.	Flush walls.
Shutters/entry porches/columns	No exterior ornamentation.

c. Building materials appropriate for the architectural style on all elevations of the building.

Desirable	**Undesirable**
Wood clapboard or shingle horizontal siding. Vinyl or aluminum substitutes should be selected for "close to traditional material" finishes.	Stucco (EIFS). Vertical siding. Metal buildings.
Brick masonry.	Concrete block.
Corner boards/gable/ and eave trim.	No trim.
"Architectural" style asphalt or wood roof shingles.	Metal roofing or "flat" asphalt shingles.
Traditional colors.	Building or trim colors not complimentary to neighboring buildings or traditional style.

d. Building and site signage should complement the site, neighboring sites and the Village Center.

Desirable	Undesirable
Modest visible signage.	Large or excessive signage.
Standard "signable" area in a sign fascia incorporated in the building design above store windows or entrance.	Indiscriminate location of signs or oversized signs obscuring architectural features.
Standard site sign located at entry drive to include name signs for all site occupancies.	Individual business site signs of different sizes and design.
Low signage.	Elevated or "lollipop" signs.
Smaller signs when closer to street.	"One size fits all" signs.
Indirect illumination.	Internally illuminated signs.

e. Mechanical and electrical services and equipment should be located within the building where possible.

Desirable	Undesirable
Rooftop equipment located in a "roof well", behind a parapet or a screen wall	Exposed to view.
Meters and ground-mounted equipment should be grouped for location in a screened service area or unobtrusively located.	Exposed to view. Mounted on front of building. Located along drive or walkway entrances.
Underground utilities.	Overhead utilities.

f. Site designs should strive to minimize the prominence of parking, especially in the front yard.

Desirable	Undesirable
Parking to rear or side of building.	Unscreened parking.
Adequate Parking to serve the needs of the site.	Excessive or inadequate parking.
Shared parking to encourage synergy of adjacent sites, encourage pedestrian traffic and to balance parking demand peaks.	Parking based on maximum demand of individual site.
Defined traffic circulation patterns.	Undefined traffic or parking layouts.
Few curb cuts.	Multiple driveways per site.
Defined or narrow curb cuts.	Wide or undefined curb cuts.
Shared driveways and interconnected sites.	Separate sites with dedicated driveways and no connections to adjacent sites.

g. Site designs should enhance pedestrian circulation.

Desirable	Undesirable

Interconnected sites with walkways.	Separate sites with no connections.
Provision of walkways.	Walking areas through parking lots.
Buildings arranged for visibility and connection to adjacent sites.	Buildings with entries on "opposite" sides of adjacent sites or that require "walking around back".

h. Landscaping should be used to integrate a site into the character of the area and complement the proposed development, adjacent sites and the Village.

Desirable	**Undesirable**
Landscaping along the street.	Sterile streetscape.
Landscaped front yards.	Paved front yards.
Screening of parking areas.	Overly visible parking areas.
Landscape areas in parking lots.	"Sea" of asphalt.
Saving large existing trees.	Clear-cutting a site.
Grass with mulch planting beds.	Large areas or stone or mulch.
Stone or traditional wood fences.	Chain link or stockade fences.

i. Site lighting should complement the site and be of a scale suited to the buildings. Lighting should be utilized as a unifying element with adjacent sites and the Village.

Desirable	**Undesirable**
No off-site mitigation of light. Utilize full cut off design luminaries.	Broadcast lighting. Flood lights. Cobra head lights.
175 watt preferred, 250-watt maximum metal halide lamps.	Large area coverage high output lamps. High-pressure sodium lamps. Mercury vapor lamps.
15-foot high poles preferred, 20-foot high poles maximum.	Large central coverage area poles.
Black finished color poles and luminaries for Village uniformity.	Natural finished aluminum. Colors not complimentary to neighboring sites.
Low-level indirect or concealed lighting on building facades.	Glaring light levels. "Wall-pak", spot lights, floodlights on building facades.

VI. PERFORMANCE REGULATIONS

A. Performance Criteria

Unless specifically approved by the Commission, no activity or processing shall be permitted in a Business, Professional, or Industrial zone unless that operation shall:

a. Be conducted in such manner and with such precautions against fire and explosion hazards as to produce no serious exposure hazard to adjacent property;

b. Store bulk flammable or explosive liquids, solids, or gases in underground tanks or vaults, or in a manner approved by the Planning and Zoning Commission;

c. Emit no offensive odors perceptible from any property line of the lot on which the operation is located;

d. Emit no noxious, toxic, or corrosive fumes or gases;

e. Emit no dust created by any industrial operation in excess of one cubic centimeter of settled matter per cubic meter of air;

f. Produce no heat, glare or vibration perceptible from any property line of the lot on which the operation is located for a period exceeding 3 minutes in one hour;

g. Use industrial and exterior lighting in a manner that it produces no glare on public highways or neighboring property, nor conflicts with any traffic signals;

h. Produce no noise, as measured at the emitter's property line, greater than that level permitted by these Regulations.

B. EROSION & SEDIMENT CONTROL

1. Purpose

This section is intended to control accelerated erosion and sedimentation of land during and after development and prevent detrimental impacts to soil and water resources.

2. Applicability

A soil erosion and sediment control plan shall be submitted with any application for development, site plan approval, or building permit when the disturbed area of construction activity is cumulatively more than one-quarter acre.

3. Standards

Soil erosion and sediment control plans shall be developed in accordance with the principles outlined in Connecticut Guidelines for Soil Erosion and Sediment Control, as amended, unless modified by the Commission.

4. Plan Requirements

a. An erosion and sedimentation control plan shall consist of a plan, a narrative, and other information submitted to or requested by the Commission or its designated agent.

b. Such plan shall contain information as specified in Section X.A.2. of these Regulations.

c. Such narrative shall contain information identifying the individual responsible for the installation and maintenance of the erosion and sedimentation control procedures and describing:

- the site and the proposed development;
- the schedule for development activities including start and completion dates;
- the sequence of major activities (such as installation of erosion and sediment control measures, grading and construction, and temporary and final stabilization of the site);
- the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
- the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities; and
- the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.

5. Review Procedures

a. Any plan submitted to the municipality may be forwarded to the Hartford County Soil and Water Conservation District which may make recommendations concerning such plan.

b. The Commission may forward a copy of the development proposal to the Conservation Commission or other review agency or consultant for review and comment.

c. No erosion and sediment control plan shall be approved unless the Commission shall find that the plan complies with the requirements and objectives of this Section.

d. In approving an erosion and sediment control plan, the Commission may impose conditions deemed necessary to protect the public health, safety, or welfare.

e. The Commission may require that a bond be posted, in an amount and form acceptable to the Commission, to ensure that the control measures shown on the approved plan are implemented.

f. Nothing in this Section shall be construed as extending the time limits for the approval of any application under Chapters 124 or 126 of the General Statutes.

6. Field Procedures

a. Development shall not begin unless the plan has been approved and the control measures scheduled for installation prior to site development are installed and functional.

b. Erosion and sediment control measures and facilities shall be installed as scheduled according to the approved plan or as needed based on field conditions.

c. All control measures and facilities shall be maintained in effective condition to ensure compliance with the approved plan.

d. Inspections shall be made by the Commission, or its designated agent, during development to ensure compliance with the approved plan and that control measures and facilities are properly performed or installed and maintained.

e. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the approved plan and are being operated and maintained.

C. STORMWATER MANAGEMENT

1. Purpose

This Section of the Regulations is intended to:

- promote the application of Low Impact Development (LID) strategies for the analysis and design of stormwater treatment systems,
- minimize degradation of water resources within the Town of East Granby from pollution from non-point source runoff,
- mitigate impacts to the hydrologic system from development, including reduced groundwater recharge and pollutants found in stormwater runoff, and
- reduce or prevent flooding, stream channel erosion, and/or other negative impacts created by the volume of stormwater runoff resulting from development.

2. Applicability

The provisions of this Section shall apply to:

a. Any new development, including construction or additions within the Town of East Granby which requires Site Plan Approval and/or Special Permit approval, and
b. Any redevelopment affecting more than 10,000 square feet of site disturbance.

3. Requirements

Developments required to comply with this Section shall:

a. demonstrate compliance with the provisions of the East Granby "Low Impact Development and Stormwater Management Design Manual" unless modified by the Commission as provided in Section VI.D.3 below, and
b. If located on a site consisting of five (5) acres or more, prepare and submit an environmental site assessment in accordance with the requirements in the Appendix of the East Granby "Low Impact Development and Stormwater Management Design Manual".

4. Compliance

No Certificate of Occupancy shall be issued and no performance bond shall be released until the Zoning Enforcement Officer has received a report from the design engineer that drainage facilities were installed in substantial compliance with the East Granby "Low Impact Development and Stormwater Management Design Manual".

VII. SITE DEVELOPMENT REGULATIONS

A. LANDSCAPE REGULATIONS

1. Purpose

This section is intended to protect property values by preserving existing vegetation and planting new materials, providing privacy from view, light, dirt, and noise, preventing the erosion of soil, providing water recharge areas, and improving the environment and attractiveness of the Town.

2. Overall Landscape Area Requirement

a. Any lot developed in a Business or Industrial zone shall provide landscaped areas on the site which are, in aggregate, at least 40 percent of the total lot area (

b. Any lot developed in a Professional zone shall provide landscaped areas on the site which are, in aggregate, at least 70 percent of the total lot area.

c. Perimeter landscaped areas shall contain at least one shade tree at least 3 inches in caliper for each 50 feet or part thereof of perimeter.

3. Landscaped Buffer Requirement

Landscape buffers shall be provided between dissimilar land uses or intensities as required by the Commission. Such landscape buffers shall contain adequate landscape materials to satisfy, in the opinion of the Commission, the purposes of this Section.

4. Other Requirements

a. Landscape plans shall show existing vegetation to remain, proposed new planting, and shall include a plant list with plant names, quantities, size at planting and size when mature.

b. Existing vegetation and plant materials may be used to meet all or part of the landscape regulations. Existing trees over 12 inches in caliper shall be preserved where possible unless approved for removal by the Zoning Enforcement Officer.

c. All landscaping shown on the approved plan shall:

- be completed before issuance of a Certificate of Occupancy, or
- be guaranteed of completion by filing of a bond with the Commission, in an amount and form satisfactory to the Commission, assuring completion within a specified time (not to exceed one year); which bond shall be forfeited if the required work is not completed.

B. PARKING & LOADING REGULATIONS

1. Purpose

This section is intended to provide sufficient parking spaces to serve all existing and proposed uses.

2. Number of Parking Spaces

In all zones, permanently maintained parking spaces shall be provided for all floors of all buildings and for all uses in accordance with the following parking space ratios. The Commission shall determine the parking requirements for a use not listed by determining a similar listed use and/or referring to available parking requirement information from other sources.

Type of Use	Minimum Number of Parking Spaces
Residential Uses	1.0 space for Studio or 1 bedroom dwelling units 1.7 spaces for 2 bedrooms or more
Single-family dwelling	
Multiple-family dwelling	
Elderly dwelling	
Boarding house or dormitory	
Nursing home or convalescent home	
Business & Industrial Uses	
Retail stores, personal service shops, shopping centers and other similar uses:	5.0 spaces per 1,000 square feet for up to 5,000 square feet with a minimum of 5 spaces 4.0 spaces per 1,000 square feet above 5,000 square feet with a minimum of 20 spaces
Banks, professional or business office	4.0 spaces per 1,000 square feet
Manufacturing	2.0 spaces per 1,000 square feet or 1.5 spaces per 1,000 square feet if the manufacturing use is more than 70% of the building use
Warehouse and storage	0.5 spaces per 1,000 square feet
Contractors workshops or vehicle storage facilities	As determined by the Commission
Hotel or motel	1.0 space per guest room
Restaurants, clubs, grilles	10.0 spaces per 1,000 square feet
Places of public assembly, conference space, churches	1.0 space per 3 seats
Fitness center, gymnasium	8.0 spaces per 1,000 square feet

Sites with multiple uses shall provide parking for each use in accordance with the above requirements. Joint use of parking facilities is permitted provided that such facilities shall not be less than the sum of the various users computed in accordance with this section, unless modified by the Commission due to peak parking needs occurring at different times of the day or other justification.

Required parking spaces, in sufficient number to accommodate the motor vehicles of all occupants, employees, customers, guests, and any others normally visiting the premises at any one time, shall be located either:

- on the same lot with the principal use to which it is accessory,
- within a radius of 500 feet of any part of the building which it is intended to serve, or

in the Village Center zone, as on-street parking within the public right-of-way provided such arrangement is acceptable to the Commission.

3. Parking Lot Design

For other than single-family residential uses, the following standards shall apply:

a. All parking spaces, loading facilities, and access roadways shall be paved unless the Commission approves an adequate alternate all-weather surface including porous concrete, permeable asphalt pavement, open course concrete pavers, or other surface treatments acceptable to the Commission. The Commission may require that some of the parking spaces be installed with porous concrete, permeable asphalt paement, open course concrete pavers, or other pervious surface treatments acceptable to the Commission.

b. Each required parking space shall be 9 feet by 18 feet exclusive of driveways and traffic aisles except that handicapped parking spaces shall be provided with dimensions and quantity as required by statute.

c. Driveways and traffic aisles shall be at least 24 feet wide unless modified by the Commission when parking spaces are oblique to the aisle or an aisle has parking on only one side.

d. All parking spaces shall be marked with clearly visible striping at least 4 inches wide.

e. No required parking space shall also be used as a loading space.

f. All parking spaces, loading facilities, and access roadways shall be suitably lighted.

- 25 feet from a front property line,
- 10 feet from any side or rear property line, and
- 10 feet from the front, rear or sides of any business structure.

g. Safe and adequate vehicular traffic flow shall:
- be provided to, from, and within all sites,
- be integrated with the parking arrangement, and
- have sufficient traffic aisles and lanes for circulation.

h. Safe and adequate pedestrian traffic flow shall be:
- provided in all parking areas, and
- integrated with the parking arrangement.

i. Access drives may cross required yards where, in the Commission's judgment, such drives are necessary for circulation.

k. The parking or outdoor storage of unregistered motor vehicles is permitted only at locations designated for that use on an approved site plan and further provided that those spaces are in addition to those required in Section VII.B.2.

4. Reduction of Parking Facilities

a. Temporary Installation Reduction - The Commission may waive the immediate installation of up to 25 percent of the required parking spaces when:
- sufficient evidence has been presented, in the Commission's opinion, to show that the reduced parking facilities will adequately serve the proposed use;
- the applicant has shown the location of all required parking spaces on the site plan; and
- the applicant has filed the site plan with the Town Clerk stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within 6 months of the Commission's request.

b. Permanent Shared Use Reduction - The Commission may approve a consolidated parcel parking plan to allow a permanent reduction of up to 25 percent of the required parking spaces due to shared use of the parking facilities when the parking needs of the joint users occur at different hours of the day.

5. Off-Street Loading Requirements

a. any non-residential building or use shall provide and maintain adequate off-street loading spaces on the same lot with such building.

b. No commercial loading space shall be less than 10 feet wide, 25 feet long, or 14 feet high.

c. No required loading space shall also be used as a parking space.

d. Unless enclosed on all sides by a wall or fence at least 6 feet high or wholly enclosed within a building, commercial loading spaces shall be at least 50 feet from any residential use or zone.

e. Loading spaces shall be located behind buildings and/or screened from streets and adjacent property.

f. Loading spaces shall be located to serve all tenants in multi-tenant buildings.

C. SIGN REGULATIONS

1. Purpose

This section is intended to control the number, size and location of signs in order to protect the public safety and general welfare.

2. Definitions

Sign - Any natural or artificial structure, object, device, light or display or part thereof or device attached thereto or painted or represented thereon which is used to advertise, identify or attract attention to any object, project, place, activity, person, article, product, institution, organization, business, service or location by any means including, but not limited to, letter(s), number(s), figures, banner, flag, insignia, device, design, symbol, fixture, color, logo, illumination or representation used as, or which is in the nature of, an announcement, direction or advertisement and which is situated so that it can be seen from a public street.

This definition shall not include the flag, emblem, pennant, or insignia of any government, school, or religious group when displayed for official purposes, or official traffic signs, or for notices required by law.

Changeable Sign - Any sign upon which letters, numbers, pictures or symbols are not permanently fixed, attached, painted, written, drawn or represented.

Construction Sign - A sign identifying the architects, engineers, contractors, or other individuals or firms involved with the construction of a building on that site.

Detached Sign - Any sign which is not attached to any building and is supported by any other structure or will stand by itself.

Directional Sign - A sign which guides or directs pedestrian or vehicular traffic.

Externally Illuminated Sign - A sign illuminated with an artificial light external to the sign.

Internally Illuminated Sign - A sign illuminated from within by means of an artificial light.

Interior Sign - A sign located on, or within 3 feet of, a window inside a building and obviously capable of being seen from the exterior.

Notice Sign - A sign on the premises or lot restricting the right to enter such premises or lot and indicating the private nature of such premises, lot or driveway.

Real Estate Sign - A sign displayed on private property advertising the sale, rental, or lease of the premises or part of the premises on which the sign is displayed.

Temporary Sign – A sign that is intended to advertise charitable, community or civic events, advertise new business openings, and sales or special promotions on a temporary basis.

Wall Sign - A sign attached to any surface or plane of a building and which does not extend beyond the perimeter of the building or above the roof line.

3. General Regulations

a. Sign Area Measurement - The sign area shall be the smallest rectangular area that encompasses all letters, designs, symbols, or other information and shall include:

- any background material if such material is designed to be an integral part of the sign due to its texture, color, material or illumination, and
- the sum of other sign surfaces located as part of the same or different structures.

b. Sign Illumination - No moving, flashing, intermittent, variable intensity, or exposed neon lights are permitted. Signs may be externally illuminated provided that the light source is shielded from the road and adjacent properties.

c. Sign Location –

- No sign shall be located on property other than the lot where the establishment is located, except as provided in this section.
- No sign shall interfere with safe sight lines.
- No sign shall be located within a public road right of way.
- No permanent or temporary sign shall be located closer than 10 feet from any side or rear yard property line. No permanent or temporary frontage sign shall be located closer than 15 feet from the street edge of pavement.
- No part of a sign shall be situated above the peak of the roof of the building.
- No sign shall be attached to any tree, fence or utility pole; or be permitted to be painted directly onto any pavement, walk or wall.

d. Sign Height - No detached sign shall exceed twelve (12) feet in height unless the Commission grants a Special Review exception.

e. Sign Motion - No sign or any part thereof shall move whether by mechanical or other means.

f. Sign Maintenance - All signs and components thereof shall be kept in good repair and in safe, neat, clean, and attractive condition. Sign maintenance shall include painting, repainting, changing of the sign message in accordance with these Regulations, cleaning, and other normal maintenance and repair of a sign or a sign structure, unless a structural change is made.

g. Signs for Non-conforming uses - Any non-conforming use of building or land shall comply with the provisions of this section for the zone in which it is located.

4. Signs Permitted in Any Zone

a. Directional signs indicating entrances and exits and for the control of traffic and parking on that property and not exceeding two (2) square feet.

b. Directional signs listing the activity or name of a public, religious, educational, charitable or service organization that is located on that property and not exceeding two (2) square feet for each such activity.

c. No more than 3 signs indicating the location of a charitable, religious, governmental or educational establishment located either on- or off-premises and not exceeding six (6) square feet per sign.

d. Notice signs, not exceeding two (2) square feet per sign and not more than one sign per driveway, one sign per 100 feet of lot frontage, and two signs per principal structure on the lot.

e. Construction signs, not exceeding sixteen (16) square feet for each firm or forty-eight (48) square feet total, provided that such signs are removed 14 days after issuance of a Certificate of Occupancy.

f. Real estate signs, not exceeding one sign per road frontage, and not exceeding four (4) square feet per sign in residential or agricultural zones or sixteen (16) square feet per sign in provided that such signs are removed 14 days after the sale, rental, or lease.

g. Signs, not exceeding four (4) square feet, for the sale of a motorized vehicle or parts and located inside the vehicle that is for sale or in the immediate area of the item for sale.

h. Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty.

i. Signs carved or cast into stone, concrete, metal, or other material identifying the name of a building, address, date, or similar information and made an integral part of the structure.

j. Political campaign signs, not to exceed nine (9) square feet or six (6) feet in height, may be placed on private property with the approval of the property owner provided such signs shall:

- have a minimum setback of 10 feet from any property line, and
- be erected no more than 30 days prior to election day, and

- be removed within 7 days following the election.

k. Temporary signs for charitable, civic, or non-profit purposes provided such signs shall:

- be non-illuminated, ground mounted and not exceed thirty-two (32) square feet.
- be erected no more than 20 days prior to the commencement of the event that such sign describes.
- be removed within 3 days following completion of the event.
- not be located on property not owned or leased by the event sponsor unless approval of the property owner is obtained.
- be limited to 1 on the premises of the event and 3 located elsewhere.

5. Signs In Residential and Agricultural Zones

a. Permitted Signs

- One wall or detached sign, not exceeding two (2) square feet, may be displayed indicating the name and address of the occupants of the premises. Professional offices, home occupations, or the type of produce grown on the premises may also be indicated.
- One wall or detached sign, not exceeding two square feet, may be displayed on the premises announcing rooms for rent or table board.

b. Signage Allowed by Special Review

- One detached sign, not exceeding thirty-two (32) square feet, identifying a multiple dwelling complex and the name of its management.
- One wall or detached sign, not exceeding twenty (20) square feet, identifying an agricultural use.
- One detached sign, not exceeding six (6) square feet and constructed of low-maintenance materials, located at an entrance to a subdivision or planned residential area development.
- One detached sign, not exceeding twenty (20) square feet, identifying a charitable, religious, governmental, educational or other use of a non-residential nature.

6. Signs In Business, Village Center, Commerce Park, and Quarry Zones

a. Permitted Signs

- Wall sign(s), including interior signs, for establishments at the premises subject to the following:
  - One primary sign for each establishment on the building front wall elevation that contains the main entrance to the establishment, and one secondary sign for each establishment on one other building side or rear wall elevation.
  - The primary sign size shall be limited to one (1) square foot for each lineal foot of the building front wall, but not greater than one hundred (100) square feet for any single establishment.
  - The secondary sign size shall be limited to one-half (1/2) square foot for each lineal foot of the building side or rear wall to which attached, but not greater than fifty (50) square feet for any single establishment.
  - For buildings with multiple establishments only that portion of the building front, side, or rear wall length delineating the demised limits of the establishment's occupancy shall be used in calculating the permitted sign area.

  - For buildings where the building front wall is greater than 100 feet from the public road right-of-way the primary sign area of each establishment may be increased to one and one-half square feet of the building front wall but not greater than one-hundred (100) square feet.
  - Attached signs for each establishment are allowed only on the portion of walls associated with that unit of occupancy.
  - Buildings occupied by multiple establishments and sites containing multiple buildings shall have a unified sign plan that expresses a uniformity of scale, style, design, and placement for consistency of appearance. The unified sign plan is to be submitted by the property owner or manager for Commission review and approval prior to issuance of individual establishment permits.
  - Total length of all wall signs permitted shall not exceed 2/3 the length of the building wall on which mounted, but shall not exceed the total sign area as calculated above in this subsection.
- One detached sign per lot, not exceeding thirty-two (32) square feet, identifying an occupant, building or complex.

b. The Commission may modify the number and area of all permitted signs and of individual permitted signs within a unified development at part of an approved site plan.

c. Signage Allowed by Special Review of the Commission

- One detached sign, not exceeding twelve (12) square feet, for outdoor advertising provided:
  - the area is included in the gross area limitation above, and
  - the majority of products sold by the establishment are displayed out of doors.
- Any sign exceeding one hundred (100) square feet.
- A changeable sign indicating time and/or temperature.
- A changeable sign at gasoline service stations showing the price of motor fuel.

d. Temporary Signs to Advertise New Business Openings, Sales or Special Promotions provided such signs shall:

- be non-illuminated, not exceed twelve (12) square feet and be freestanding ground mounted such that the top of the sign is not greater than six (6) feet above the ground,
- be displayed only on the property of the business and have approval of the landlord if the business is not owned by the property owner,
- not be displayed within 100 feet of any other temporary sign permitted under this subsection,
- for a new business opening (or existing business with new ownership) be limited to 2 on-premises signs displayed per business,
- for a new business opening be displayed for no more than 30 days,
- for a sales event or special promotion be limited to 1 sign per business per road frontage,
- for a sales event or special promotions be permitted by the same business no more than 5 times per calendar year,
- for a sales event or special promotion be displayed for no more than 14 days.

7. Procedures

a. A sign permit shall be required for all signs except as provided in Section VII.C.4. hereof.

b. Sign permit applications shall be submitted as indicated below:

Type	Submit to
Signs requiring Special Review	Planning & Zoning Commission
Signs for uses requiring site plan approval	Planning & Zoning Commission
Signs approved as part of a site plan	No additional permit required
Temporary signs	Zoning Enforcement Officer
Other signs	Zoning Enforcement Officer

c. An application for a sign permit shall include:

- the proposed location of the sign on the premises;
- the position of the sign and its structure in relation to adjacent buildings and structures;
- the size, design, structural details, lighting of such sign and/or sign structure;
- information regarding the size and location of other signs existing on the premises, and
- permission from the property owner for installation of the sign;
- dates of installation and removal for temporary signs.

d. The sign shall be approved only when the standards of this section will be complied with

e. Any deviation from the approved sign plan shall be cause for permit revocation.

f. A sign permit shall become null and void if the work for which the permit was issued has not been completed within a period of 6 months after the date of the permit.

8. Enforcement

a. All signs may be periodically inspected by the Zoning Enforcement Officer for compliance.

b. If a sign has been erected or maintained in violation of these Regulations, the Zoning Enforcement Officer:

- shall give the owner or lessee of the premises on which the sign is located 3 days notice in writing to remove the sign or to bring it into compliance, and
- may have the sign removed at owner's expense, if:
  - the owner or lessee has not responded to the required notice, or
  - the condition of the sign presents an immediate threat to the safety of the public.

c. If a sign has been abandoned or the activity to which it refers is no longer conducted on the premises, the abandoned sign shall be removed by the owner or the lessee of the premises. If the owner or lessee fails to remove it, the Zoning Enforcement Officer:

- shall give the owner or lessee of the premises on which the sign is located 15 days' written notice to remove it,
- shall rescind this notice if a successor business agrees to maintain the signs, and
- may have the sign removed at owner’s expense, if the owner or lessee has not responded to the required notice.

D. OUTDOOR ILLUMINATION

1. Purpose

This section is intended to control the number, size, location, and intensity of outdoor illumination in order to protect the public health, safety and general welfare.

2. Requirements

a. All outdoor lighting shall be directed to avoid glare outside the property line or boundary.

b. All outdoor lighting which is designed and intended to illuminate buildings or yards shall be arranged so that the lights will not shine into the eyes of any person external to the premises, or cause a nuisance or hazard from glare.

c. Light standards shall be located so as not to interfere or conflict with traffic movement or parking and shall be shown on the Site Plan.

d. Poles and standards used for outdoor lighting shall not to exceed 24 feet in height.

e. Flood lighting shall be avoided except for loading areas.

E. REFUSE STORAGE

1. Purpose

This section is intended to control the number, size, location, and screening of refuse storage areas in order to protect the public health, safety and general welfare.

2. Requirements

a. Facilities for the storage of refuse and garbage shall be located in such a manner as to make the facilities inconspicuous to residents and the general public.

b. Refuse storage areas shall be enclosed and screened from view with fencing, wall or hedge/shrubs.

c. Refuse storage areas shall be easily accessible for service vehicles and building occupants and shall not interfere with required parking spaces or travel lanes.

d. Refuse storage areas shall have a concrete pad.

e. No other outside sheds or storage bins for refuse will be allowed.

F. ACCESS MANAGEMENT

1. Purpose

This section is intended to control the number, size, and location of driveways and access points for business uses, especially those that front on heavily trafficked roads and state highways, in order to promote overall traffic control and promote public safety and welfare.

2. Considerations

The Commission shall review parking layout and configuration, traffic circulation within the site, the number and location of access points to and from the site, and the nature and type of traffic circulation on adjacent roadways to ensure that public safety and welfare is promoted with the greatest efficiency.

3. Requirements

a. Where street geometry, traffic volumes or traffic patterns warrant, the Commission may consider:

- limiting the number of driveways that serve a specific site,
- designate the location of any driveway,
- limit access to a major street and require access from a minor street.

G. SITE ANALYSIS

1. Unless waived by the Town Planner, any application within the Town of East Granby which requires Site Plan Approval and/or Special Permit approval and which will result in more than one-half acre of site disturbance shall include the following materials prepared by a landscape architect, civil engineer, or surveyor licensed to practice in Connecticut:
    a. a site inventory / analysis map as described below, and
    b. an overall lot / roadway layout plan which responds to the site inventory / analysis map.

2. A pre-application meeting with Town Staff and the Commission is strongly encouraged.

3. If the Commission is not satisfied with the quality of the analysis submitted with the application, it may hire another landscape architect, civil engineer, or surveyor licensed to practice in Connecticut to prepare such analysis and charge the applicant for the cost of such services.

4. The site inventory / analysis map shall identify:
    a. Primary Conservation Areas:
        - Wetlands and vernal pools,
        - watercourses,
        - steep slopes (15 percent or more), and
        - 100-year floodplain.
    b. Secondary Conservation Areas environmental, scenic, and cultural resources such as:
        - areas within 50 feet of a wetland,
        - areas within 100 feet of a watercourse or a vernal pool,
        - 500-year floodplain,
        - Natural Diversity Database sites,
        - wildlife corridors,
        - mature woodlands,
        - notable individual trees (>18” DBH),
        - ridgelines, scenic views and vistas,
        - stone walls and /or farm hedgerows,
        - key resources identified in the Plan of Conservation and Development or East Granby Natural and Cultural Resouce Booklet,
        - key open space and trail connections identified in the Plan of Conservation and Development,
        - possible connections between conservation areas on the site and adjacent protected and unprotected open space,
        - proposed open space areas, and
        - soils with moderate to high infiltrative capacities

5. Areas of the site which are considered Primary Conservation Areas or Secondary Conservation Areas shall be considered for permanent protection which may include preservation as open space deeded to the Town, the East Granby Land Trust, or another conservation organization acceptable to the Commission.

6. Areas of the site which are not considered Primary Conservation Areas or Secondary Conservation Areas shall be considered potential development areas and lots, streets, trails, and other improvements may be sited in these areas.

VIII. SPECIAL PERMIT CONSIDERATIONS

In considering an application for Special Permit, the Commission shall determine that the following specific conditions are met:

A. SUITABLE LOCATION FOR USE OR ACTIVITY

That the location and size of the proposed use or activity and the nature and intensity of the use or activity in relation to the size of the lot will be in harmony with the orderly development of the area and compatible with other existing uses.

B. SUITABLE STRUCTURES FOR USE OR ACTIVITY

That the kind, size, location, height, and design of any structures and the nature and extent of the landscaping on the lot are appropriate for the use or activity, the proposed site, and in relation to other structures in the vicinity.

That the proposed structures will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.

C. NEIGHBORHOOD COMPATIBILITY

That the design elements of the proposed development are attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area.

That the proposed use or activity will not adversely affect property value in the neighborhood.

That adequate provision has been made for the maintenance of the proposed development (structures, streets, and other improvements).

D. SUITABLE ACCESS AND PARKING

That the entrance and exit driveways are laid out to achieve maximum safety, especially with regard to managing access onto roads and streets, and the parking and loading facilities are adequate and properly located.

E. SUITABLE STREETS FOR USE OR ACTIVITY

That streets providing access to the proposed use or activity are adequate in width, grade, alignment and visibility and have adequate capacity for the additional traffic generated by the proposed use.

That the proposed use or activity will not impede implementation of the Circulation Plan of the East Granby Plan of Development.

F. ADEQUATE EMERGENCY ACCESS

That the proposed use or activity shall have easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.

G. ADEQUATE PUBLIC UTILITIES

That the water supply, the sewage disposal, and the storm water drainage shall conform with accepted engineering practices, comply with all standards of the appropriate regulatory authority, and not unduly burden the capacity of such facilities.

H. ENVIRONMENTAL PROTECTION & CONSERVATION

That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.

I. CONSISTENT WITH PURPOSES

That the proposed use or activity will not have any detrimental effects upon the public health, safety, welfare, convenience, or property values.

That the proposed use will not conflict with the purposes of the Regulations.

J. CONSISTENT WITH PLAN OF DEVELOPMENT

That the proposed use or activity will further the goals, objectives, and policies and will be consistent with the recommendations of the Plan of Development.

K. OTHER CONSIDERATIONS

That the location and type of signs or lighting for the proposed use or activity are compatible with these considerations.

That the proposed use or activity will provide adequate landscaping and screening for the protection of abutting uses.

That passive solar and energy conservation techniques have been considered in the design and orientation of structures, streets, lots, landscaping, use of topography, and protection of solar access within a development.

That the proposed development contains appropriate provisions for pedestrians, bicyclists, and handicapped persons within the development and along public streets and, where appropriate, that adequate provision has been made for transit service.

IX. SPECIAL REGULATIONS

A. OPEN SPACE LAND FOR TAX PURPOSES ONLY

1. Eligibility

All land areas in East Granby are eligible for classification as open space except:

a. Lands which qualify for designation as farm land or forest land under section 12-107 of the Connecticut General statutes,

b. Those land areas zoned Business, Professional Office, Industrial, or Quarry, or

c. Lots of record in the office of the Town Clerk or which have been approved by the Planning and Zoning Commission and which are not eligible for subdivision.

2. Procedure

Eligible tracts of land having the same title owner shall have one R-40 size residential lot subtracted from the eligible total land for each dwelling located thereon.

3. Termination

Any land previously designated open space by the assessor and for which an application to subdivide into lots has been approved by the Commission shall be removed from an open space designation and a conveyance tax paid, if required under section 12-504a of the General Statutes. Date of removal of the open space classification shall be the date of subdivision map filing.

B. HISTORIC PRESERVATION

1. Purpose

This section is intended to encourage the preservation, restoration and maintenance of existing residential and related outbuildings, especially those of historical and/or architectural significance located on major roads, by allowing for flexibility in the use of such property or structures.

2. Procedure

For uses or activities proposed under this section, the owner or developer of the property shall submit an application for Special Permit as described below. Application for Special Permit under this section must include information describing:

a. the historic nature of the property,

b. the intended use of the property and/or structures (such as the nature of the proposed adaptive use including estimated number of employees, hours of operation, types of vehicles to be used, estimated traffic generation and types of traffic expected),

c. the alterations which shall be required to comply with present fire, building, health and safety codes,

d. floor plans of the structure(s) proposed for adaptive use showing the proposed layout of rooms and the proposed use of all areas within the building, and

e. what portions of the proposed development are not permitted by the Regulations.

3. Requirements for Special Permit

a. In acting upon an application for a Special Permit, the Commission shall:

- determine that the property is of such a historic nature as to warrant a Special Permit,
- determine that all of the Special Permit criteria have been met; and
- stipulate the specific uses which are permitted on the property.

b. In acting upon an application for a Special Permit, the Commission shall determine that the proposed use will:

- result in the enhancement and preservation of the exterior integrity of the structures;
- enhance and preserve the aesthetic appearance of the remainder of the property; and
- maintain the general character of the neighborhood.

c. In acting upon an application for a Special Permit, the Commission may:

- allow uses not ordinarily permitted in the zone;
- require that appropriate performance bonds are posted;
- require the property conform to zoning regulations before granting a change in use; and
- require that previous activities allowed by Special Permit be revoked.

4. Additional Requirements

a. Granting of a Special Permit under this section shall not relieve the developer of the requirement to apply for:

- a zone change; or
- subdivision approval.

b. Uses shall be limited to those specified by the Special Exception and any change in use requires approval by the Commission and any change from the use or uses stipulated by the Commission shall only be made after approval of another Special Permit by the Commission.

c. Any new construction shall respect the existing height, bulk, scale and style of architecture which exists and materials used shall be of a similar color, scale, texture and style as that which exists.

d. Site elements of noteworthy or historical value such as stone walls, outstanding vegetation or other similar site features shall be preserved and protected from damage, removal or significant alteration to the greatest extent possible.

e. A landscape plan shall be prepared so as to clearly depict how proposed plantings and other site elements (such as lighting, paving, site furnishings, signage and parking) will be located and designed to enhance the of the existing structure(s) and surrounding property.

5. Eligible Areas

The provisions of this section shall be available, but not necessarily limited, to:

a. properties having frontage on South Main Street between the north tributary of Shelden's Brook (south of the High School driveway) and Route 20.

C. LIVESTOCK

1. Purpose

This section is intended to promote, protect, and encourage the rural y allowing for the keeping of livestock within residential zones (except MFDR and EH zones) in the community.

2. Applicability

a. This section shall only allow the keeping of livestock where accessory to a residential use.

b. The keeping of livestock may include raising, breeding, instructing, training, sales, boarding, riding, driving and similar uses normally associated with the keeping of livestock.

c. The raising or breeding of animals exclusively for their pelts is prohibited.

d. The keeping of dogs, cats, and other pets which are kept as companions and normally housed together with human occupants are permitted in conjunction with a residence.

3. Standards

a. For the purposes of this section, a livestock unit shall be defined as follows:

- one pig,
- two horses, cows, or similar large animal whose mature weight exceeds 500 pounds,
- six sheep, goats or similar medium size animals whose mature weight is between 30 and 500 pounds, or
- thirty hens, rabbits or similar small animals whose mature weight is less than 30 pounds.

b. Livestock offspring shall not apply to the calculation of livestock units until after weaning.

c. Livestock may only be kept in accordance with the following table:

Lot Size	Permitted Livestock
Less than 30,000 sq. ft.	None
30,000 to 87,120 sq. ft.	Up to 15 hens, capons, rabbits or similar small animals, one sheep, or one goat
More than 87,120 sq. ft.	0.5 livestock units per acre

d. All animals shall be kept in a manner that conforms to all applicable regulations of the Public Health Code, the Department of Environmental Protection, the Connecticut Department of Agriculture, and the Connecticut General Statutes.

e. An appropriate shelter shall be provided for all livestock which are kept on a parcel containing less than 5 acres.

f. Any livestock shelter shall be located outside of a required yard and shall be located from any lot line at least the greater of the following distances:

- 1.5 times the maximum height of the building, or
- 1.0 times the longest dimension of the building.

g. All manure piles shall be located at least 40 feet from all property lines, shall not be located in a required yard, and shall be visually screened from dwellings on adjacent properties.

h. Any fencing for confining livestock shall be located at least 5 feet from any property line.

i. Any pre-existing non-conforming fence for confining livestock may be repaired, maintained, or replaced.

j. The Commission shall appoint an Agricultural Advisory Board of three to five residents familiar with owning and managing livestock, animal husbandry and agricultural regulations. The Board shall advise and make recommendations to the Commission and its Staff on issues relating to agricultural management and these Regulations.

D. GASOLINE & AUTOMOTIVE SALES AND SERVICE

1. No such use shall be located less than 400 feet from a building used for public assembly, or the nearest entrance to a park, playground, school, hospital, church, theater or library.

2. No gasoline filling appliance shall be located within 45 feet of any street or property line.

3. All repairs, except for emergency repairs, shall take place within a building.

4. Except as provided in Section VII.B., there shall be no storage of vehicles which are unregistered or are unfit for repair.

E. EARTH REMOVAL & FILLING

1. Purpose

This section is intended to preserve the natural features of the landscape, keep the land suitable for appropriate future uses, prevent nuisances, and protect the public health and safety.

2. Applicability

The following earth removal or filling is permitted in any zone provided no condition is created which is dangerous or damages the surrounding land:

a. Excavation and removal of less than 25 cubic yards of material from any lot of record, or

b. Necessary foundation and trench excavation only in connection with work on the premises for which a Building Permit has been issued.

c. The filling of soil up to a maximum of 50 cubic yards provided that such filling operation does not exceed a year in duration, is graded such that the final grades are in harmony with the existing grades, and is covered with loam or other material that will support plant life.

Except as provided above, the excavation, removal, or filling of sand, gravel, stone, loam, dirt or other earth product is permitted only as a Special Permit upon written permission of the Planning and Zoning Commission.

3. Standards

a. No fixed machinery shall be erected or maintained within 200 feet of any property line.

b. No screening, sifting, washing, crushing, or other processing activities are permitted.

c. No excavation shall undermine other property.

d. No building shall be erected on the premises except as temporary shelter for machinery.

e. Proper drainage shall be provided at all stages of operations.

f. Fences shall be erected and maintained during the operation to protect pedestrians and vehicles.

g. Truck access shall be arranged to minimize traffic impacts and nuisance.

h. The access road within the area of operation shall have a dustless surface.

i. Suitable procedures shall be used at all times to minimize noise, dust or any other nuisance and may, if required, include a limitation on stockpiling of excavated materials on the site.

j. The area shall be graded so that final slopes do not exceed a slope of 3 horizontal to 1 vertical.

k. The completed excavation shall be topsoiled to a depth of 4 inches, seeded with a perennial rye grass, and maintained until the area is stabilized and approved by the Commission.

l. Where application for excavation permits for adjoining properties are filed, the Commission may consider them as one application.

4. Procedure

a. Application for a Special Permit for earth removal or filling shall be made to the Planning and Zoning Commission by the property owner or his authorized agent.

b. The application shall be accompanied by a statement from the applicant and owner that the excavation and grading will conform with the approved plan and a narrative describing:

- the amount of material to be excavated or removed,
- proposed truck access to the excavation and the number and types of trucks and other machinery to be used on the site,
- hours of operation,
- the locations and types of any structures to be erected, and
- details of regrading and revegetation of the site at the conclusion of operations.

c. The Planning and Zoning Commission shall grant the permit only when it is satisfied that the standards of this section will be complied with in the undertaking of such excavation.

d. The applicant shall provide an erosion and sedimentation control bond in an amount determined by the Commission to ensure completion of the restoration

e. No permit shall be renewed or extended unless the operator shows, through the report of a licensed professional engineer, that the excavation already completed conforms with the approved plan.

G. ANTENNAE

1. Purpose

This section is intended to provide for telecommunications facilities within East Granby while protecting the public health, safety, and welfare and minimizing adverse visual and environmental impacts.

2. Application Process

a) An application for a new tower or a new antenna shall be processed as follows:

Zone Type	Communication Tower Type	Tower/Antenna Type	Application Type
Residential,	No tower proposed	Concealed antenna on a non-residential building	Special Permit
Agricultural, and Quarry zones		On an existing non-residential building or structure (such as a water tower or utility pole)	Special Permit
	Existing tower	New Antenna	Special Permit
	Concealed tower	Concealed Antenna	Special Permit
	New tower	Monopole (lower than or equal to 100 feet)	Special Permit
		Monopole (more than 100 feet)	Special Permit
		Lattice or Guyed	Special Permit
All other zones	No tower proposed	Concealed antenna	Site Plan
		On an existing non-residential building or structure (such as a water tower or utility pole)	Site Plan
	Existing tower	New Antenna	Site Plan
	Concealed tower	Concealed Antenna	Site Plan
	New tower	Monopole (lower than or equal to 100 feet)	Site Plan
		Monopole (more than 100 feet)	Special Permit
		Lattice or Guyed	Special Permit

b) The proposed height of an antenna shall be measured from the prevailing ground elevation at the base of the tower, antenna, or any other supporting structure (including existing buildings) to the top of any antenna or other appurtenances attached to the tower or antenna.

c) The Commission may retain its own experts, at the applicant's expense, to verify any information submitted in conjunction with any application.

d) The application fee for a tower or antenna proposed under this section as part of a communications facility shall be $250 plus the cost of any outside experts retained by the Commission. To cover these potential costs, the applicant shall submit a certified check for $250 plus $100 per foot of proposed tower/antenna height with the application. Any fees not

utilized by the Commission shall be returned to the applicant following disposition of the application.

3. Required Information

a) The applicant shall submit documentation to demonstrate that it is a licensed provider authorized by the Federal Communications Commission to operate the proposed type of facility.

b) Any application under this section shall include the following site selection information:

- a map showing:
  - the extent of planned coverage in East Granby and in adjacent communities,
  - the location and service area of the proposed antenna and/or tower.
- a written statement describing:
  - the need for the proposed facility (coverage, signal strength, other),
  - the siting and design criteria used for the proposed facility,
  - the location of the site search area and sites identified (alternatives),
  - the process by which other possible sites in the search area were considered and/or eliminated for legal, technological, economic, or other reasons,
  - technological alternatives to the proposed facility and the economic or other implications associated with those alternatives, and
  - reasons for the selection of the proposed site and design (tower, antenna).

c) Any application under this section shall include the following design information:

- a description of the proposed tower, antennae and any associated equipment (transformer, generator),
- a site plan clearly locating the proposed facilities, proposed access, and any other activities on the proposed site,
- plan and elevation drawings showing the proposed tower, antenna, mounting locations (proposed and future), associated equipment, and other structures on the site,
- topographic profiles (running up/down slope and cross slope, at a minimum) showing the location of the proposed facilities in relation to surrounding areas and structures,
- architectural or photographic rendering of the proposed facility from a location designated by the Zoning Enforcement Officer, and
- a colored plan or plans clearly indicating the proposed color of any existing features or proposed facilities or equipment.

d) Any application under this section shall include the following additional information:

- a copy of any proposed lease(s) or agreements for the proposed facilities and required appurtenances,
- a written statement describing how the proposed facility complies with the concept of multiple use and/or concealment,
- written statements by competent professional describing the impact on public health and safety associated with the proposed activity with particular emphasis on radio emissions (signal frequency, intensity, and power density) and structural integrity, and
- a written statement describing any requirements of other government agencies regarding illumination, colors, airport approach surfaces, or other requirements.

e) Any application for a new tower shall also include the following information:

- a description of the proposed tower and any associated equipment (including height, construction type, purpose, design features, means of power supply),
- a written statement describing the extent to which the proposed tower has been designed to be extended and/or accommodate additional service providers in the future,
- a plan showing the number and type of antennas that can be accommodated (proposed and future) as well as the proposed location of all mounting positions for co-located antennas and the minimum separating distances for antennas,
- a written statement that indicates how additional service providers will be accommodated on the proposed tower in the future, and
- a written statement indicating that local municipal and public safety departments were offered the opportunity to locate their facilities on the proposed tower.

4. Tower Location & Design

a) To maintain the natural state surrounding the public trail system and to avoid a negative visual impact on a large area of the town, no tower shall, unless modified by the Commission, be located within:

- 500 feet of the Metacomet Ridge if it extends above the existing tree line,
- one mile of the Metacomet Ridge if it extends above the top of the ridge,
- three miles of another tower.

b) In reviewing an application, the Commission may require the applicant to:

- simulate the tower height by balloon or other method that will evaluate scenic impact,
- investigate alternative locations and report back to the Commission on their feasibility.

c) Any proposed tower shall be located on a conforming lot. A tower shall be set back from property lines 125 percent of the height of the tower and all appendages unless the applicant has submitted, and the Commission has accepted, engineering data to show that the tower is collapsible and will fall within the property lines of the lot on which it is located.

d) No illumination of any tower shall be permitted unless specifically requested by the applicant and specifically approved by the Commission. Limitations on illumination shall be made a condition of any approval.

5. Antenna Limitations

- no more than two dish antennas shall be placed on any tower,
- all dish antenna be mesh design,
- no dish antenna shall be more than:
  - two feet in diameter in residential zones, or
  - six feet in diameter in non-residential zones.

6. Site & Building Design

a) Any facility shall be surrounded by a fence of appropriate design at least eight feet in height. Landscaping around the facility may be required by the Commission depending on site location and characteristics.

b) All utilities shall be located underground unless otherwise approved by the Commission.

c) , any accessory equipment building shall:

- shall not exceed 750 square feet of gross floor area,
- shall not exceed 12 feet in height, and
- shall have a gable roof and be architecturally finished to look like a residential or agricultural structure.

d) If located on the roof of a building, equipment building shall be screened or concealed.

7. Maintenance and Abandonment

a) The improvements associated with any facility shall be regularly inspected and maintained. Any facility that is not being maintained will be considered abandoned.

b) The facility owner shall submit an annual report (by the anniversary date of the approval of the application) to the Commission or its designee indicating:

- whether the facility is in use,
- that the facility has been inspected on a regular basis and the inspection dates of the facility during the past year,
- whether the facility is in compliance with governmental standards for radio frequency emissions at the designated frequencies and power levels,
- whether the facility is in compliance with the conditions of any approval, and
- that contact was made with the Building Department at Town Hall to identify any issues with regard to the tower, who was contacted, what the issues are, and detailing the proposed responses to any issues.

c) In the event that the Building Official shall determine that any component of a facility is unsafe, the applicant shall, within 30 days, repair or replace or remove the facility or the unsafe condition.

d) Any facility not in use for twelve months shall be considered abandoned. Any facility that fails to file an annual report shall be considered abandoned. An abandoned facility shall be removed within ninety days and the site restored.

H. ADULT-ORIENTED ESTABLISHMENT

Where provided for in these Regulations, an adult-oriented establishment may be authorized by the Commission as a Special Permit under the applicable criteria of Section VIII provided:

- the proposed establishment is <u>not</u> located on a prime industrial site; that is the site does not have good highway access, does not have high visibility on principal streets, and is not serviced by public sewer and public water.

- the proposed establishment is located at least one thousand (1,000) feet from schools, churches, public parks, recreation lands, residentially-zoned properties, residential uses, and other adult-oriented establishments as measured from any door of the proposed adult-oriented establishment to the property line of such designated uses.

I. RIDGELINE PROTECTION ZONE

1. Purpose

The following ridgeline zoning provisions are enacted to protect the unique and distinctive geological, cultural, and ecological of the community's traprock ridgeline. It is further the intent of these regulations to protect prominent vistas, the location of the nationally designated Metacomet Trail (part of the New England National Scenic Trail designated by the U.S. Congress in 2009), prevent the destruction of natural habitat in the ridgeline setback area, and minimize potential harm and damage to down gradient property. Ridgeline zoning is adopted pursuant to Section 8-2 of the Connecticut General Statues, as amended.

2. Definitions

Basalt (Traprock) Ridgeline - The line on a traprock ridge created by all points at the top of a fifty-percent slope (two horizontal for each vertical unit of distance) along Hatchet Hill and Peak Mountain, which is maintained for a distance of 50 horizontal feet perpendicular to the slope and which consists of surficial basalt geology.

Passive Recreation – Non-motorized recreation as allowed by the landowner hosting the recreational activity.

Ridgeline Setback Area – The area bounded by:

a. A line that parallels and is placed a horizontal distance of 150 feet off the more wooded, lesser-sloped side of a basalt (traprock) ridgeline, as defined in this subsection; and

b. That contour line located below the basalt (traprock) ridgeline on the rocky, more steeply sloped side of a basalt (traprock) ridgeline, where fifty- percent slope (two horizontal for each vertical unit of distance) has been maintained for a distance of 50 horizontal feet.

Selective Timbering – The harvesting of trees not greater than six inches in diameter at breast height (dbh) with the exception of trees with high risk of failure due to disease, storm damage, or other causes that have become public safety hazards to recreational users of the Metacomet Trail.

3. Applicability

a. All development proposals within the ridgeline setback area, as defined in Subsection 2, whether public or private, shall comply with the requirements and purposes of this chapter.

b. For the purposes of this chapter, development proposals include proposals which require any of the following: certificate of occupancy, certificate of use or completion,

administrative approval, site plan, special exceptions, variance, building permit, grading, filling or excavation permits.

c. Variances for ridgeline setback area shall not be granted, unless applicant can meet requirements of Section X.D.4 of these regulations. PZC shall be notified of any applications received by Zoning Board of Appeals to reduce setback area requirements of the Ridgeline Protection Zone as defined in these regulations in Section IX.I and Section 8-2(c) of the General Statues.

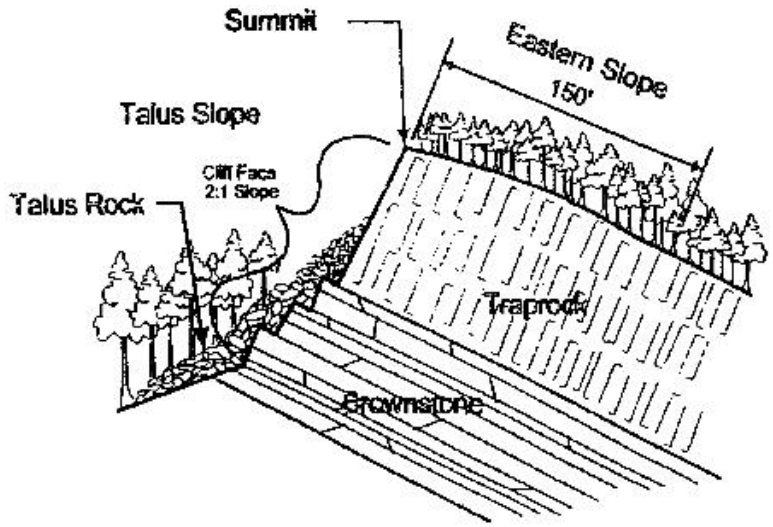
4. General Requirements

a. Map: The Town shall cause to be drafted and obtained within three months after enactment of this chapter a map or series of maps which generally delineate the ridgeline setback area as defined in Subsection 2. This map shall not be the definitive source for these areas but will serve to alert the public and municipal officials of the potential presence of a ridgeline setback area. The Town may subsequently amend this map as newly acquired information concerning the presence of additional ridgeline setback areas is presented to it. Information provided by the map shall be used for general informational and illustrative purposes only. The actual presence and location of ridgeline setback areas, as determined by qualified technical professionals, shall govern the review of a submitted development proposal.

b. Permitted operations and uses. The following operations and uses shall be permitted in ridgeline setback areas, as of right, as set forth in C.G.S. 8-2(c).

- Emergency work necessary to protect life or property.
- Approved development proposals which were applied for prior to the effective date of this chapter.
- Any non-conforming use of the land lawfully existing at the effective date of this chapter.
- Selective timbering, grazing of domesticated animals, passive recreation

c. Prohibited operations and uses. Prohibited operations and uses in the ridgeline setback areas are building construction, road construction, utility construction, quarrying, clear-cutting of vegetation and cutting of timber within 50 feet of the ridgeline, as defined in Subsection 2.



Ridgeline Protection Zone

J. FARM WINERY AND VINEYARD

1. Purpose

In order to allow for diversity and sustainability of agricultural uses and to preserve farm activity in East Granby, this section is intended to allow for the use of farm land as a normal part of a farm winery and vineyard use and, therefore, allowed by Special Permit. Such farm wineries are permitted to have certain complimentary uses that will help create a viable agricultural endeavor. All winery activities associated with the manufacture, storage, bottling, production, distribution or sale of wine and spirits shall be in accordance with all State and Federal laws or regulations governing such activities.

2. Minimum Bulk Requirements

A farm winery and vineyard shall be located on a lot or lots having a minimum aggregate area of ten (10) acres under single ownership and management. Such lot or lots shall have a minimum road frontage of 175 feet on a state roadway. The lot must maintain a minimum of 60,000 square feet of planted vineyard area prior to the issuance of a Certificate of Occupancy for the Farm Winery in accordance with Section X, Subsection B.2 of these Regulations.

3. Permitted Uses

The following uses are permitted as accessory to a farm winery and vineyard, if authorized by Special Permit:

a. Farm Winery: This use includes the commercial making of wine and winery by-products in a designated farm winery and vineyard premises.

b. Retail Sale of Wine and Tasting Room: A building or a portion of a building located on the farm vineyard may be established for the sale of wine and winery by-products by the glass, bottle or barrel and related winery distilled products, provided that the percentage of the products produced on the premises and the percentage of wine and winery by-products made

from grapes or other fruit grown on the premises shall be in accordance with the laws of the State of Connecticut and the regulations for a farm winery liquor permit for the Connecticut Liquor Control Commission. Said area may include the retail sale of wine and spirits featured as products produced at the farm winery and the tasting of wine products produced on the premises. The retail sale of craft beer for on-site consumption shall be permitted under a Craft Cafe' License as described below.

Activities allowed in a wine retail and tasting room would include receptions and exhibitions, celebrations, entertainment, wine related seminars, wine related meetings and wine tastings held within the tasting room, provided that all such activities shall be located within the tasting room building. There shall be no more people allowed in the Retail Sale of Wine and Tasting Room, including outdoor patio or porch area appurtenant to that room than allowed per the Fire Marshall.

c. Winery Retail Store: The farm winery and vineyard may include the accessory sale of vineyard and wine related goods to the general public including wine related food products, locally produced products, dry goods, decorations, household goods, clothing, art, wine barrels, and furnishings. The area of retail sales must be located within or contiguous to the wine tasting area. The normal hours of a winery retail store and tasting room shall be Monday-Thursday 1pm-7pm, Friday and Saturday 12pm-8pm, and Sunday 12pm-6pm.

d. Accessory Food Service: Serving of hor d'oeuvres, pastries, limited on-site prepared food, food truck, catered services, and pop-up kitchen are allowed as approved by planning and zoning commission.

e. Public Events: There may be no more than 4 Public Events per year for the promotion of the winery and its products. Public Events are events that are held outside the winery and outdoor patio areas. Of the 4 Public Events allowed 2 are allowed to be multi-day events no longer than 2 days in length. The winery/vineyard operator shall submit written notification and layout plan of Public Event to Zoning Enforcement Officer and Fire Marshall; such notification shall be made at least seven (7) days prior to such a public event. No such public event shall begin earlier than 11am nor end later than dusk

f. Any farm winery having a special permit issued by the Commission under this section and holding a Farm Winery Liquor Permit issued by the State of Connecticut, shall be permitted to obtain a Craft Café' License as provided in the Connecticut General Statues. The Craft Café' License holder shall comply with all application rules and regulations of the State of Connecticut. Any Farm Winery that obtains a Craft Café' Liquor Permit shall be permitted to sell, for on-site consumption, craft beer, craft hard cider, and craft seltzers as permitted by law. No holder of a Craft Café' Permit shall be permitted to sell any spirits or alcoholic liquor. Any Farm Vineyard requesting Craft Café' permit under this subsection shall not be required to amend its existing special permit in order to obtain the Craft Café' Permit. Nothing herein shall prohibit a proposed Farm Winery from seeking both the Farm Winery Liquor Permit and the Craft Café' Permit simultaneously.

g. Indoor Private Functions:

A designated indoor private function room or area may be approved, provided that:

- Such functions shall not be open to the public, but shall be "invitation only" events such as baby or bridal showers, weddings, birthday parties, anniversary or retirement parties,

corporate functions, Bar/Bat Mitzvahs, wine seminars, and similar celebrations. Private Functions of less than 75 people are allowed as permitted use. Large Private Functions of 75-150 people are limited to no more than two (2) events shall be held per week and a maximum of thirty 30 large private functions can be held per calendar year. Commission can lower the maximum number of large private functions allowed per year during the Special Exception application if the commission determines such large private functions are likely to have potential impact on adjacent residential areas. The winery/vineyard operator shall submit written notification of the large private function to Zoning Enforcement Officer at least seven (7) days prior to such a private function.

- The commission may approve a maximum occupancy of up to one hundred and fifty (150) persons at the indoor event areas.
- Hours of operation for private functions shall be Sunday – Thursday 10 am to 9 pm and Friday – Saturday 10 am to 10 pm, except on New Year's Eve allowed to be open until 1AM on New Year's Day.
- The indoor private function room may include a food service and full service bar operating under a caterer's liquor permit and health district approval, which food service and service bar shall only be open when private functions are occurring on the premises. This food service and full service bar must be entirely separate from the tasting room and is only available to people invited to the private function.

4. General Requirements

a. A minimum of 30 permanent parking spaces are required for a winery/vineyard. If granted a Special Permit by the Commission, the accessory use in subsection (3.f) to hold indoor private functions, the applicant shall provide additional temporary parking spaces at a rate of one space for every 1.75 occupants. In keeping with the agricultural purpose and to help maintain the aesthetic nature, the Commission may allow portions of the temporary parking spaces to be maintained as lawn parking. Commission may require reinforced pavers in grass areas for portions of the proposed temporary parking. Permanent parking spaces shall be paved or approved gravel parking. All handicap parking regulations shall be complied with. No parking is allowed on site unless in an approved parking space as denoted on the approved site plan.

b. All entertainment and audio amplification shall occur within the principal Farm Winery and Vineyard building, and shall not be heard outside from any location off of the vineyard property. All entertainment and audio amplification shall terminate prior to the aforementioned closing times.

c. Outdoor lighting of the winery and outdoor patio area must be full cut-off fixtures, positioned horizontally and light must not project off site. Flood lights are prohibited.

d. On site food service is allowed by a food truck as approved via site plan approval by the Planning and Zoning Commission.

e. Outdoor seating and patio area are allowed as approved via site plan approval by Planning and Zoning Commission. Seating capacity and location can be limited by the commission based on capacity of the site and of the surrounding area.

f. Winery and Vineyard Signage: In keeping with the agricultural purposes of this agricultural use, the signage shall be in accordance with Section VII, Residential and Agricultural Zones, Subsection 5(b) of these Regulations.

g. Landscape Buffering: Commission may require additional landscaping and screening as part of Special permit approval to minimize impact on adjacent property owners.

K. BREWERY

1. Purpose

To allow for manufacturing, bottling, distribution, and sale of beer in the Commerce Park (A) zone by Special Exception. Approval is granted by the commission only when and if the commission determines the use of the proposed location not to have a negative impact on the surrounding area. All brewery activities associated with the manufacture, storage, bottling, production, distribution or sale of beer shall be in accordance with all State and Federal laws or regulations governing such activities.

2. Permitted Uses

The following uses are permitted to a brewery, if authorized by Special Permit:

a. Brewery: This use includes the commercial making of beer and beer by-products in a designated brewery and tap room.

b. Brewery: A building or a portion of a building may be established for the production and the sale of beer provided that it be in accordance with the laws of the State of Connecticut and the regulations for a brewery liquor permit for the Connecticut Liquor Control Commission. Said area may include the retail sale of beer and featured as products produced at the brewery and the tasting of beer produced on the premises.

   Activities allowed in a brewery would include receptions and exhibitions, celebrations, entertainment, beer related seminars, beer related meetings and beer tastings, provided that all such activities shall be located within the brewery building.

c. Manufacturing Hours: Manufacturing of beer is allowed 24 hours a day.

d. Beer Retail Store: The brewery may include the accessory sale of beer and beer related goods to the general public including beer related food products, locally produced products, dry goods, decorations, household goods and furnishings. The area of retail sales must be located within or contiguous to the beer tasting area. The normal hours of a beer retail store and tap room shall be Monday – Thursday 4pm-9pm, Friday 3pm-10pm, Saturday 12pm-10pm, and Sunday 12pm-8pm, unless otherwise prohibited by the State Liquor Commission.

e. Any brewery having a special permit issued by the Commission under this section and holding a brewery liquor permit issued by the State of Connecticut, shall be permitted to obtain a Craft Café License as provided in the Connecticut General Statutes. The Craft Café License holder shall comply with all application rules and regulations of the State of Connecticut. Any brewery that obtains a Craft Café Liquor Permit shall be permitted to sell, for on-site consumption, craft wine, craft hard cider, craft hard seltzers, and hard pre-canned mixed drinks as permitted by law. No holder of a Craft Café Permit shall be permitted to sell any spirits or alcoholic liquor from bottles of spirits requiring a drink to be mixed on site. The applicant is required to provide to Town Staff a list of the hard pre-canned mixed drinks

for review as part of the approval process. Any brewery requesting a Craft Café permit under this subsection shall not be required to amend its existing special permit in order to obtain the Craft Café Permit. Nothing herein shall prohibit a proposed brewery from seeking both the brewery liquor permit and the Craft Café Permit simultaneously.

f. Accessory Café: A small-scale restaurant, subordinate to the brewery operation and tasting rooms, where simple meals or snacks are sold. A brewery café is not to be construed as a full-service sit-down restaurant.

3. General Requirements

a. Outdoor lighting of the brewery and outdoor patio area must be full cut-off fixtures, positioned horizontally and light must not project off site. Flood lights are prohibited.

b. On site food service is allowed by food trucks as approved via site plan approval by the Planning and Zoning Commission.

c. Outdoor seating and patio area are allowed as approved via site plan approval by the Planning and Zoning Commission.

d. Parking Requirement: A minimum of 50 permanent parking spaces are required for a Brewery. Applicant shall provide additional parking spaces at a rate of one space for every 1.75 occupants as determined by the occupant load of the approved private function area per Fire Marshall. The commission may accept shared parking spaces if it finds that generally the hours of operation of the neighboring tenants is not in conflict with the hours of operation of the Brewery.

e. All entertainment and audio amplification shall occur within the brewery building

L. CANNABIS ESTABLISHMENTS

1. Purpose

The purpose of this section is to allow for the comprehensive review and deliberation on cannabis establishments to ensure any cannabis establishments as proposed, is in harmony with and will not have a detrimental effect with on the surrounding area and that both the operation and location are protective of public health and welfare.

2. Permitted Uses- allowed by Special Permit

- Cannabis Production Facilities- Commerce Park B
- Cannabis Dispensaries- Commerce Park B

3. Cannabis Dispensary Requirements:

a. All retailers shall comply with the following standards:
   1. Shall not be located with 1000 feet of any church, school, park, playground, or childcare facility or residential property
   2. Hours of operation shall not extend beyond 8:00 a.m. to 10:00 p.m. Monday-Saturday, Sunday 10:00 a.m. to 6:00 p.m.
   3. No consumption on the premises.

b. Application requirements include:

1. A provisional license issued for a retail operation issued by the Connecticut Department of Consumer Protection
2. Operational Plan which includes:
    - Hours of operation
    - Security and access plan
    - Proposed signage
    - Odor Management- monitoring and mitigation

4. Cannabis Cultivators and Micro-Cultivators

a. All cultivators and micro-cultivators shall comply with the following standards:

1. All cultivation shall be conducted within an enclosed building.
2. State of Connecticut Cultivator or Micro-cultivators License shall be obtained from the State of Connecticut and filed upon the Land Records.
3. Minimum 1,000 feet to a residential structure. The Commission may consider increasing the separating distance based on site topography, height of proposed building and adjacent buildings, Odor Dispersion Analysis, and any other factors that may be site specific.

b. Application requirements include:

1. A provisional license issued for a micro cultivation or cultivation operation issued by the Connecticut Department of Consumer Protection
2. Operational Plan which shall include:
    - Hours of operation
    - Security and access plan
    - Proposed signage
    - Odor Control Plan- monitoring and mitigation

5. Conditional Approval

a. Special Permits shall be approved with the condition that the applicant obtains the appropriate Dispensary or Production Facility license issued by the State of Connecticut Department of Consumer Protection (or other State agency as regulatory changes occur).

b. The conditional approval shall become finalized upon the receipt by the Town Planner of a copy of the Department of Consumer Protection issued license.

c. The conditional approval shall expire if the applicant fails to provide the Town Planner with a copy of the Department of Consumer Protection issued license within six months of the date of the Planning and Zoning Commission's approval.

1. A six-month extension of such conditional approval shall be granted to the applicant upon written notification to the Town Planner that an application for a Department of Consumer Protection license has been filed, indicating the expected decision date of the Department of Consumer Protection license.

X. ADMINISTRATION & ENFORCEMENT

A. ADMINISTRATION BY THE COMMISSION

Applications to the Commission shall be submitted to the Commission Clerk on forms prescribed by the Commission and with supporting plans, materials, and other information required by these Regulations. Applications shall be accompanied by the appropriate fee(s) as established by the Commission and contained in the Addenda.

The Commission shall hold a public hearing on all applications except Site Plans. Proceedings on such applications shall be in accordance with the provisions of the Connecticut General Statutes. Where development or activity proposed at one site requires multiple applications with public hearings, the Commission may conduct the public hearings simultaneously.

Applications to the Commission shall conform with the following requirements:

1. Special Permit Application

a. Special Permit applications shall be submitted on forms supplied by the Commission for any development of buildings, structures, activities, or uses designated in the Regulations as a Special Permit.

b. Applications for Special Permit shall be accompanied by 12 copies of:

- a Site Plan complying with the requirements of Section X.A.2, and/or
- an overall plan of development at no less than 100 scale for the entire parcel showing the layout and location of proposed buildings structures,
- a location plan showing the location of the property at no less than 2000 scale, and
- a neighborhood map at no less than 500 scale showing the location of buildings, streets, driveways and other facilities on adjoining land and other properties within 500 feet.

c. Before the Commission approves a Special Permit, it shall determine that:

- the accompanying Site Plan is in conformance with the applicable provisions of these Regulations, and
- the activity for which the Special Permit is requested complies with the conditions established in Section VIII of these Regulations.

d. Following the public hearing, the Commission may disapprove, modify and approve, or approve the application as submitted.

e. In approving a Special Permit application, the Commission may impose conditions deemed necessary to protect the public health, safety, welfare, convenience, and property values.

2. Site Plan Applications

a. Site Plan applications shall be submitted on forms supplied by the Commission for any development of buildings, structures, activities, or uses designated in the Regulations as requiring Site Plan approval.

b. Applications for Site Plan shall be accompanied by 12 copies of detailed site development plans for review by the Commission.

c. The plans shall show the following data:

- Title Block, developer, owner, north arrow, scale, location map, and approval block.
- Seal of the engineer, architect, landscape architect, or surveyor registered in Connecticut that prepared the plan and as appropriate for the type of plan submitted.
- Property boundaries, certified to an A-2 Survey standard, and locations of setback lines.
- Rights-of-way, easements or other property encumbrances or appurtenances.
- Names and locations of all abutting property owners.
- A zoning schedule clearly showing that the minimum requirements of the Regulations for the applicable zone (lot area, coverage, yards, parking, etc.) have been complied with.
- Grading plans showing existing and proposed contours at 2 foot contour intervals.
- Flood plain, wetland, and watercourse areas.
- Existing and proposed roads, driveways, parking areas, and walkways.
- Location and dimension of all existing and proposed buildings, structures, walls, fences.
- Construction details for roads, drives, parking areas, curbs and other improvements.
- Utility plans showing location, size and design of existing and proposed storm water drainage, sewage disposal, water supply, refuse disposal, electric and telephone service.
- Design calculations and test data for storm water drainage and on-site septic systems.
- Landscape plans showing existing vegetation to remain, existing trees greater than 12” in caliper to be removed, and the location, type (species), and size (at time of planting) of proposed new landscaping.
- Location, dimensions, areas, type, color, materials, and illumination of all proposed exterior signs.
- Location, design and intensity of all proposed exterior lighting.
- An Erosion and Sediment Control Plan.
- Proposed building uses, elevations, floor plans, proposed exterior materials and other relevant information regarding the proposed project.

d. With the application form, the applicant shall submit a copy of any easement or encumbrance and a receipt from a certified mailing notifying the easement holder(s) of the application.

e. Before the Commission approves a Site Plan, it shall determine that the application is in conformance with the applicable provisions of these Regulations.

f. In approving a Site Plan application, the Commission may impose conditions deemed necessary to protect the public health, safety, welfare, convenience, and property values.

g. The Commission may require that an erosion and sedimentation control bond be posted, in an amount and form acceptable to the Commission,.

h. A mylar copy of the approved Site Plan shall be signed by the Chairman of the Commission and filed in the Land Use Office before any Building Permits are issued for the activities shown on the approved plan.

3. Change In Use Application

a. A Change In Use application shall be submitted when a land or building use is proposed to be changed to a different use. A different use shall mean a use that has different requirements in these regulations for setbacks, parking, coverage, or other requirements.

b. A Change In Use Application shall meet the same standards and be treated as a Site Plan application unless the regulations clearly indicate that it should also be treated as a Zone Change application, Special Permit application, or similar application.

4. Concept Plan Application

a. On an application that involves a Special Permit or is of such size or nature that providing a Site Plan application may produce an undue hardship, the applicant may submit a Concept Plan for informal presentation to the Commission.

b. The Concept Plan shall provide sufficient information for the Commission to visualize what the finished development will look like and how it will be built.

c. The Concept Plan shall provide information on the location of significant natural features (wetlands, watercourses, steep slopes, flood plain) and other relevant information.

d. The Commission shall review the Concept Plan for general conformance with these Regulations and may request additional information where deemed necessary.

e. A Concept Plan shall be considered only informational and advisory in nature and no development rights shall attach to the review or consideration of any Concept Site Plan.

f. A Concept Site Plan shall be placed on file in the Commission's office for continuing reference purposes for subsequent Site Plan applications.

5. Zone Change Application

a. Zone Change applications shall be submitted on forms supplied by the Commission for any proposal to alter the zoning designation of any parcel or parcels of land.

b. Applications shall be signed by the affected property owner(s) or shall be initiated by the Commission.

c. Applications for Zone Change shall be accompanied by 12 copies of an overall plan at no less than 200 scale for the entire parcel showing:

- Title Block, developer, owner, north arrow, scale, location map, and approval block.
- Seal of surveyor registered in Connecticut that prepared the map.
- Boundaries of the property certified to an A-2 Survey standard.
- Boundaries of the existing and proposed zoning.

- An overall concept plan in accordance with Section X.A.4 showing existing and proposed development proposed for the entire parcel and on other properties within 500 feet.
- the location of significant natural features (wetlands, watercourses, steep slopes, flood plain) and other relevant information.
- A key map to the scale of the then current zoning map showing the proposed change.

d. Before the Commission approves a Zone Change, it shall determine that:

- the proposed change is in conformance with the Plan of Development,
- the proposed change is in conformance with the purposes of the Regulations,
- the location of, and activities permitted within, the new zone will not adversely affect the public health, safety, welfare, or property value, and
- the property is suitable for the intended use.

6. Amendments to Zoning Regulations

a. Applications to amend these Regulations shall be submitted on forms supplied by the Commission for any proposal to amend, change, or repeal any section of these Regulations.

b. Applications may only be submitted by property owners, residents or persons having an interest in land in Town.

c. The proposed regulation text shall accompany each application for change in the Zoning Regulations.

d. Before the Commission approves any amendment to these Regulations, it shall determine that:

- the proposed change will not hinder the attainment of the purposes of these Regulations, and
- the public health, safety, welfare, or property values will not be adversely affected.

7. Information Required for all Applications

a. Applicant’s name, business name and address, and business phone number.

b. Owner’s name, home and business address, phone number and written consent if the applicant is not the owner of the property involved in the application.

c. Applicant’s interest in the land.

B. ADMINISTRATION BY STAFF

Applications to the Building Department shall be submitted in conformance with the following requirements:

1. Building Permits

a. No building or structure shall be erected, altered, or moved until an application therefore shall have been approved by the Zoning Enforcement Officer and a written permit issued.

b. The Zoning Enforcement Officer shall require that an application for a Building Permit shall be accompanied by adequate supporting plans, materials and other information necessary to determine that the proposed building, structure, alteration, activity, or use:

- is a valid non-conforming use under these Regulations, or
- complies with all of the provisions of these Regulations, and
- complies with any requirements or conditions applied by the Commission or other agency.

c. Such plans shall include a certified plot plan showing the actual dimensions of the lot to be built upon, the size and location of the building, the established building lines, the location of well and sanitary facilities, and such other information as is deemed necessary.

d. A soil erosion and sediment control plan shall be submitted in accordance with the requirements of VI.C.3 and VI.C.4 when the disturbed area of construction activity is cumulatively more than one-quarter acre.

e. No Building Permit shall be issued until the Zoning Enforcement Officer has certified that the proposed building, structure, alteration, or use:

- is a valid non-conforming use under these Regulations, or
- complies with all of the provisions of these Regulations, and
- complies with any requirements or conditions applied by the Commission or other agency.

f. Nothing herein contained shall require any change in the plans, construction, or use of a building for which a Building Permit has been issued or for which plans were filed with the Planning and Zoning Commission before the effective date of these Regulations.

g. Any permit issued shall become invalid if the authorized work is not commenced within 6 months after issuance of the permit, or if the authorized work is suspended or abandoned for a period of 6 months after the time of commencing the work.

2. Certificate of Occupancy

a. No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used, in whole or in part, for any purpose until a Certificate of Zoning Compliance has been issued by the Zoning Enforcement Officer stating that the premises or building complies with all of the provisions of these Regulations.

b. A Certificate of Zoning Compliance shall also be required for any change, extension, or alteration of a use.

c. For multiple unit buildings, Certificates of Zoning Compliance may be issued for individual units.

d. No Certificate of Zoning Compliance shall be issued for any dwelling unit until such building is made accessible to vehicular traffic on a year-round basis and the street number is visible from a public street.

e. No Certificates of of Zoning Compliance shall be issued until the certified plot plan required under 1.c. above is submitted showing the actual size and location of the building, the actual building lines, the actual location of well and sanitary facilities, the actual location of footing and curtain drains, the actual location of gas, electric, and communication services, the actual location of easements on the property, and such other information as is deemed necessary.

C. ENFORCEMENT

1. Authority

a. These Regulations shall be enforced by the Planning & Zoning Commission.

b. The Commission may appoint a Zoning Enforcement Officer as the Commission's duly authorized agent for enforcement of these Regulations.

c. The Zoning Enforcement Officer is hereby authorized to inspect and examine any building, structure, place, or premises and to order, in writing, the remedying of any condition found to exist there in violation of any provision of these Regulations.

2. Violations

a. If the Zoning Enforcement Officer shall find that any of the provisions of this regulation are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation and ordering the action necessary to correct it.

b. He shall order discontinuance of illegal use of land, building, or structures or of additions, alterations, or structural changes thereto, discontinuance of any illegal work being done; or shall take any action authorized by this regulation to insure compliance with or to prevent violation to its provisions.

c. Penalties for illegal acts shall be as provided in the General Acts and Statutes of the State of Connecticut.

D. ZONING BOARD OF APPEALS

1. Establishment

A Board of Appeals, hereinafter called the Board, shall be formed and shall serve as provided by the General Statutes of the State of Connecticut.

2. Duties

The Board shall have the following powers and duties which shall only be to:

a. To adopt such rules and procedures as may be necessary to carry out its responsibilities under these Regulations.

b. To hear and decide appeals where it is alleged that there is an error in an order or decision of the Zoning Enforcement Officer.

c. To vary the application of these Regulations, subject to the provisions of Section X.D.4 of these Regulations, in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience and property values.

3. Procedures

a. Applications to the Board shall be submitted to the Building Department on forms prescribed by the Board and with supporting plans, materials, and other information required by these Regulations.

b. Applications shall be accompanied by the appropriate fee as established by the Board and contained in the Addenda.

c. An appeal from any order or decision of the Zoning Enforcement Officer must be taken within 15 calendar days of the date of receipt of such order or decision.

d. The Board shall hold a public hearing on all appeals and applications and such proceedings shall be in accordance with the provisions of the Connecticut General Statutes.

e. With regard to an appeal from any order or decision of the Zoning Enforcement Office, the Board, to the extent in conformity with the terms of this Regulation, may:

- reverse, affirm, or partly affirm the order or decision,
- modify the order or decision, or
- make such order or decision as ought to be made, and to that end shall have powers of the administrative official from whom the appeal is taken.

f. In granting a variance, the Board may prescribe appropriate conditions in conformity with these Regulations and violation of such conditions shall be deemed a violation of the Regulations.

g. Any action required of the appellant as a result of decisions or orders of the Board must be taken within the time affixed by said Board.

h. Any action required of the appellant as a result of variances granted by the Board must be taken within one year from the effective date or the variance shall become null and void.

i. The Board shall not be required to hear any application for the same, or substantially the same, variance for 6 months after a decision by the Board or by a Court on an earlier application.

4. Variances

No variance of the strict application of any provision of these Regulations shall be granted by the Board unless it finds all of the following:

a. That there are special circumstances or conditions applying to the land or building for which the variance is sought which:

- are peculiar to such land or building and do not apply generally to land or buildings in the neighborhood or in the zoning district at large,

- have not resulted from any act, of the applicant or anyone in privity with the applicant, subsequent to the adoption of these Regulations whether in violation of these provisions or not, and
- preclude the use of the property for that which it is reasonably adapted.

b. That the aforesaid circumstances or conditions are such that the literal enforcement or strict application of the provisions of the Regulations would result in:

- exceptional difficulty,
- unusual hardship, or
- deprive the applicant of the reasonable use of the land.

c. That the difficulty or hardship complained of:

- is caused by the restrictions contained in the Regulations,
- was not created by the applicant, and
- is not primarily financial in nature.

d. The use applied for is not impliedly or expressly prohibited by the Zoning Regulation.

e. That the granting of the variance:

- is necessary for the reasonable use of the land or buildings,
- is the minimum variance that will accomplish this purpose,
- will be in harmony with the purposes and intent of these Regulations,
- will accomplish substantial justice,
- will not be injurious to the neighborhood, and
- will not be otherwise detrimental to the public health, safety, and welfare.

5. Limitations

a. The Zoning Board of Appeals may not permit any multi-family use or development by way of variance in any zoning district.

b. A variance shall not be issued within any designated regulatory floodway if any increase in flood levels during the base flood discharge would result.

c. If a variance in a flood plain is granted, the Board shall notify the applicant in writing over their signature that:

- the issuance of such variance to construct a structure below the base flood elevation will result in increased premium rates for flood insurance, and
- construction below the base flood level increases risk to property and life.

d. The Board of Appeals will maintain a record of all such flood plain variance actions, including justification for their issuance and report such variances issues in the annual report submitted to the Federal Emergency Management Agency.

E. AMENDMENT

The Planning and Zoning Commission may amend these Regulations or change the boundaries of the zones herein established after a public hearing in accordance with the General Statutes of the State of Connecticut, as amended. The Planning and Zoning Commission may adopt such amendments to these Regulations and to zoning boundaries as it shall itself propose, after due notice and public hearing as hereinafter required.

F. VALIDITY & EFFECTIVE DATE

1. Validity

If any section, paragraph, clause or provision of these Regulations shall be declared by a court of competent jurisdiction to be invalid, such decision shall apply only to the section, paragraph, clause or provision so adjudged, and the remainder of these Regulations shall be deemed valid and effective.

2. Effective Date

The Zoning Regulations were originally adopted with an effective date of June 1, 1956.

The regulations were comprehensively reorganized and modified and adopted with an effective date of September 5, 2023.

ADDENDA

A. FEES

Application Type	Application Fee
Special Permit	
Special Permit - Historic Preservation	$50
Special Permit - Other Applications	$100 plus $100 per acre up to 20 acres plus $10 per acre thereafter, not to exceed $3,000
Site Plan / Change In Use	
Plan	$100 plus $100 per acre up to 20 acres plus $10 per acre thereafter, not to exceed $3,000
Plan Amendment	$50
Zone Change	
Application	$150
Amendments to Zoning Regulation	
Application	$150

In accordance with State Statute, any application shall be accompanied by a $30 surcharge that is paid to the State of Connecticut.

B. AMENDMENT DATES

Section	Title	Date
III E	Flood Plain Regulations	eff. 4/10/97
III B	Construction in Required Yards	eff. 9/22/97
IX G	Special Regulations - Antennae	eff. 10/17/97
IX H	Special Regulations – Adult-Oriented Establishments	eff. 9/21/98
IV A 4	Permitted Accessory Uses	eff. 9/21/98
IV C 2	Requirements for PRD	eff. 10/25/99
IV A 6	Rear Yard Modification	eff. 4/10/00
IV A 8		
VII B 3 g	Pavement Setback	eff. 4/10/00
IV D 2	Elderly Housing Growth Management Plan	eff. 4/10/00
Addenda	Approval Blocks	eff. 4/10/00
II C	Automotive Sales, New & Automotive Sales, Used	eff. 7/15/00
V A 4 d	Business Zone Special Permit	
V C 4 d	Industrial Zone Special Permit	
II C, V A 2 e	Commercial Recreation	eff. 7/15/00
V A 4 f	Business Zone Special Permit Uses	
V C 5	Building Height in Industrial Zones	eff. 9/1/00
III B 10	Technical & Minor Changes to an Approved Site Plan	eff. 9/29/00
V C 4 k	Theaters, bowling alleys and similar commercial recreation not including arcades	eff. 9/29/00
IV E 3	Seasonal Farm Stands	eff. 11/20/00
IV E 4	Permanent Farm Stands	eff. 11/20/00
Addenda	Approval Blocks	eff. 3/02/01
V A 3 e	Permitted Accessory Use – Amusement Devices	eff. 6/01/01
V C 3 f	Permitted Accessory Use – Amusement Devices	eff. 6/01/01
Various	References to Board of Selectment re: Bazaars, festivals, auctions, carnivals, circuses and similar temporary activities	eff. 6/01/01
II C	Motel	eff. 6/01/01
V A 2 h	Business Zone Permitted Use	
V C 4 c	Industrial Zone Special Permit Use	
II C	Elderly person, - Family, - Dwelling Unit	eff. 12/10/01
IV D	Elderly Housing Zone Reorganized and Modified	eff. 12/10/01
IV B 2	MFDR Growth Management Plan	eff. 12/21/01
V A 5	Business Zone Maximum Lot Coverage	eff. 12/21/01
V C 5	Industrial Zone Maximum Lot Coverage	eff. 12/21/01
VI C 2	Performance Regulations Erosion Controls	eff. 12/21/01
X A 7	Administration by the Commission	eff. 12/21/01
X B 1 d	Administration by Staff – Building Permits	eff. 12/21/01
X B 2 e	Administration by Staff – Certificate of Occupancy	eff. 12/21/01
IV B 6	MFDR Bulk, Area, and Living Area Requirements	eff. 5/24/02
VII C	Sign Regulations Reorganized and Modified	eff. 8/19/02
V A 3, V A 4	Business Zone Accessory and Special Permit Uses	eff. 10/28/02
IV B 6	MFDR Bulk, Area, and Living Area Requirements	eff. 12/23/02
IV B 7 b	MFDR Other provisions for public water and sewer	eff. 12/23/02
II C	Elderly person, - Family, - Dwelling Unit	eff. 3/24/03
IV D 5	Elderly Housing Zone Parcel Bulk & Area Requirements	eff. 3/24/03
IV D 6	Elderly Housing Zone Building Bulk & Area Requirements	eff. 3/24/03

IV D 10	Elderly Housing Zone Other Requirements for public water and sewer	eff. 3/24/03
IV F	Accessory Apartments - New Section	eff. 3/24/03
IV B 2	MFDR Growth Management Plan	eff. 12/15/03
IV D 2	EH Growth Management Plan	eff. 12/15/03
VII C 3 d	Sign Location	eff. 7/1/06
II C	Restaurant & Drive Thru Definitions	eff. 6/27/07
V A	Drive Thru, Type B Permitted, Type A Special Permit	eff. 6/27/07
II C	Definitions: Building Height, Story, & Story, Half	eff. 10/6/07
IV A 5	Special Permit: Adaptive Reuse for Historic Preservation	eff. 10/6/07
IX B	Special Regulations: Historic Preservation	eff. 10/6/07
V A	Business Zone: Reorganized and Modified	eff. 10/6/07
V C	Commerce Park Zone: Renaming, Previously Industrial Zone	eff. 10/6/07
V E	Village Center Zone: New Commercial Zone	eff. 10/6/07
V D	Quarry Zone: Reorganized and Modified	eff. 11/10/07
V A 4 h	B Zone Special Permit for Buildings 30k sq ft or more	eff. 3/29/08
III E	Update Flood Plain Regulations	eff. 10/4/08
Various	Auto Auction Regulations in Business Zone (B) & Commerce Park Zone (CP)	eff. 10/4/08
V C	Commerce Park A Zone	eff. 5/1/10
V D	Commerce Park B Zone	eff. 5/1/10
V F 4 j	Village Center Zone: 2 or more electronic devices allowed by Special Permit	eff. 10/9/10
VI D	LID Performance Regulations: Stormwater Management	eff. 2/4/12
VII B	Revised Parking Regs	eff. 2/4/12
VII G	Site Analysis	eff. 2/4/12
IX I	Ridgeline Protection Zone	eff. 2/8/14
V C&D	Commerce Park A&B: Change Lot coverage	eff. 2/8/14
IX J	Farm Winery and Vineyard	eff. 3/8/14
III C	Waiver to Regulations: delete section	eff. 3/8/14
V A&F	Amusement devices do not include internet sweep stakes or gambling devices in Business and Village Center Zone	eff. 4/5/14
V B	Delete the Professional Office Zone	eff. 8/9/14
VII B	Revised Manufacturing Parking Ratio	eff. 2/7/15
V E 4 a	Delete Gas Station as SE Use in VC Zone	eff. 5/7/16
IV E 4 c	Revise Permanent Farmstand Regs	eff. 5/7/16
IV E 3 c	Revise Seasonal Farmstand Regs	eff. 6/18/16
V B 5 h	CP-A Special Exception to allow Gas Stations	eff. 4/15/17
IX J e	Farm Winery and Vineyard extended hours on New Year's Eve	eff. 4/15/17
V B 5 h	Revise CP-A Special Exception for Gas Station to allow for Restaurant, Accessory	eff. 5/23/17
IX K	Registered Medical Marijuana Dispensaries in CB-B Zone	eff. 10/6/18
IX L	Brewery	eff. 11/10/18
IX J	Revise Winery Regulations	eff.12/8/18
VII C 6	Delete Signs in Professional Zone	eff 7/20/19
V.A.4.a	Delete Gas Stations from Business Zone	eff 10/5/19
V.B.5.h	Delete Gas Stations from CP-A Zone	eff. 10/5/19
V.C & IX.K	Delete Medical Marijuana Dispensaries from CB-B Zone	eff. 10/5/19
V.F	Revise Village Center Zone Regulations	eff. 8/22/20
V.D	Commerce Park Transitional Zone	eff. 8/22/20
IV.A.6	Rear Yard Setback for Residential Zones	eff. 5/8/21

VII.C	Sign Regs	eff. 5/8/21
IX.L	Cannabis Definitions and Moratorium	eff. 1/8/22
IX.J	Revised Winery Reg to allow for Craft Liquor Permit	eff. 4/2/22
V.D	Commerce Park Transitional Zone	eff. 5/7/22
IX.L	Cannabis Moratorium	eff. 1/8/22
IX.L	Cannabis Regulations Allowable Uses	eff. 11/2/22
V.F.4.h	Revise Village Center Regulations	eff. 01/04/23
IX.K.2.e & f	Revised Brewery Regulations	eff. 01/04/23
V.C.5c	Online Auction Addition	eff. 03/04/23
V.F.	Village Center Updates	eff. 09/05/23
Various	Comprehensive Update-Legal/Best Practices	eff. 09/05/23
IV.E.3.C	Updates to Seasonal Farm Stands- Mulch, Stone	eff. 03/11/24
V.D.2.f	Drive-thru Type B Establishments on State Roads	eff. 06/29/24
V.D.5.f	Drive-thru Type A Establishments on State Road	eff. 06/29/24
V.D.2.k	Indoor Recreational Sports Training Facility	eff. 06/29/24
V.D.2.l	Indoor Self-Storage Facility	eff. 06/29/24
VI.B	Noise Regulations Removed	eff. 11/02/24
V.D	Commerce Park Transitional Zone Updates	eff. 12/28/24
V.A.4. h	Food Trucks-Business Zone	eff. 04/25/25

C. APPROVAL BLOCKS

Plans submitted for approval shall contain the appropriate block(s) on each sheet near the drawing title block:

SITE PLAN APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved this Site Plan in accordance with the East Granby Zoning Regulations.

_____
Chairman Date Signed

In accordance with Section X.A.2.h of the Zoning Regulations, work in connection with this Site Plan shall begin by_____(18 months of the date of approval).

In accordance with CGS 8-3 (i), all work in connection with this Site Plan shall be completed by _____ (five years of the date of approval).

Received at the Planning & Zoning Office on _____ by _____.
Title

SPECIAL PERMIT APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved a Special Permit in accordance with Section _____ of the East Granby Zoning Regulations.

_____
Chairman Date Signed

In accordance with Section X.A.1.f. of the Zoning Regulations, this Special Permit shall expire on _____(12 months of the date of approval) unless the authorized Special Permit activity has begun or unless an extension of time has been granted by the Commission.

In accordance with CGS 8-3d, any Special Permit shall be recorded in the Land Records.

ZONE CHANGE APPROVAL

I hereby certify that at a meeting on _____, the East Granby Planning & Zoning Commission approved this Zone Change in accordance with Section X.A.5. of the East Granby Zoning Regulations.

_____
Chairman Date Signed

In accordance CGS 8-3(d) , the effective date of the Zone Change shall be_____.

Received for filing on _____ at _____by _____.
Town Clerk

D. Appendix - Preparing An Environmentally-Friendly Site Design

1. Obtain a topographic base map of the property which will provide existing contours at a 2' interval.

2. Obtain field delineation by an appropriate professional of Primary Conservation Areas and Secondary Conservation Areas as identified in Section VII.G of the Zoning Regulations.

3. Create a base map identifying Primary Conservation Areas and Secondary Conservation Areas.

4. Identify the preliminary developable area on the parcel by removing the Primary Conservation Areas and the Secondary Conservation Areas.

5. Prepare plans for development of the site utilizing the following guidelines:

   a) Avoidance of Impacts:
      - Protect as much undisturbed land as possible to maintain pre-development hydrology through interception of rainfall by vegetation, evapotranspiration, and infiltration.
      - Protect the natural drainage systems, such as wetlands, watercourses, ponds, vernal pools, and natural depressions on the landscape to the maximum extent possible. These areas can collect, hold and in the case of natural depressions infiltrate rainfall into the ground.
      - Minimize the extent of land clearing and the disturbance and/or grading of natural soils. Un- disturbed soils have significantly higher infiltration rates than disturbed soils.
      - Preserve soils with high to moderate infiltration rates (Soil Classes A and B) by concentrating impervious surfaces on those soils with low infiltrative capacities (Soil Class C).
      - Implement techniques to prevent the compaction of natural soils.

   b) Reduction of Impacts:
      - Minimize the extent of impervious areas on the site, particularly those directly connected to drainage outfalls.
      - Increase the "Time of Concentration" for post-development conditions to closely approximate or match the "Time of Concentration" for pre-development conditions by the utilization of overland flow across naturally vegetated surfaces to the maximum extent practical.
      - Utilize low maintenance landscapes that will encourage the retention and planting of native types of vegetation, and minimize the extent of lawn areas.

   c) Management of Impacts:
      - Use vegetated conveyance and source treatment systems to collect and infiltrate runoff as close as possible to the source of the runoff, such as bioretention systems for roof drains.
      - Use rain barrels or cisterns to collect and reuse runoff from roof areas for non-potable purposes.
      - Disconnect impervious areas to the maximum extent practical by directing runoff from impervious surfaces onto vegetated surfaces.

- Utilize deep soil scarification (a minimum of 12" below finish grade) on disturbed soils to loosen the soils and increase the infiltrative capacity of the soils.
- Implement procedures to prevent or minimize the use of compounds which are responsible for the pollutants found in non-point source runoff. This includes reducing the use of sand and salt on roads, parking areas and driveways without compromising the safety of these surfaces.
- Reduce the use of fertilizers and pesticides on lawn and landscape area to the maximum extent practical.
- Utilize multiple stormwater treatment systems in series to reduce pollutant loads from stormwater as well as infiltrate runoff prior to discharging to natural wetland or watercourse systems.

6. Utilize the following guidelines for site layout:

a) Road Layout and Design:
- Road alignments should follow the existing contours to the maximum extent practical to minimize excessive cuts and fills,
- Minimize the extent of directly connected impervious area to the maximum extent practical. This can be achieved by the minimization of drainage structures on the road, such as catch basins and connecting pipe and the use of vegetated swales along the road in appropriate locations.
- Utilize LID treatment strategies to treat runoff at the source and not at the end of the pipe.
- Utilize multiple LID treatment systems in a series to increase the effectiveness of the pollutant removal from the stormwater.

b) Driveway Layouts:
- Layout out the location of the driveway to minimize cuts and fills.
- Use impervious area disconnection strategies to intercept, and direct runoff to vegetated surface or vegetated treatment system prior to the runoff reaching the road.
- Direct runoff from driveway onto vegetated areas for a minimum of 75' to facilitate infiltration.

c) Lot Designs:
- Layout site improvements in such a manner as to minimize site clearing by delineating the smallest possible area for clearing and site disturbance where roads, structures and other improvements are to be constructed.
- Layout buildings, driveway and on-site sewage disposal systems in such a manner as to minimize the extent of soil disturbance and grading on the lot.
- Utilize the natural topography when siting a proposed building to minimize site disturbance (such as creating a walkout basement for a building on a natural 15-20% slope).
- Avoid randomly disturbing areas of the site where it is not necessary, this will preserve the infiltrative capacity of native soils.
- Use "source" controls such as rain barrels for roof runoff to collect and reuse runoff; rain gardens for roof runoff to infiltrate runoff into the ground; impervious area disconnection to allow runoff to occur as overland flow across a vegetated surface.
- Consider the use of meadow filter strips at the downhill limits of development to filter runoff prior to leaving the lot.