

PROPOSED CHILD CARE AMENDMENTS

GLOSSARY OF TERMS AND PHRASES

Add the following either alphabetically or grouped together under the term “Child Care”:

FAMILY CHILD CARE HOME - As defined in CGS Section 19a-77, as amended. (*also see Group Child Care Home*).

GROUP CHILD CARE HOME - A private family home which offers or provides a program of supplementary care:

- To not less than seven (7) nor more than twelve (12) related or unrelated children outside their own homes on a regular basis in a private family home, or
- That meets the definition of a family child care home except that it operates in a facility other than a private family home.

CHILD CARE CENTER - A facility which offers or provides a program of supplementary care to more than twelve related or unrelated children outside their own homes on a regular basis .

RESIDENTIAL ZONING DISTRICTS

LR - LARGE RURAL RESIDENCES

7. Permitted Uses: The following uses are permitted in the LR:

- Construction Trailer – ZP
- Ecclesiastical Commercial Kitchen -ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Public Administration Services – SP
- Public Safety Facility – SP
- Signs – Farm, Farm Winery and Land Trust - ZP
- Single Family Dwelling – ZP
- Temporary Trailers – ZP

8. Special Exceptions: The following uses are Special Exceptions in the LR:

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- Child Care Center when accessory to a Philanthropic, Instructional, Or Educational Institution, or a Public Instructional and Educational Institution, or a Worship Place
- Club
- Contractor/Tradesman Shop and Storage
- Country Inn
- Country Inn, Restaurant
- Farm Stand (Permanent)
- Farm Winery Accessory Use
- Greenhouse-Nursery
- Home Occupations
- Kennel
- Outdoor Recreational Facility
- Philanthropic, Instructional and Educational Institutions
- Stable, Commercial
- Two-Family Dwelling (Duplex)
- Veterinary Hospital
- Worship Place

RR - RURAL RESIDENCES

6. Permitted Uses: The following uses are permitted in the RR:

- Single Family Dwelling – ZP
- Construction Trailers – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Old Barn Storage - ZP
- Public Administration Services – SP
- Public Safety Facility – SP
- Signs – Farm, Farm Winery and Land Trust – ZP

7. Special Exceptions: The following uses are Special Exceptions in the RR:

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- Child Care Center when accessory to a Philanthropic, Instructional, Or Educational Institution, or a Public Instructional and Educational Institution, or a Worship Place
- Club
- Contractor/Tradesman Shop and Storage
- Convalescent Home/Nursing Home
- Country Inn
- Country Inn/Restaurant
- Farm Stand (Permanent)
- Farm Winery Accessory Use
- Greenhouse-Nursery (Commercial)
- Home Occupation
- Housing for Elderly
- Independent Living Retirement Facility
- Kennel
- Old Barn Adaptive Reuse
- Outdoor Recreational Facility
- Philanthropic, Instructional and Educational Institutions
- Public Instructional and Educational Institutions
- Public Utility Facility
- Stable, Commercial
- Two-Family Dwelling (Duplex)
- Veterinary Hospital
- Worship Place

SF- SINGLE-FAMILY RESIDENCES

6. Permitted Uses: The following uses are permitted in the SF:

- Single Family Dwelling – ZP
- Construction Trailers – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP

7. Special Exceptions: The following uses are Special Exceptions in the SF:

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- Child Care Center when accessory to a Philanthropic, Instructional, Or Educational Institution, or a Public Instructional and Educational Institution, or a Worship Place
- Club
- Contractor/Tradesman Shop and Storage
- Country Inn
- Country Inn/Restaurant
- Farm Stand (Permanent)
- Farm Winery Accessory Use
- Home Occupation
- Housing for Elderly (Non-Profit and For-Profit)
- Philanthropic, Instructional and Educational Institutions
- Public Utility
- Outdoor Recreational Facility
- Two-Family Dwelling (Duplex)
- Worship Place

GR - GATEWAY RESIDENCES

6. Permitted Uses: The following uses are permitted in the GR:

- Single Family Dwelling – ZP
- Construction Trailers – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Signs – Farm, Farm Winery and Land Trust - ZP

7. Special Exceptions: The following uses are Special Exceptions in the GR:

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- Child Care Center when accessory to a Philanthropic, Instructional, Or Educational Institution, or a Public Instructional and Educational Institution, or a Worship Place
- Club
- Contractor/Tradesman Shop and Storage
- Convalescent Home/Nursing Home
- Country Inn
- Country Inn/Restaurant
- Farm Stand, Permanent
- Farm Winery, Accessory Use
- Greenhouse-Nursery (Commercial)
- Home Occupation
- Housing for Elderly (Non-Profit and For-Profit)
- Kennel
- Multi-family Housing
- Philanthropic, Instructional and Educational Institutions
- Public Utility
- Outdoor Recreational Facility
- Stable, Commercial
- Telecommunication Facilities and Sites
- Two-Family Dwelling (Duplex)
- Veterinary Hospital
- Worship Place

HR - HISTORIC BOROUGH RESIDENCES - HR-30

7. Permitted Uses: The following uses are permitted in the HR:

- Single Family Dwelling – ZP
- Construction Trailers – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Public Administrative Facility – SP
- Public Safety Facility – SP

HR - HISTORIC BOROUGH RESIDENCES - HR-20

6. Permitted Uses: The following uses are permitted in the HR:

- Construction Trailers – ZP
- Single Family Dwelling – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Public Administrative Services – SP
- Public Safety Facility – SP
- Farm Stand (Temporary) – SP

MF - MULTI-FAMILY

6. Permitted Uses: The following uses are permitted in the MF:

- Construction Trailer – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Multi-Family Dwelling – SP
- Single-Family Dwelling – SP
- Two-Family Dwelling – SP

RHOW – RESIDENTIAL HOUSING OPPORTUNITY/WORKFORCE

2. Permitted Uses:

- a) The following principal uses and structures shall be permitted subject to site plan and/or subdivision approval by the Commission in accordance with the standards set forth herein:
 - 1) Single-family residential dwellings, ~~related maintenance sheds, structures and uses.~~
 - 2) Multi-family residential dwellings, ~~related maintenance sheds, structures and uses.~~
 - 3) A mix of single-family residential dwellings and multi-family residential dwellings, ~~with related maintenance sheds, structures and uses,~~ may be allowed within one residential community development proposal submitted for approval pursuant to this Section. The single-family residential dwellings may be located on individual lots for sale.
- b) The following accessory uses and structures shall be permitted subject to the standards set forth herein:
 - 1) Related maintenance sheds, structures and uses (ZP if shown on approved site plan, SP otherwise).
 - 2) Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home (ZP).
 - 3) Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home (ZP).

COMMERCE ZONING DISTRICTS

HTC - HISTORIC TOWN CENTER

6. Permitted Uses: The following uses are permitted in the HTC district:

- Child Care Center as a principal use - SP
- Construction Trailer – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm – ZP
- Farm Stand (Temporary) – SP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Public Administration Facility – SP
- Public Safety Facility – SP
- Single Family Dwelling – ZP

7. Special Exceptions: The following uses are Special Exceptions in the HTC district:

- Accessory Apartment
- Affordable Housing
- Bakery
- Banks and Financial Institutions
- Bed & Breakfast
- Boutique Hotel
- Business and Professional Offices
- Caterer
- Contractor, Trades, Shop and Storage
- Country Inn
- Country Inn/Restaurant
- Drug Store, Small Format
- Drug Store, Large Format
- Philanthropic, Instructional and Educational Institutions
- Farm Stand (Temporary)
- Printing Establishment
- Recreational and Entertainment Facility (Outdoor)
- Residential Use within a Business Building
- Restaurant (Not High Turnover/Fast Food)
- Retail, Convenience
- Retail, Grocery Large Format
- Retail, Grocery Small Format
- Retail, Large Shop
- Retail, Personal Services
- Retail, Small Shop
- Worship Place

C-202 - ROUTE 202 COMMERCE

5. Permitted Uses: The following uses are permitted in the C-202:

- Banks and Financial Institutions – SP
- Business & Professional Offices – SP
- Bakery - SP
- Bed & Breakfast - SP
- Brewery, Micro - SP
- Brewpub - SP
- Caterer– SP
- Child Care Center as a principal use - SP
- Commissary - SP
- Contractor/Trades, Shop and Storage – SP
- Distiller – SP
- Ecclesiastical Commercial Kitchen - ZP
- Drug Store, Small Format – SP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm - ZP
- Farm Stand, Permanent - SP
- Farm Stand, Temporary On-Site - SP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Indoor Recreational Facility – SP
- Storage, Personal, Mini-Warehouse – Indoor – SP
- Medical Office of Clinic – SP
- Retail Small Shop – SP
- Retail, Personal Services – SP
- Public Administrative Facility – SP
- Public Safety Facility – SP
- Restaurant, Sit Down – SP
- Retail, Convenience – SP
- Retail Small Grocery Format – SP
- Retail, Small Shop – SP
- Single Family Dwelling – ZP
- Storage Business, Outdoor Limited – SP
- Tap/Tasting Room – SP
- Telecommunication Facilities and Sites – SP
- Veterinary Hospital – SP
- Warehouse, Small – SP

6. Special Exceptions: The following uses are Special Exceptions in the C-202:

- Accessory Apartment
- Brewery, Large
- Car Wash
- Cemetery
- Club
- Continuing Care, Independent Living Retirement Community
- Convalescent Home/Nursing Home
- Country Inn
- Country Inn/Restaurant
- Drug Store, Large Format
- Funeral, Undertaking and Internment Service
- Farm Winery Accessory Use

- Greenhouse/Nursery, Commercial
- Hotel
- Kennel
- Mixed Use Building
- Manufacturing, Light
- Motel
- Motor Vehicle Fuel Sales with Convenience Retail
- Motor Vehicle Fuel Sales without Convenience Retail
- Multi-family Housing
- Outdoor Recreation Facility
- Printing Establishment
- Public Utility Facility
- Research and Development Facility
- Residential Use within a Business Building
- Retail, Grocery Large Format
- Retail, Large Shop
- Shopping Center
- Storage, Personal and Mini-Warehouse (Indoor)
- Vehicle Sales and Service, Personal
- Vehicle Sales and Service, Pleasure
- Vehicle Sales and Service, Professional
- Worship Place

RC - RIVERVIEW COMMERCE

6. Permitted Uses: The following uses are permitted in the RC:

- Bakery - SP
- Banks and Financial Institutions – SP
- Bed & Breakfast - SP
- Brewery, Micro - SP
- Brewpub – SP
- Bulk Storage Facility – SP
- Business and Professional Offices – SP
- Caterer– SP
- Child Care Center as a principal use - SP
- Commissary - SP
- Construction Trailer – ZP
- Distillery - SP
- Drug Store, Large Format – SP
- Drug Store, Small Format – SP
- Ecclesiastical Commercial Kitchen - ZP
- Family Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Farm Stand, Temporary On-Site – ZP
- Greenhouse/Nursery, Commercial - SP
- Group Child Care Home licensed by the Office of Early Childhood when accessory to a private family home - ZP
- Indoor Recreational Facility
- Manufacturing, Light - SP
- Medical Office or Clinic - SP
- Public Administration Facility – SP
- Public Safety Facility – SP
- Research and Development Facility - SP
- Restaurant– SP
- Retail, Convenience - SP
- Retail, Grocery, Small Format - SP
- Single Family Dwelling
- Storage Business, Outdoor Limited – SP
- Storage, Personal and Mini-Warehouse, Indoor – SP
- Storage, Personal and Mini-Warehouse, Outdoor – SP
- Tap/Tasting Room - SP
- Veterinary Hospital – SP
- Warehouse, Small - SP
- Wholesale Distribution - SP

7. Special Exceptions: The following uses are Special Exceptions in the RC:

- Bed & Breakfast
- Brewery, Large
- Cemetery
- Crematorium
- Mixed Use Building
- Motor Vehicle Fuel Sales with Convenience Retail
- Outdoor Recreational Facility
- Philanthropic, Instructional and Educational Institutions
- Public Administrative Services
- Public Recreation Facility
- Public Safety Facility

- Public Utility Facility
- Restaurant, High Turnover/Fast Food
- Retail, Grocery Large Format
- Retail, Large Shop
- Retail, Personal. Services
- Tap-Tasting Room
- Telecommunication Facilities and Sites
- Vehicle Sales and Service, Personal
- Vehicle Sales and Service, Pleasure
- Vehicle Sales and Service, Professional
- Warehouse, Large
- Worship Place

SPECIFIC STANDARDS AND REQUIREMENTS

Add new subsection “HH – Child Care” as indicated below:

HH – Child Care

1. Per CGS Section 8-3j(a), no zoning regulation shall treat any family child care home or group child care home, located in a residence and licensed by the Office of Early Childhood pursuant to CGS chapter 368a, in a manner different from single or multifamily dwellings.
2. Per CGS Section 8-2(d)(1), zoning regulations shall not:
 - a. Prohibit the operation in a residential zone of any family child care home or group child care home located in a residence, or
 - b. Require any special zoning permit or special zoning exception for such operation.
3. Per CGS Section 19a-80, the operation of a licensed group child care home located in a residence shall not be subject to any conditions, other than those imposed by the commissioner of the Office of Early Childhood, if the group child care home complies with all codes and ordinances applicable to single and multifamily dwellings.
4. A day care center shall be licensed by the Office of Early Childhood and, in addition to conformance with the “General Standards of Review” for Special Exceptions, shall:
 - a. Be located on a lot of adequate size and frontage to accommodate the proposed usage, and
 - b. Not have play equipment located in any required front or side yard setbacks unless specifically approved by the Commission.

APPENDIX A – MINIMUM PARKING REQUIREMENTS

Add new line item under Commerce Uses as indicated below:

<u>Child Care Center</u>	<u>1 space per 10 enrollees for staff parking plus 5 additional spaces in a clearly delineated drop off/ pick up area</u>
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Could be Appendix F – Statutory References

Family Child Care Home - From CGS Section 19a-77 (current as of 12/28/23)

A private family home providing care:

(A) for

- (i) not more than six children, including the provider's own children not in school full time, without the presence or assistance of an assistant or substitute staff member approved by the Commissioner of Early Childhood, pursuant to section 19a-87b, present and assisting the provider, or
- (ii) not more than nine children, including the provider's own children, with the presence and assistance of such approved assistant or substitute staff member, and

(B) for not less than three or more than twelve hours during a twenty-four-hour period and where care is given on a regularly recurring basis except that care may be provided in excess of twelve hours but not more than seventy-two consecutive hours to accommodate a need for extended care or intermittent short-term overnight care.

For providers described in subparagraph (A)(i) (above):

- During the regular school year, a maximum of three additional children who are in school full time, including such provider's own children, shall be permitted except that if such provider has more than three children who are such provider's own children and in school full time, all of such provider's own children shall be permitted.
- During the summer months when regular school is not in session, a maximum of three additional children who are otherwise enrolled in school full time shall be permitted if there is such an approved assistant or substitute staff member present and assisting such provider, except that:
 - If such provider has more than three such additional children who are such provider's own children, all of such provider's own children shall be permitted, and
 - Such approved assistant or substitute staff member shall not be required if all of such additional children are such provider's own children.