

# PROPOSED RESTAURANT AMENDMENTS

## GLOSSARY OF TERMS AND PHRASES

Make the following changes:

Grey = To Be Deleted      **SE** = Special Exception  
 Black Strikethrough = To Be Deleted      SP = Site Plan  
 Red Underline = To Be Added      ZP = Zoning Permit  
 Red Strikethrough = To Be Deleted

HTC = Historic Town Center / C-202 = Rt. 202 Commerce / RC = Riverview Commerce	HTC	C-202	RC	Res. Zones
<b>Bakery</b> - A commercial establishment for the making of baked goods where sales of such goods are to other establishments or to customers who are not served baked goods or other food or beverages in the establishment. <u>Where such goods are served to customers at tables or counters or where seating is provided for on-site food consumption, such activity shall be classified as a convenience restaurant.</u>	<b>SE</b>	<b>SP</b>	<b>SP</b>	x
<b>Caterer</b> – <b>NOT DEFINED</b>	SP <sup>2</sup>	SP	SP	x
<b>Catering Business</b> - <u>A business establishment other than a restaurant whose primary function is the preparation of food in one location for service in another location such as at a non-related business or institution, food vending unit, mobile food establishment, or special event. A residential kitchen within a residence cannot be licensed for a catering business. Ask Steve Byrne?</u>	<b>SE</b>	<b>SP</b>	<b>SP</b>	x
<b>Commissary</b> – An establishment other than a restaurant in which food, containers, or supplies are kept, handled, prepared, packaged, or stored for transportation by mobile food establishments, and that serves as an operating base for a restaurant or catering business. A restaurant may serve as a commissary for a catering business which is owned and operated by the restaurant. <u>ESSENTIALLY SAME AS CATERING BUSINESS?</u>	x	SP	SP	x
<b>Cottage Food Operation</b> – <u>As per CGS Section 21a-62a et seq, the production of food(s) in the home kitchen of a person's private residential dwelling for sale directly to the consumer and licensed by the Commissioner of Consumer Protection (does not include maple syrup or honey).</u>	<b>ZP</b>	<b>ZP</b>	<b>ZP</b>	<b>ZP</b>
<b>Food Vending Unit</b> – A food vending unit is a commercial motorized vehicle or trailer equipped to cook, prepare, serve, and/or sell food <u>include: including</u> ice cream trucks, frozen or prepackaged food, on-board kitchens, food preparation from scratch, or food prepared in a commercial kitchen. <b>DEFINED BUT NOT USED = Not Permitted?</b>				

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<b>Restaurant</b> - A food service establishment that meets all of the following criteria: 1. Customers are served only when seated at tables or counters; 2. No customers are served in motor vehicles; and Customers are not served primarily at take-out type counters regardless of whether the food is intended to be consumed on or off the premises; and 3. Any food take-out service is clearly incidental to the primary permitted use of serving customers seated at tables or counters.	SE Not high turnover / fast food	SP	?	
<b>Restaurant High Turnover / Fast Food</b> – <b>USED BUT NOT DEFINED</b>		?	SP	
<b>Restaurant</b> - A business establishment whose primary function is preparation and service of food for human consumption (may include beverage service as an accessory use). <ul style="list-style-type: none"> <li><b>Restaurant, Convenience</b> - A restaurant, typically with no wait staff and no table service, where food is ordered from a posted menu at a counter or kiosk and/or where food is primarily served ready to consume, on a tray, or in a bag or other container to allow for consumption on or off the premises (includes coffee shop, doughnuts, delicatessen, sandwich shop, pizza restaurant (including take-out /delivery), ice cream shop, etc.).</li> <li><b>Restaurant, Fast Food</b> - A convenience restaurant, typically associated with a restaurant chain, characterized by a high turnover rate for customers and food prepared or partially prepared in advance of a customer's order. Table service is generally not provided and patrons generally order at a counter or kiosk and pay before they eat.</li> <li><b>Restaurant, Drive-Through</b> - A convenience restaurant establishment where service of any kind occurs at a drive-through window or directly to people seated in cars.</li> <li><b>Sit-Down Restaurant</b> - A restaurant where waitstaff generally seat patrons at tables, food is ordered from a menu, patrons are served at the table for consumption on the premises, and patrons pay for meals after they eat (includes taverns and cafes and accessory bars).</li> </ul>	SE	SP	SP	x
	x	x	SE	x
	x	x	SE	x
	SE	SP	SP	x
<b>Retail Food Establishment</b> - A retail establishment selling food and/or non-alcoholic beverages not generally intended for immediate human consumption (such as a butcher, a fish market, a candy shop, chocolatier, etc.) or whose primary function is another business type (such as a retail store providing coffee to patrons). A retail food establishment where customers are served at tables or counters or where seating is provided for on-site food consumption shall be classified as a convenience restaurant.	SP	SP	SP	x

HTC = Historic Town Center / C-202 = Rt. 202 Commerce / RC = Riverview Commerce	HTC	C-202	RC	Res. Zones
<b>Retail, Grocery Large Format</b> - A retail establishment of <del>greater than</del> 30,000 square feet <del>or more</del> , but not a convenience store, for the display and sale of meat, fruits, fresh and packaged foods, cleaning supplies, paper goods, pet supplies, health and beauty products, ready-to-eat food products, bakery products, dairy products and similar items for human consumption and may include a bakery, delicatessen or prescription pharmacy <u>as an accessory use</u> .	x	SE	SE	x
<b>Retail, Grocery Small Format</b> - A retail establishment of less than 30,000 square feet <del>or greater</del> for the display and sale of meat, fruits, fresh and packaged foods, cleaning supplies, paper goods, pet supplies, health and beauty products, ready-to-eat food products, bakery products, dairy products and similar items for human consumption and may include a bakery, delicatessen or prescription pharmacy <u>as an accessory use</u> .	SE	SE	SP	x
<b>Shopping Center</b> - A group of commercial or other uses <del>permitted in the C-202 district</del> located on common property that has been planned, developed and is owned or managed as a unit with common off-street parking and a common access way.	x	SE	SE	x

## COMMERCE ZONING DISTRICTS

### HTC - HISTORIC TOWN CENTER

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

- Construction Trailer – ZP
- ~~Cottage Food Operation - ZP~~
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Farm Stand (Temporary) – SP
- Public Administration Facility – SP
- Public Safety Facility – SP
- ~~Retail Food Establishment - SP~~
- Single Family Dwelling – ZP

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

- ~~Accessory Accessory~~ Apartment
- Affordable Housing
- Bakery
- Banks and Financial Institutions
- Bed & Breakfast
- Boutique Hotel
- Business and Professional Offices
- ~~Caterer Catering Business~~
- 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, Convenience~~
- ~~Sit-Down Restaurant~~
- ~~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~~ Catering Business – SP
- ~~Commissary~~ - SP
- Contractor/Trades, Shop and Storage – SP
- Cottage Food Operation - ZP
- Restaurant, Convenience
- Distiller – SP
- Ecclesiastical Commercial Kitchen - ZP
- Drug Store, Small Format – SP
- Farm - ZP
- Farm Stand, Permanent - SP
- Farm Stand, Temporary On-Site - SP
- 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 Food Establishment - 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

## 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~~ Catering Business – SP
- ~~Commissary~~ – SP
- Construction Trailer – ZP
- Cottage Food Operation - ZP
- Distillery - SP
- Drug Store, Large Format – SP
- Drug Store, Small Format – SP
- Ecclesiastical Commercial Kitchen - ZP
- Farm Stand, Temporary On-Site – ZP
- Greenhouse/Nursery, Commercial - SP
- 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, Convenience – SP
- Restaurant, Sit-Down – SP
- Retail, Convenience - SP
- Retail Food Establishment - 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, Drive Through
- Restaurant, ~~Fast Food 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

## RESIDENTIAL ZONING DISTRICTS

### LR - LARGE RURAL RESIDENCES

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

- Construction Trailer – ZP
- [Cottage Food Operation - ZP](#)
- Ecclesiastical Commercial Kitchen -ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – 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
- 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
- Cottage Food Operation - ZP
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – 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
- 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
- Cottage Food Operation - ZP
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – ZP

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

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- 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
- Cottage Food Operation - ZP
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Farm Stand, Temporary On-Site – P
- Farm Winery – 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
- 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
- Cottage Food Operation - ZP
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Public Administrative Facility – SP
- Public Safety Facility – SP

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

- Accessory Apartment
- Affordable Housing
- Club
- Farm Stand (Temporary)
- Farm Winery
- Philanthropic, Instructional and Educational Institutions
- Two-Family Dwelling (Duplex)
- Worship Place

**HR - HISTORIC BOROUGH RESIDENCES - HR-20**

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

- Construction Trailers – ZP
- Cottage Food Operation - ZP
- Single Family Dwelling – ZP
- Ecclesiastical Commercial Kitchen - ZP
- Farm – ZP
- Public Administrative Services – SP
- Public Safety Facility – SP
- Farm Stand (Temporary) – SP

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

- Accessory Apartment
- Affordable Housing
- Bed & Breakfast
- Cemetery
- Club
- Educational, Instructional, Philanthropic and Charitable Institutions
- Farm Stand (Temporary)
- Farm Winery, Accessory Use
- Greenhouse-Nursery (Commercial)
- Housing for Elderly (Non-Profit and For-Profit)
- Outdoor Recreational Facility
- Philanthropic, Instructional and Educational Institutions
- Two-Family Duplex
- Worship Place

**MF - MULTI-FAMILY**

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

- Construction Trailer – ZP
- Cottage Food Operation - ZP
- Ecclesiastical Commercial Kitchen - ZP
- Multi-Family Dwelling – SP
- Single-Family Dwelling – SP
- Two-Family Dwelling – SP

7. Special Exceptions:

- None

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**RHOW – RESIDENTIAL HOUSING OPPORTUNITY/WORKFORCE**

2. Permitted Uses:

The following uses shall be permitted subject to **site plan and/or subdivision approval** by the Commission in accordance with the standards set forth herein:

- Single-family residential dwellings, related maintenance sheds, structures and uses.
- Multi-family residential dwellings, related maintenance sheds, structures and uses.
- 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.

## MINIMUM PARKING REQUIREMENTS

Accessories	
Accessory Apartment	1 additional per accessory apartment unit
Accessory Structure	N/A
Community Center, Private	1 additional per 600 sq. ft.
Cottage Food Operation	N/A
Farm Stand, Temporary	N/A
Home Occupation	N/A
Stable, Personal	N/A
Tap/Tasting Room	1 additional per 200 sq. ft.
Residence Uses	
Affordable Housing	0.75 per bedroom
Multi-Family Dwelling	1.5 per unit + 0.25 guest spaces per unit
Single-Family Dwelling	Off-Street Parking Required
Two-Family Dwelling (Duplex)	2 per unit
Commerce Uses	
Bakery	1 per 400 sq. ft.
Banks and Financial Institutions with Drive-Thru	1 per 300 sq. ft. + 5 stacking spaces per drive-thru lane
Banks and Financial Institutions without Drive-Thru	1 per 300 sq. ft.
Bed and Breakfast	2 per dwelling unit + 1 per bedroom for rent
Brewery, Large	1 per 600 sq. ft.
Brewery, Micro	1 per 300 sq. ft.
Brewpub	1 per 50 sq. ft.
Boutique Hotel	1 per room for rent
Bulk Storage Facility	1 per 2,000 sq. ft.
Car Wash	1 per 300 sq. ft. of 5 stacking spaces per drive-thru lane
Catering Business	1 per 300 sq. ft.
Cemetery	1 per acre
Club	1 per 600 sq. ft.
Commissary	<del>1 per 2,000 sq. ft.</del>
Continuing Care Retirement Community	1 per unit
Contractor/Tradesman Shop and Storage	1 per 500 sq. ft.
Convalescent Home/Nursing Home	0.75 per unit
Country Inn	1 per room for rent
Cultural Institution	1 per 250 sq. ft.
Distillery	1 per 2,000 sq. ft.
Drug Store, Large Format	1 per 300 sq. ft.
Drug Store, Small Format	1 per 300 sq. ft.
Farm	N/A
Farm Stand, Permanent	2 per stand
Farm Winery	N/A
Funeral, Undertaking and Internment Service	1 per 4 persons at maximum capacity
Greenhouse/Nursery, Commercial	1 per 600 sq. ft. of interior space
Hotel	1 per room for rent
Housing for Elderly	0.75 per unit
Independent Living Retirement Facility	1.50 per unit
Industrial Laundry	1 per 2,000 sq. ft.
Kennel	1 per 600 sq. ft. of interior space
Manufacturing, Light	1 per 2,000 sq. ft.
Medical Office or Clinic	1 per 300 sq. ft.
Mixed-Use Building	See requirements for each use in a building
Motel	1 per guest room
Motor Vehicle Fuel Sales with Convenience Retail	1 per 300 sq. ft.

Motor Vehicle Fuel Sales without Convenience Retail	N/A
Office, Business	1 per 300 sq. ft.
Office, Professional	1 per 300 sq. ft.
Philanthropic, Instructional and Educational Institutions	See requirements for each use in a building (i.e. office, school, etc.)
Public Administrative Services	1 per 300 sq. ft.
Public Recreation Facility	N/A
Public Safety Facility	N/A
Public Utility Facility	N/A
Recreation Facility, Indoor Private	1 per 600 sq. ft.
Recreation Facility, Outdoor Private	N/A
Research and Development Facility	1 per 600 sq. ft.
Restaurant, Convenience	1 per 100 sq. ft. (10 spaces minimum)
Restaurant, Fast Food	1 per 100 sq. ft. (10 spaces minimum)
Restaurant, Drive Through	1 per 100 sq. ft. (10 spaces minimum) plus 8 stacking spaces
Restaurant, Sit Down	1 per 100 sq. ft. (10 spaces minimum)
Retail, Convenience	1 per 300 sq. ft.
Retail Food Establishment	1 per 300 sq. ft. (5 spaces minimum)
Retail, Grocery Large Format	1 per 250 sq. ft.
Retail, Grocery Small Format	1 per 400 sq. ft.
Retail, Large Shop	1 per 300 sq. ft.
Retail, Personal Service	1 per 300 sq. ft.
Retail, Small Shop	1 per 300 sq. ft.
School	1 per 2 classrooms
Stable, Commercial	1 per 5,000 sq. ft. of interior space
Storage Business, Outdoor Limited	1 per 300 sq. ft. of office + 0.25 per unit for rent
Storage, Personal and Mini-Warehouse	1 per 300 sq. ft. of office + 0.25 per unit for rent
Vehicle Sales and Service, Personal	1 per 1,500 sq. ft. of interior space not including display area
Vehicle Sales and Service; Pleasure	1 per 1,500 sq. ft. of interior space not including display area
Vehicle Sales and Service; Professional	1 per 1,500 sq. ft. of interior space not including display area
Veterinary Hospital	1 per 300 sq. ft.
Warehouse, Small & Large	1 per 2,000 sq. ft.
Wholesale and Distribution Business	1 per 2,000 sq. ft.
Worship Place	1 per 4 persons at max. occupancy