

**MORRIS PLANNING & ZONING COMMISSION**  
**COMMUNITY HALL • 3 EAST STREET • MORRIS, CONNECTICUT 06763**

Public Hearing Morris Town Hall and Live on Zoom

June 18th, 2025 at 7:00 pm

Call in # 1-929-205-6099

<https://us02web.zoom.us/j/89978564674?pwd=B26n07TCJtMtDcZASxLpbiEH5olsHG.1>

Meeting ID: 899 7856 4674

Passcode: 433590

<b>David Wiig Chairman</b>		
Barbara Bongolotti	Dylan Hovey	Alternates
William Ayles Jr. (Vice-Chairman)	Helen White	Noah Butler
Veronica Florio	Marc Petzold.	Geoff Paletsky
Douglas Barnes (Secretary)	Kim Dore	Erika Leone
Staff: ZEO Tony Adili		
Planner Janell Mullen		

**Public Hearing Agenda**

**1. Call to Order**

**2. Application: A Text Amendment to the Regulations to hear an to Update Article III Commercial districts and Article IV Light Industrial District. This will include Sections 31, 32, 33, and 34. Definitions in Section 9 will also be amended.**  
**Applicant: Town of Morris Planning and Zoning Commission**

**3. Close or Continue Public Hearing**

Town of Morris Connecticut  
Planning and Zoning Commission  
Legal Notice

There will be a public hearing held on June 18th, 2025 at 7:00 pm at the Morris Community Hall and on ZOOM. The ZOOM Info will be available on the Public Hearing Agenda.

Application: A Text Amendment to the Regulations to Update Article III Commercial districts and Article IV Light Industrial District. This will include Sections 31, 32, 33, and 34. Definitions in Section 9 will also be amended.

Applicant: Town of Morris Planning and Zoning Commission

The full text of the proposed amendment will be available for inspection in the office of the Town Clerk.

Tony Adili

Zoning Enforcement Officer

## TOWN OF MORRIS

MEMORANDUM – Commercial Uses & Agri-tourism

*prepared for April 16<sup>th</sup>, 2025 Planning Meeting, updated for May 14<sup>th</sup>, 2025, and finalized for Public Hearing on June 18<sup>th</sup>, 2025 by Janell Mullen, Consultant Town Planner*

### ARTICLE III

#### COMMERCIAL DISTRICTS

SECTION 31 – COMMERCIAL DISTRICT (CA) – Town Center

SECTION 32- COMMERCIAL DISTRICT (CB)

SECTION 33- LAKE COMMERCIAL DISTRICT (LCD)

SECTION 34 – LAKE RECREATION DISTRICT (LRD)

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#### **Section 31 – COMMERCIAL DISTRICT CA**

The Commercial District CA is located where Route 61 and Route 109 intersect in what may be considered the “center of Town”. This Town Center includes municipal buildings along with commercial establishments adjacent to Residential – 60 zoning district.

##### Permitted uses by Zoning Permit:

1. **Any use permitted in a residential district is also permitted in the Commercial Districts.**
2. Farm Business (See **Section 68** – Agriculture & Agri-tourism)
3. Agri-tourism (See **Section 68**)
4. Construction Trailers (See **Section 64** – Trailers)
5. Temporary Non-Residential Restaurant Trailer aka a “food truck” (See **Section 64** – Trailers)

##### Permitted uses with Site Plan Approval: (See also **Section 51** – Standards and Requirements for Site Plans)

1. Restaurant – may include outdoor dining as accessory to indoor dining but establishments where customers are served in motor vehicles (drive-thrus) are prohibited.
2. Retail Business
3. Retail Service Operation
4. Professional Office
5. Dance/fitness/wellness studio
6. Educational Center

7. Mortuary and/or Funeral Home
8. Automobile and/or equipment related sales (with proof of valid CT dealer's license)

Special Exception Uses: (See also **Section 52** – Standards and Requirements for Special Exceptions)

1. Hotels, motels, and bed & breakfasts
2. Indoor Recreational Establishments such as movie theatres, gyms, bowling alleys
3. News or Media-Related Company
4. Life-care Facility
5. Senior Housing
6. Mixed-Use
7. Multifamily Housing
8. Adult Recreational Cannabis Production (see also **Article V, Section 52**)

Dimensional Requirements:

Minimum Lot Area	40,000 square feet
Minimum Frontage	125 feet
Maximum Height	35 feet
Minimum Front Yard Setback	50 feet
Minimum Side & Rear Yard Setback	20 feet
Maximum Building Coverage	25%
Total Impervious Coverage	50%

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## **SECTION 32 – COMMERCIAL DISTRICT CB**

The Commercial District CB is located at the intersection of Route 63 and Route 109. CB is where the majority of local commercial activity takes place in the Town of Morris.

Any use permitted in the CA District shall be permitted in the same manner in the CB District.

Special Exception Uses:

1. Small-scale Manufacturing, processing, and/or the assembling of goods
2. Commercial Kennel
3. Veterinary Hospital
4. Storage Facilities (See also **Article V, Section 52**)

Dimensional Requirements:

Minimum Lot Area	40,000 square feet
Minimum Frontage	125 feet
Maximum Height	35 feet
Minimum Front Yard Setback	50 feet
Minimum Side & Rear Yard Setback	20 feet
Maximum Building Coverage	25%
Total Impervious Coverage	50%

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### Section 33 – LAKE COMMERCIAL DISTRICT (LCD)

This commercial district borders Bantam Lake so permissible uses include low impact, smaller scale commercial uses that will not cause negative externalities on the Lake. This district borders residential lake communities.

Any use permitted in the Lake Residential District shall be permitted in the same manner in the Lake Commercial District (LCD).

#### Permitted Uses by Zoning Permit:

1. Construction Trailers (See **Section 64 – Trailers**)
2. Temporary Non-Residential Restaurant Trailer aka a “food truck” (See **Section 64 – Trailers**)

Permitted Uses by Site Plan Approval (See also **Section 51 – Standards and Requirements for Site Plans** with particular attention to Section 51.4 Stormwater Management Plan in accordance with the Town of Morris Low Impact Sustainable Development Design Manual)

1. Restaurant – may include outdoor dining as accessory to indoor dining but establishments where customers are served in motor vehicles (drive-thrus) are prohibited.
2. Retail Business
3. Retail Service Operation
4. Professional Office
5. Dance/fitness/wellness studio

#### Special Exception Uses:

1. Hotels, motels, and bed & breakfasts
2. Indoor Recreational Establishments such as movie theatres, gyms, bowling alleys
3. Mixed-Use
4. Senior Housing
5. Multifamily Dwellings

#### Dimensional Requirements:

Minimum Lot Area	40,000 square feet
Minimum Frontage	150 feet
Maximum Height	35 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	15 feet
Maximum Building Coverage	15%
Total Impervious Coverage	25%

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## Section 34 – LAKE RECREATIONAL DISTRICT

This low-impact corridor follows Route 209 and includes properties that abut Bantam Lake. Permissible uses are intended to emphasize recreational lake activity such as boating and swimming while prioritizing conservation and water quality.

Any use permitted in the Lake Residential District shall be permitted in the same manner in the Lake Recreational District. (NOTE: *Multifamily dwellings are allowed for in Lake Residential District (LR).*)

### Permissible Uses By Zoning Permit:

1. Bathhouses, picnic shelters, boat docks, marinas, boat launching, facilities, lockers, restrooms, and other structures associated with boating and swimming
2. Nature preserves, sanctuaries, swimming, boating, and other recreational clubs and/or facilities
3. Construction Trailers (See **Section 64 – Trailers**)
4. Temporary Non-Residential Restaurant Trailer aka a “food truck” (See **Section 64 – Trailers**)

Permitted Uses by Site Plan Approval: (See also **Section 51 – Standards and Requirements for Site Plans** with particular attention to Section 51.4 Stormwater Management Plan in accordance with the Town of Morris Low Impact Sustainable Development Design Manual)

1. Professional Offices related to Bantam Lake research and recreation
2. Retail sales including the sale of bait, as well as sales, rentals, and service of boats

### Permitted Uses by Special Exception:

1. Camps, retreat centers, and/or other recreational centers
2. Hotels, motels and/or bed & breakfast

### Dimensional Requirements:

Minimum Lot Area	40,000 square feet
Minimum Frontage	150 feet
Maximum Height	35 feet
Minimum Front Yard Setback	15 feet
Minimum Side Yard Setback	15 feet
Maximum Building Coverage	15%
Total Impervious Coverage	25%

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## ARTICLE IV

LIGHT INDUSTRIAL DISTRICT  
SECTION 41- LI-80 LIGHT INDUSTRIAL DISTRICT

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**SECTION 41 – LIGHT INDUSTRIAL – 80 DISTRICT**

Permitted Uses by Zoning Permit:

1. Construction Trailers (See **Section 64** – Trailers)
2. Temporary Non-Residential Restaurant Trailer aka a “food truck” (See **Section 64** – Trailers)

Permitted Uses by Special Exception: (See also **Section 52** – Standards and Requirements for Special Exceptions)

1. Storage Facilities including wholesale and distributing establishments
2. Lumber and building material yards
3. Manufacturing and/or assembly of goods that doesn’t involve hazardous materials
4. Research and Development Uses
5. Adult Recreational Cannabis Production, subject to the requirements of **Article V, Section 52**
6. Adaptive Reuse of Industrial Related Building(s) into Mixed-Use or Multi-family Dwelling

Dimensional Requirements:

Minimum Lot Area	80,000 square feet
Minimum Frontage	200 feet
Maximum Height	35 feet
Minimum Front Yard Setback	50 feet
Minimum Side & Rear Yard Setback	20 feet
Maximum Building Coverage	25%
Total Impervious Coverage	65%

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Terms to Define in **Section 9 DEFINITIONS** and to be added in alphabetical order:

ADAPTIVE REUSE – renovation and re—use of an existing structure for new purposes

BED & BREAKFAST – a single-family dwelling occupied by the owner and/or tenant that provides an accessory use of transient lodging in six (6) or fewer rooms and breakfast, traditionally,

for compensation. A bed & breakfast shall have CT state licensing authorization and shall not be construed as a “short-term rental”.

COMMERCIAL KENNEL – a place maintained for boarding or grooming dogs and cats, and includes, but is not limited to, any veterinary hospitals which boards or grooms dogs or cats for nonmedical purposes. This facility requires state licensing.

HOTEL/MOTEL– a building or group of buildings having units containing sleeping accommodations which are available for temporary occupants

EDUCATIONAL CENTER– an establishment intended to serve students with vocational, technical, and/or other skills with instruction.

FUNERAL HOME- a building or part of a building used for human funeral services. Such building may contain space and facilities for embalming and the performance of other services used in the preparation of the deceased for burial. Where a funeral home is permitting, a funeral chapel is permitted.

INDOOR RECREATIONAL FACILITY- an establishment designated for recreational purposes such as swimming pools, sports arenas and/or facilities, court games, theaters, bowling alleys, etc.

LIFE-CARE FACILITY (shall replace the term CONVALESCENT HOME) – an establishment, other than a hospital, where the elderly and/or sick reside and/or seek care.

MORTUARY – a building that serves as a holding area for the deceased and that facilitates processes like identification, autopsy, and preparation for funeral arrangements or cremation.

NEWS/MEDIA COMPANY – an establishment that engages in information-sharing by print, television, and/or digital means.

PROFESSIONAL OFFICE-(such as banks, medical offices, financial institutions) a commercial space where work is done for others which involves the dispensation of a service, such as a lawyer, doctor, accountant, engineer, financial services, etc.

SENIOR HOUSING- a housing development where each residential unit is occupied by an individual (fifty-five) 55 years or older. The facility may include medical facilities, recreational facilities, and/or dining services.

RETAIL BUSINESS – a business whose primary activity is the sale of merchandise kept and displayed on the premises and sold directly to customers that visit the premises.

RETAIL SERVICE OPERATION – a business whose primary activity is the sale of a service directly to a consumer on the premises.

VETERINARY HOSPITAL – a licensed facility where the science and art of prevention, cure, or alleviation of disease and injury in animals is practiced.



PERMITTED USES	ZONING DISTRICTS					NOTES
	CA	CB	LCD	LRD	LI-80	
Farm Businesses	ZP	ZP	✓			Section 68
Agritourism	ZP	ZP				
Construction Trailers	ZP	ZP	ZP	ZP	ZP	Section 64
Temporary Restaurant Trailer	ZP	ZP	ZP	ZP	ZP	Section 64
Restaurants	S	S	S			
Retail Business	S	S	S			
Retail Service Operation	S	S	S			
Professional Office	S	S	S			
Dance/Fitness/Wellness Studio	S	S	S			
Educational Center	S	S				
Mortuary and/or Funeral Home	S	S				
Automobile and/or equipment related sales	S	S				
Hotels and Motels and Bed & Breakfasts	SE	SE	SE	SE		
Indoor Recreational Establishments	SE	SE	SE			
News or Media-Related Company	SE	SE				
Life-care Facility	SE	SE				
Senior Housing	SE	SE	SE			
Mixed-Use	SE	SE	SE			
Multi-family Housing	SE	SE	SE			
Adult Recreational Cannabis	SE	SE			SE	Article V, Sect 52
Small-scale Manufacturing, Processing, and/or the assembling of goods		SE			SE	
Commercial Kennel		SE				
Veterinary Hospital		SE				
Storage Facilities		SE			SE	Article V, Sect 52
Bathhouses, picnic shelters, boat docks/launches, marinas, etc				ZP		
Nature preserves, sanctuaries, swimming, boating, and other recreational clubs				ZP		
Professional Office related to Bantam Lake research & recreation				S		
Retail sales related to lake activity such as bait and boats				S		
Camps, Retreat Centers, and other recreational centers				SE		
Lumber and Building Material Yards					SE	
Research and Development						
Adaptive Re-Use of Existing Building					SE	

KEY	
✓	Permitted by Right
ZP	Zoning Permit
S	Site Plan
SE	Special Exception
(blank)	Prohibited