

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

Chapter 390
Inland Wetlands and Watercourses Regulations

§ 390-2 Definitions.

As used in these regulations, the following terms shall have the meanings indicated:

AGENCY

The Inland Wetlands ~~and Watercourses~~ Commission of the Town of Winchester.

COMMISSION MEMBER

A member of the Inland Wetlands ~~and Watercourses~~ Commission of the Town of Winchester.

COMMISSIONER OF ENERGY AND ENVIRONMENTAL PROTECTION

The Commissioner of the State of Connecticut Department of Energy and Environmental Protection.

FOREST PRACTICE

Any activity which may alter the physical or vegetative characteristics of any forest land which is undertaken in connection with the harvest of commercial forest products, unless such harvest is undertaken pursuant to the conversion of forest land to other uses and such conversion has been approved by:

- A. The ~~planning commission, zoning commission, or combined planning~~Planning and ~~zoning~~commission; Zoning Commission; and

~~MUNICIPALITY~~

~~The Town of Winchester, Litchfield County, Connecticut.~~

WASTE

Sewerage or any substance, liquid, gaseous, solid or radioactive, which may pollute or tend to pollute any of the wetlands or watercourses of the Town.

WETLANDS

Land, including submerged land as defined in this section, not regulated pursuant to C.G.S. §§ 22a-28 through 22a-35, inclusive, which consists of any of the soil types designated as "poorly drained," "very poorly drained," "alluvial" and "floodplain" by the National Cooperative Soil Survey, as it may be amended from time to time, of the ~~Soil~~Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded or excavated sites which possess an aquatic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

§ 390-4 Permitted uses as of right and nonregulated uses.

- A. The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
- (1) Grazing, farming, nurseries, gardening and harvesting of crops and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Energy and Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this subsection shall not be construed to include road construction or

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the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear-cutting of timber, except for the expansion of agricultural cropland, the mining of topsoil, peat, sand, gravel or similar material from wetlands or watercourses for the purposes of sale.

(2) A residential home a) for which a building permit has been issued or b) on a subdivision lot, provided the permit has been issued or the subdivision has been approved by ~~a municipal planning, zoning or planning the Planning and zoning commission as of the effective date of promulgation of the municipal regulations pursuant to subsection (b) of section 22a-42a, or~~ Zoning Commission as of July 1, 1974, ~~whichever is earlier,~~ and further provided no residential home shall be permitted as of right pursuant to this subsection unless the building permit was obtained on or before July 1, 1987. The individual claiming a use of wetlands permitted as a right under this subsection shall document the validity of said right by providing a certified copy of the building permit and a site plan showing proposed and existing topographic contours, house and well locations, septic system, driveway, approval dates or other necessary information. _

(3) Boat anchorage or mooring, not to include dredging or dock construction;_

(4) Uses incidental to the enjoyment or maintenance of residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted anywhere in the ~~municipality (provided that in any Town where there are no zoning regulations establishing minimum residential lot sites, the largest minimum lot site shall be two acres)~~ Town and containing a residence. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include cutting of trees, removal or deposition of substantial amounts of material from or into a wetland or watercourse, or diversion or alteration of a watercourse. _

(7) Withdrawals of water for fire emergency purposes. _

B. The following operations and uses shall be permitted as nonregulated uses in wetlands and watercourses, provided they do not disturb the natural and indigenous character of the wetland or watercourse by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse:

(2) Outdoor recreation, including the use of play and sporting areas, golf courses, field trails, nature study, hiking, horseback riding, swimming, skin and scuba diving, camping, boating, water skiing, trapping, hunting, fishing and shell fishing and cross-country skiing where otherwise legally permitted and regulated. _

(3) The installation of a dry hydrant by or under the authority of the Fire Department, provided such dry hydrant is only used for fire-fighting purposes and there is no alternative access to a public water supply. For purposes of this subsection, "dry hydrant" means a nonpressurized pipe system that:

(a) Is readily accessible to Fire Department apparatus from a proximate public road;

(b) Provides for the withdrawal of water by suction to such Fire Department apparatus; and

(c) Is permanently installed into an existing lake, pond or stream that is a dependable source of water.

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§ 390-5 Activities regulated by state.

- A. In addition to any permit or approval required by the Agency, the Commissioner of Energy and Environmental Protection shall regulate activities in or affecting wetlands or watercourses, subject to the following jurisdiction:
- B. The Commissioner of Energy and Environmental Protection shall have exclusive jurisdiction over regulated activities and other activities in or affecting wetlands or watercourses undertaken by any department, agency or instrumentality of the State of Connecticut, except any local or regional board of education, pursuant to C.G.S. § 22a-39 or 22a-45a.
- C. The Commissioner of Energy and Environmental Protection shall have exclusive jurisdiction over tidal wetlands designated and regulated pursuant to C.G.S. §§ 22a-28 through 22a-35, as amended.
- D. The Commissioner of Energy and Environmental Protection shall have exclusive jurisdiction over activities authorized under a dam repair or removal order issued by the Commissioner of Energy and Environmental Protection under C.G.S. § 22a-402 or a dam construction permit issued by the Commissioner of Energy and Environmental Protection under C.G.S. §§ 22a-403 or 22a-41. Any person receiving such dam repair or removal order or dam construction permit shall not be required to obtain a permit from a municipal wetlands agency for any action necessary to comply with said dam order to carry out the activities authorized by said dam permit.

§ 390-7 Application requirements.

- A. Any person proposing to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, or renew or amend a permit to conduct such activity, shall apply for a permit on a form entitled "Town of Winchester Inland Wetlands and Watercourses Agency - Application for Permit." ~~An~~The application shall be filed with the ~~inland wetlands agency of the Town or towns wherein the wetland or watercourse in question is located~~Inland Wetlands Commission. An application shall include an application form and such information as prescribed by Subsection **E** and, in the case of a significant activity, by Subsection **F** of this section, and any other information the Agency may reasonably require. Application forms may be obtained in the office of the Winchester ~~Building, Zoning, Planning and Wetlands~~Community Development Department.
- E. All applications shall include the following information in writing or on maps or drawings:
 - (14) At any time during the hearing process, the Agency may require an applicant to pay a fee for reasonable costs and expenses for expert engineering and other consultant services such as, but not limited to, performing or verifying the accuracy of a resource area survey and delineation, analysis or resource area functions and characteristics, wildlife evaluations, hydrogeologic and drainage analysis and environmental or land use law, deemed necessary to come to a final decision on the application. See Chapter 58, Article II, of the Town Code.
- H. A reporting form shall be completed during the application process which provides the Commissioner of the Department of Energy and Environmental Protection with information necessary to properly monitor the inventory of state wetlands. The reporting form shall be part of the application and the following information shall be provided by the applicant: name of applicant; location of the project; project and site

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description; area of wetlands and/or linear feet of watercourse proposed to be altered. The agency shall be responsible for the remaining information and any corrections on the form and for the filing it in accordance with Section 22A-39-14 of the inland wetlands and watercourses regulations of the Department of Energy and Environmental Protection.

§ 390-8 Application procedures.

- B. When an application to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse is filed and any portion of such wetland or watercourse is within 500 feet of the boundary of Norfolk, Colebrook, New Hartford, Goshen, Barkhamsted, or Torrington, the applicant shall give written notice of the proposed activity, certified mail, return receipt requested, to the adjacent municipal wetlands agency on the same day of filing an inland wetland permit application with the Winchester Inland Wetlands AgencyCommission. Documentation of such notice shall be provided to the Winchester Inland Wetlands AgencyCommission in accordance with section 22a-42eC.G.S. § 8-7d. [Amended at time of the Connecticut General Statutes adoption of Code]
- C. Agency notification of adjoining municipalities.
- (1) The Agency shall, in accordance with C.G.S. § 8-7b7d, Subsection (f), notify the Clerk of any adjoining municipality of the pendency of any application to conduct a regulated activity when: _
- D. When an application is filed to conduct or cause to be conducted a regulated activity upon an inland wetland or watercourse, any portion of which is within the watershed of a water company as defined in C.G.S. § 16-1, the applicant shall provide written notice of the application to the water company and to the Commissioner of Public Health in a format prescribed by said Commissioner, provided such water company has filed a map showing the boundaries of the watershed on the land records of the municipality in which the application is madeTown and with the inland wetlands agency of such municipality.Inland Wetlands Commission. Such notice shall be made by certified mail, return receipt requested, and shall be mailed withinnot later than seven days ofafter the date of the application. The water company and the Commissioner of Public Health, through a representative, may appear and be heard at any hearing on the application. Documentation of such notice shall be provided to the Agency. _

§ 390-9 Public hearings.

- A. The Agency shall not hold a public hearing on an application unless the Agency determines that the proposed activity may have a significant impact on wetlands or watercourses or a petition signed by at least 25 persons who are 18 years of age or older and who reside in the municipality in which the regulated activity is proposedTown, requesting a hearing, is filed with the Agency not later than 14 days after the date of receipt of such application, or the Agency finds that a public hearing regarding such application would be in the public interest. The Agency may issue a permit without holding a public hearing, provided no petition provided for in this section is filed with the Agency on or before the 14th day after the date of receipt of the application. Such hearing shall be held receiptin accordance with C.G.S. § 8-7d.no later than 65 days after the of such application. All applications and maps and documents relating thereto shall be open for public inspection. At such hearing any person or persons may appear and be heard and may be represented by agent or by attorney.

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§ 390-10 Considerations for decision.

A. The Agency may consider the following in making its decision on an application:

- (4) The Agency may also consider comments on any application from the ~~Litchfield County Soil and Water~~Northwest Conservation District, the ~~Litchfield~~Northwest Hills Council of ~~Elected Officials~~Governments or other regional organizations; agencies in adjacent municipalities which may be affected by the proposed activity; or other technical agencies or organizations which may undertake additional studies or investigations. _

F. For purposes of this section the Connecticut General Statutes:.

(1) "Wetlands or watercourses" includes aquatic, plant or animal life and habitats in wetlands or watercourses; and

(2) "Habitats" means areas or environments in which an organism or biological population normally lives or occurs.

G. The Inland Wetlands Commission shall not deny or condition an application for a regulated activity in an area outside wetlands or watercourses on basis of an impact or effect on aquatic, plant or animal life unless such activity will likely impact or affect the physical characteristics of such wetlands or watercourses.

§ 390-11 Decision process and permit.

B. ~~No later than 65 days after receipt of an application, the Agency may hold a public hearing on such application. The hearing shall be completed within 35 days of its commencement. Action shall be taken on applications within 35 days after completion of a public hearing. In the absence of a public hearing, action shall be taken on applications within 65 days from the date of receipt of the application. The applicant may consent to one or more extensions of the periods specified in this subsection for the holding of the hearing and for action on the holding of the hearing and for action on such application, provided the total extension of any such period shall not be for longer than 65 days or may withdraw such application. The Agency may hold a hearing on an application in accordance with C.G.S. § 8-7d.~~ The failure of the Agency to act within any time period specified in this subsection, or any extension thereof, shall not be deemed to constitute approval of the application. The Agency does not have the authority to table or reject an application for incompleteness. An application deemed incomplete by the Agency must either be withdrawn by the applicant or denied by the Agency. The Agency may, in its discretion, for one occasion only, waive the application fee for a resubmitted application. _

§ 390-14 Enforcement; penalties for offenses.

C. If the Agency or its designated agent finds that any person is conducting or maintaining any activity, facility or condition which is in violation of the Act or these regulations, the Agency or its duly authorized agent may:

- (1) Issue a written order by certified mail, return receipt requested, to such person conducting such activity or maintaining such facility or condition to immediately cease such activity or to correct such facility or condition. Within 10 calendar days of the issuance of such order, the Agency shall hold a hearing to provide the person an opportunity to be heard and show cause why the order should not remain in effect. The

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Agency shall consider the facts presented at the hearing and within 10 days of the completion of the hearing notify the person by certified mail that the original order remains in effect, that a revised order is in effect, or that the order has been withdrawn. The Agency shall publish notice of its decision in a newspaper having general circulation in the municipality Town. The original order shall be effective upon issuance and shall remain in effect until the Agency affirms, revises or withdraws the order. The issuance of an order pursuant to this subsection shall not delay or bar an action pursuant to C.G.S. § 22a-44(b), as amended.

§ 390-15 Amendments.

- A. These regulations and the Inland Wetlands and Watercourses Map for the Town of Winchester shall be amended, from time to time, by the Agency in accordance with changes in the Connecticut General Statutes or regulations of the Connecticut Department of Energy and Environmental Protection, or as new information regarding soils and inland wetlands and watercourses becomes available.
- C. These regulations and the Town of Winchester Inland Wetlands and Watercourses Map shall be amended in the manner specified in C.G.S. § 22a-42a, as amended. The Agency shall provide the Commissioner of Energy and Environmental Protection with a copy of any proposed regulations and notice of the public hearing to consider any proposed regulations or amendments thereto, except map amendments, at least 35 days before the public hearing on their adoption. Application forms and fee schedule shall be considered part of the Agency regulations.

§ 390-16 Appeals.

- B. Notice of such appeal shall be served upon the Agency and the Commissioner of Energy and Environmental Protection.

§ 390-18 Other permits.

Nothing in these regulations shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the Town of Winchester, State of Connecticut and the Government of the United States, including any approval required by the Connecticut Department of Energy and Environmental Protection and the U.S. Army Corps of Engineers. Obtaining such assents, permits or licenses is the sole responsibility of the applicant.

§ 390-20 Records retention and disposition.

- B. ~~The public records administrator of Records shall be retained in accordance with the current records retention schedule adopted by the Connecticut State Library established the following new records-retention/disposition schedules for municipal Inland Wetlands Agencies effective April 24, 1989:~~

Record Title	Minimum Retention Clerk Required in Agency	Town
Applications (inc. supporting materials)	10 years	—
Decision Letters	10 years	Permanent
Approved Site plans	10 years	—
Legal Notices	10 years	Permanent
Staff and Public Written Testimony (hearing records)	10 years	—
Minutes of Meetings and Public Hearings	10 years	Permanent
Tapes, Audio – Inland Wetland Matters	4 years	—
Notices of Violations and Orders	10 years	—

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Record Title	Minimum Retention Clerk Required in Agency	Town
Text of Changes Adopted In Regulations	Continuous Update and Permanent	—
General Correspondence Issued or Received	5 years	—

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Chapter 400
Subdivision Regulations

Article II
Definitions

§ 400-6 Specific definitions.

As used in these regulations, the following terms shall have the meanings indicated:

~~AQUIFER AREA OF CONTRIBUTION-~~

~~The area where the water table or other potentiometer surface is lowered due to the pumping of a well and groundwater flows directly to the well.~~

Article III
Procedures

§ 400-16 Filing of approved plans.

- A. The signed subdivision plan shall be filed in the Winchester Land Records within 90 days of the expiration of the appeal period as specified in the Connecticut General Statutes. The Commission may extend the time for filing for up to an additional ~~18~~20 days. Failure to file the subdivision plan within the prescribed time period shall cause the plan to become null and void. _
- C. Within the time period specified by the Connecticut General Statutes, the applicant shall deliver the following to the ~~Community~~ Planning and ~~Community~~ Development Department for endorsement: five complete sets of paper prints of the final subdivision map, one reproducible Mylar and a digitized copy of the final subdivision map in a format acceptable to the Town (this requirement shall not apply in cases where the subdivision map was not produced using a computerized system), including construction plans, site development, erosion and sedimentation control plans, road profile plans and detail plans. _

Article IV
Information Required for Subdivision Applications

§ 400-19 Basic requirements for all maps and plans.

- D. ~~Maps and plans shall include a~~ Town of Winchester standard Planning and Zoning signature block. _

§ 400-21 Site development plan.

- A. In addition to the information required in § ~~400-20~~, the following information, where applicable, shall be shown on the site development plan:
- (14) Location of the habitat of any threatened or endangered species or species of special concern as defined by the Connecticut Department of ~~Energy and~~ Environmental Protection. _

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Article VI
Design Standards for Roads

§ 400-34 **Street hierarchy.**

Streets shall be classified by type according to the street hierarchy described below. A street's classification is determined by the Commission. The Commission may require the applicant to provide a traffic study to aid in the classification of proposed streets.

- C. Residential collector. Highest order of residential street. It conducts and distributes traffic between neighborhoods. On-street parking is not common. The number of average daily trips is less than 3,000 ~~or less.~~
- D. Arterial. Interregional road. It conveys traffic between different parts of the Town and between different areas outside the cityTown; provides frontage for industrial and commercial uses. On-street parking is frequently restricted. The number of average daily trips is 3,000 or more.

Article X
Sewage Disposal

§ 400-56 **On-site sewage disposal.**

- C. On-site sewage disposal systems shall be designed and constructed in accordance with the regulations of both the Torrington Area Health District and the ~~State Health~~ Department of Public Health.

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Chapter 415
Zoning Regulations

Article I
Introduction to and Use of Zoning Regulations

§ 415-4 Measurement and calculation.

- B. Measuring height. Use the vertical distance above the average natural grade of the outside ground level along all walls of a building to the midpoint of the roof. For height measurements in the HL District, see § 415-13B(1) of these regulations.

Article II
Zoning Districts

§ 415-7 TSF Town Single Family.

TSF Districts are intended to reflect and promote a low-intensity, single-family residential development pattern. In these districts, use and density regulations are of primary importance to maintain existing and to promote desired development patterns. Certain uses are permitted, while others require a special permit. All other uses are prohibited. Density is controlled by the establishment of a uniform set of setback, building coverage, and height regulations, which determine the size of a building, and will vary depending on the size of the lot. The natural environment is considered through the establishment of a maximum impervious surface coverage ratio.

- A. Uses. Uses permitted in the TSF District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

~~(1)—Permitted uses.~~

~~(a)—Accessory residential uses.~~

~~(b)—Family day care home.~~

~~(c)—Home farming.~~

~~(d)—Single-family dwelling.~~

~~(2)—Special permit required.~~

~~(a)—Accessory apartment.~~

~~(b)—Affordable housing.~~

~~(c)—Bed-and-breakfast.~~

~~(d)—Cemetery.~~

~~(e)—Club.~~

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| ~~(f) Country inn.~~

| ~~(g) Group day care home.~~

| ~~(h) Home occupation.~~

| ~~(i) Manufactured home.~~

| ~~(j) Open space subdivision.~~

| ~~(k) Public recreation facility.~~

| ~~(l) Public safety facility.~~

| ~~(m) Public utility facility.~~

| ~~(n) Recreation and entertainment, facility, outdoor private.~~

| ~~(o) School.~~

| ~~(p) Two-family dwelling.~~

| ~~(q) Worship place.~~

| C. Parking and ~~S~~signage.

(2) Sign types.

| (b) For signs related to a ~~Family Day Care Home~~ — ~~See Sign Types in~~ family child-care home, see Article III, Common Regulations, § 415-21, Sign types.

§ 415-8 TCR Town Center Residential.

TCR Districts are intended to reflect and promote a higher density, walkable development pattern. In these districts, use and density regulations are of primary importance to maintain existing and to promote desired development patterns. Certain uses are permitted, while others require a special permit. All other uses are prohibited. Density is controlled by the establishment of a uniform set of setback, building coverage and height regulations, along with an allowable number of units per acre, which determine the size of a building, and will vary depending on the size of the lot. The natural environment is considered through the establishment of a maximum impervious surface coverage ratio.

| A. Uses. Uses permitted in the TCR District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

| ~~(1) Permitted uses.~~

| ~~(a) Accessory residential uses.~~

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- | ~~(b)—Community center, private.~~
- | ~~(c)—Family day care home.~~
- | ~~(d)—Single family dwelling.~~
- | ~~(e)—Home farming.~~
- | ~~(2)—Special permit required.~~
- | ~~(a)—Affordable housing.~~
- | ~~(b)—Bed-and-breakfast.~~
- | ~~(c)—Boarding house.~~
- | ~~(d)—Cemetery.~~
- | ~~(e)—Congregate residence.~~
- | ~~(f)—Continuing care retirement, community.~~
- | ~~(g)—Convalescent home/nursing home.~~
- | ~~(h)—Country Inn.~~
- | ~~(i)—Home occupation.~~
- | ~~(j)—Independent living/retirement facility.~~
- | ~~(k)—Industrial heritage reuse.~~
- | ~~(l)—Mixed-use building.~~
- | ~~(m)—Multifamily dwelling.~~
- | ~~(n)—Public recreation facility.~~
- | ~~(o)—Public safety facility.~~
- | ~~(p)—Public utility facility.~~
- | ~~(q)—Recreation and entertainment facility, outdoor private.~~
- | ~~(r)—Restaurant.~~

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~~(s) School.~~

~~(t) Two-family dwelling.~~

~~(u) Worship place.~~

C. Parking and ~~S~~signage.

(2) Permitted sign types.

(b) For signs related to a ~~Family Day Care Home~~ — ~~See Sign Types in family child-care home, see Article III, Common Regulations.~~, § 415-21, Sign types.

§ 415-9 TC Town Center.

TC Districts are intended to reflect and promote a traditional mixed-use business district characteristic of New England town centers. In these districts, a mix of permitted uses and a walkable urban form is of primary importance to maintain existing development patterns and to promote desired development patterns. Certain uses are permitted, while others require a special permit. All other uses are prohibited. Additional density is promoted in the Town Center.

A. Uses. Uses permitted in the TC District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter. The Zoning Enforcement Officer may approve a change in use between one permitted use and another permitted use in the TC Zone.

~~(1) Permitted uses:~~

~~(a) Accessory residential uses.~~

~~(b) Artisan production.~~

~~(c) Bakery.~~

~~(d) Banks and financial institutions without drive-thru.~~

~~(e) Commissary.~~

~~(f) Country Inn.~~

~~(g) Cultural institution.~~

~~(h) Drugstore, small-format.~~

~~(i) Family day care home.~~

~~(j) Home farming.~~

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~~(k) — Home occupation.~~

~~(l) — Medical office, small format.~~

~~(m) — Office, business small format.~~

~~(n) — Office, professional small format.~~

~~(o) — Public administrative services and courts.~~

~~(p) — Restaurant.~~

~~(q) — Retail, grocery small format.~~

~~(r) — Retail, personal service.~~

~~(s) — Retail, small shop.~~

~~Note: The Zoning Enforcement Officer may approve a change in use between one Permitted Use and another Permitted Use in the TC Zone~~

~~(2) — Special permit required.~~

~~Accessory Apartment~~

~~Affordable Housing~~

~~Automotive Sales and Repair~~

~~Bank and Financial Institutions with Drive-Thru~~

~~Banquet Facility~~

~~Bed-and-breakfast~~

~~Brewpub~~

~~Brewery, Large~~

~~Brewery, Micro~~

~~Boarding House~~

~~Cemetery~~

~~Club~~

~~College~~

~~Congregate Residence~~

~~Continuing Care Retirement Community~~

~~Convalescent Home/Nursing Home~~

~~Distillery~~

~~Funeral, Undertaking and Internment Service~~

~~Group Day Care Home~~

~~Hospital~~

~~Hotel~~

~~Independent Living Retirement Facility~~

~~Industrial Heritage Re-Use~~

~~Manufacturing, Light~~

~~Medical Marijuana Dispensary Facility~~

~~Mixed-Use Building~~

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~~Motor Vehicle Fuel Sales with Convenience Retail~~
~~Multifamily Dwelling~~
~~Office, Business Large Format~~
~~Office, Professional Large Format~~
~~Outdoor Dining (Accessory Use)~~
~~Parking Lot~~
~~Public Recreation Facility~~
~~Public Safety Facility~~
~~Public Utility Facility~~
~~Recreation and Entertainment Facility, Indoor Private~~
~~Recreation and Entertainment Facility, Outdoor Private~~
~~School~~
~~Tap/Tasting Room~~
~~Taverns~~

C. Parking and signage.

(2) Permitted sign types.

(b) For signs related to a ~~Family Day Care Home~~—~~See Sign Types in~~family child-care home, see Article III,
Common Regulations-, § 415-21, Sign types.

§ 415-10 TG Town Gateway.

TG Districts are intended to reflect and promote positive impressions about the Town. In these districts, the regulations are tailored to promote desired development patterns that promote an appropriate transition from rural to Town uses. Certain uses are permitted, while others require a special permit. All other uses are prohibited. Building setbacks, parking, signage and landscaping regulations are of particular importance in these areas.

A. Uses. Uses permitted in the TG District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

~~(1)—Permitted uses:~~

~~(a)—Accessory residential uses.~~

~~(b)—Artisan production.~~

~~(c)—Bakery.~~

~~(d)—Commissary.~~

~~(e)—Community center, private.~~

~~(f)—Country Inn.~~

~~(g)—Cultural institution.~~

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- | ~~(h) —Drugstore, small format.~~
- | ~~(i) —Family day care home.~~
- | ~~(j) —Farm.~~
- | ~~(k) —Home farming.~~
- | ~~(l) —Home occupation.~~
- | ~~(m) —Medical office, small format.~~
- | ~~(n) —Office, business small format.~~
- | ~~(o) —Office, professional small format.~~
- | ~~(p) —Public administrative services and courts.~~
- | ~~(q) —Restaurant.~~
- | ~~(r) —Retail, grocery small format.~~
- | ~~(s) —Retail, personal service.~~
- | ~~(t) —Retail, small shop.~~
- | ~~(u) —Roadside-oriented limited retail enterprise.~~
- | ~~(2) —Special permit required.~~

Accessory Apartment
Affordable Housing
Bank and Financial Institutions with Drive-Thru
Banks and Financial Institutions without Drive-Thru
Banquet Facility
Bed-and-breakfast
Brewery, Large
Brewery, Micro
Brewpub
Bulk Storage
Car Wash
Cemetery
Club
College
Congregate Residence
Continuing Care Retirement Community
Convalescent Home/Nursing Home

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~~Distillery~~
~~Drug Store, Large Format~~
~~Earth Excavation~~
~~Farm Stand, Permanent~~
~~Farm Winery~~
~~Funeral, Undertaking and Internment Service~~
~~Greenhouse/Nursery, Commercial~~
~~Group Day Care Home~~
~~Hospital~~
~~Hotel~~
~~Independent Living Retirement Facility~~
~~Industrial Heritage Re-Use~~
~~Kennel~~
~~Landscaping/Construction Yard~~
~~Manufacturing, Light~~
~~Medical Marijuana Dispensary Facility~~
~~Medical Office, Large Format~~
~~Mixed-Use Building~~
~~Motor Vehicle Fuel Sales with Convenience Retail~~
~~Motor Vehicle Fuel Sales without Convenience Retail~~
~~Multifamily Dwelling~~
~~Office, Business Large Format~~
~~Office, Professional Large Format~~
~~Outdoor Dining (Accessory Use)~~
~~Public Recreation Facility~~
~~Public Safety Facility~~
~~Public Utility Facility~~
~~Recreation and Entertainment Facility, Indoor Private~~
~~Recreation and Entertainment Facility, Outdoor Private~~
~~Research and Development Facility~~
~~Restaurant, High Turn-Over/Fast Food with or without a Drive-Thru~~
~~Retail, Convenience~~
~~Retail, Grocery Large Format~~
~~Retail, Large Shop~~
~~School~~
~~Stable, Commercial~~
~~Storage Business, Outdoor Limited~~
~~Storage, Personal and Mini-Warehouse~~
~~Tap/Tasting Room~~
~~Taverns~~
~~Vehicle Sales and Service, Personal~~
~~Worship Place~~
~~Vehicle Sales and Service; Pleasure~~
~~Vehicle Sales and Service; Professional~~
~~Veterinary Hospital~~
~~Warehouse, Small~~
~~Warehouse, Large~~
~~Wholesale and Distribution Business~~
~~Note: The Zoning Enforcement Officer may approve a change in use between one Permitted Use and another Permitted Use in the TG Zone~~

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

C. Parking and signage.

(2) Permitted sign types.

(b) For signs related to a ~~Family Day Care Home~~—~~See Sign Types in~~family child-care home, see Article III, Common Regulations-, § 415-21, Sign types.

§ 415-11 PI Production and Innovation.

Production and innovation is a hallmark of the Town's history and is an important part of its current and future economy. PI Districts are intended to provide for the continuation of the manufacture, compounding, assembly, fabrication, processing and packaging of goods in portions of the Town traditionally devoted to these uses along the Still and Mad Rivers. Certain uses are permitted, while others require a special permit. All other uses are prohibited. Less intense uses are permitted as of right, with more intense uses requiring approval of a special permit. Live-work spaces and a mix of nonindustrial commercial uses are also encouraged in these areas.

A. Uses. Uses permitted in the PI District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

~~(1) Permitted uses:~~

~~Adult-Oriented Establishment~~

~~Artisan Production~~

~~Bakery~~

~~Brewery, Large~~

~~Brewery, Micro~~

~~Brewpub~~

~~Bulk Storage Facility~~

~~Car Wash~~

~~Cold Plant Storage~~

~~Commissary~~

~~Community Center, Private~~

~~Distillery~~

~~Farm~~

~~Farm Stand, Permanent~~

~~Industrial Laundry~~

~~Kennel~~

~~Laboratory~~

~~Manufacturing, Light~~

~~Office, Business, Small and Large Format~~

~~Public Administrative Services and courts~~

~~Recreation and Entertainment~~

~~Facility, Indoor Private~~

~~Research and Development Facility~~

~~Stable, Commercial~~

~~Storage, Business Outdoor Limited~~

~~Storage, Personal and Mini-Warehouse~~

~~Tap/Tasting Room~~

~~Vehicle Sales and Service, Personal~~

~~Vehicle Sales and Service, Pleasure~~

Town of Winchester Schedule A – Regulations
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~~Vehicle Sales and Service, Professional~~
~~Veterinary Hospital~~
~~Warehouse, Large~~
~~Warehouse, Small~~
~~Wholesale and Distribution Business~~
~~(2) — Special permitted required.~~

~~(a) — Cemetery.~~

~~(b) — Funeral, undertaking and internment service.~~

~~(c) — Greenhouse/nursery commercial.~~

~~(d) — Earth excavation.~~

~~(e) — Industrial heritage reuse.~~

~~(f) — Manufacturing, heavy.~~

~~(g) — Medical Marijuana dispensary facility.~~

~~(h) — Medical Marijuana production facility.~~

~~(i) — Public recreation facility.~~

~~(j) — Public safety facility.~~

~~(k) — Public utility facility.~~

~~(l) — Recreational facility, outdoor private.~~

~~(m) — Recycling facility.~~

C. Parking and signage.

(2) Permitted sign types.

(b) For signs related to a ~~Family Day Care Home~~ — ~~See Sign Types in~~ family child-care home, see Article III, Common Regulations, § 415-21, Sign types.

§ 415-12 RR Rural Residential.

RR Districts make up a significant portion of the Town's land area. They are characterized by rolling, wooded hills with low-intensity agriculture uses and single-family estate residences. Maintaining the natural and low-density character of these areas is the focus on these districts. Permitted land uses are limited and density is purposefully low in these districts. Certain uses are permitted, while others require a special permit. All other uses are prohibited.

Town of Winchester Schedule A – Regulations
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A. Uses. Uses permitted in the RR District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

~~A.—Uses.~~

~~(1)—Permitted uses.~~

~~(a)—Accessory residential uses.~~

~~(b)—Family day care home.~~

~~(c)—Farm.~~

~~(d)—Home farming.~~

~~(e)—Seasonal cottages.~~

~~(f)—Single family dwelling.~~

~~(2)—Special permit required:~~

~~(a)—Accessory apartment.~~

~~(b)—Affordable housing.~~

~~(c)—Banquet facility.~~

~~(d)—Bed-and-breakfast.~~

~~(e)—Cemetery.~~

~~(f)—Club.~~

~~(g)—Commercial recreation.~~

~~(h)—Congregate residence(*).~~

~~(i)—Country inn.~~

~~(j)—Earth excavation.~~

~~(k)—Farm stand, permanent.~~

~~(l)—Farm winery.~~

Town of Winchester Schedule A – Regulations
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- | ~~(m) Greenhouse/nursery, commercial.~~
- | ~~(n) Group day care home.~~
- | ~~(o) Home occupation.~~
- | ~~(p) Kennel including training.~~
- | ~~(q) Manufactured home.~~
- | ~~(r) Open space subdivision.~~
- | ~~(s) Public recreation facility.~~
- | ~~(t) Public safety facility.~~
- | ~~(u) Public utility facility.~~
- | ~~(v) Recreation and entertainment facility, outdoor private.~~
- | ~~(w) Roadside-oriented limited retail enterprise.~~
- | ~~(x) School.~~
- | ~~(y) Stable, commercial.~~
- | ~~(z) Veterinary hospital.~~
- | ~~(aa) Worship place.~~
- | ~~(*)~~ ~~Public Water and Sewer Required~~

C. Parking and signage.

(2) Permitted sign types.

- | (b) For signs related to a ~~Family Day Care Home~~ See Sign Types in family child-care home, see Article III, Common Regulations., § 415-21, Sign types.

§ 415-13 HL Highland Lake District.

- A. The HL District reflects the unique character and development patterns on and around Highland Lake. The regulations for the district are designed to reduce overcrowding and limit incompatible land uses in this area. They are also intended to protect the lake from excessive stormwater runoff. Certain uses are permitted, while others require a special permit. All other uses are prohibited.

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

~~(1) Uses. Uses permitted in the HL District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.~~

~~(1)—Uses.~~

~~(a)—Permitted uses.~~

~~[1]—Accessory residential uses.~~

~~[2]—Home farming.~~

~~[3]—Seasonal cottage.~~

~~[4]—Single-family dwelling.~~

~~[5]—Family day care.~~

~~(b)—Special permit required.~~

~~[1]—Accessory apartment.~~

~~[2]—Affordable housing.~~

~~[3]—Bed-and-breakfast.~~

~~[4]—Cemetery.~~

~~[5]—Club.~~

~~[6]—Convalescent home/nursing home.~~

~~[7]—Country inn.~~

~~[8]—Farm stand permanent.~~

~~[9]—Farm winery.~~

~~[10]—Greenhouse/nursery commercial.~~

~~[11]—Home occupation.~~

~~[12]—Public recreation facility.~~

~~[13]—Public safety facility.~~

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

~~[14] Public utility facility.~~

~~[15] Recreation and entertainment facility, outdoor private.~~

~~[16] School~~

(3) Parking and signage.

(b) Permitted sign types.

[3] For signs related to a ~~Family Day Care Home~~ ~~– See Sign Types in~~ family child-care home, see Article III, Common Regulations, § 415-21, Sign types.

B. Additional regulations in the HL District.

(3) Fences and walls. All fences and walls in the HL District shall comply with these regulations, and all fences or walls within 20 feet of the high water line or exceeding four feet in height shall require a special permit approved by the Commission in accordance with the following:

~~—The subject structure is not within 20 feet of the lake shore/retaining wall face/high water level of Highland Lake.~~

(4) Decks, patios, ~~pergolas~~, terraces, steps needed for building access; and accessibility features. Decks, patios, terraces; and steps needed for building access, including accessibility features, may be added to buildings within the HL District within the required setbacks, provided: _

§ 415-14 HLB Highland Lake Business District.

The HLB District reflects the unique character and development pattern of the small cluster of businesses located at the north end of Highland Lake. The regulations for the district are designed to promote the character of the area and limit incompatible land uses. Uses require a special permit. All other uses are prohibited.

A. Uses. Uses permitted in the HLB District and uses requiring a special permit are set forth in Appendix A, included as an attachment to this chapter.

~~A. —Uses.~~

~~(1) —Permitted uses. None.~~

~~(2) —Special permit required:~~

~~(a) —Banquet facility.~~

~~(b) —Bed-and-breakfast.~~

~~(c) —Brewpub.~~

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

- | ~~(d) Club.~~
- | ~~(e) Country Inn.~~
- | ~~(f) Hotel.~~
- | ~~(g) Marina, including boat sales, and/or storage, repair and fueling.~~
- | ~~(h) Mixed-use building.~~
- | ~~(i) Multifamily dwelling.~~
- | ~~(j) Public recreation facility.~~
- | ~~(k) Recreation and entertainment facility, outdoor private.~~
- | ~~(l) Restaurant.~~
- | ~~(m) Retail, convenience.~~
- | ~~(n) Retail, grocery small format.~~
- | ~~(o) Retail, personal service.~~
- | ~~(p) Retail, small shop.~~
- | ~~(q) Tap/tasting room.~~
- C. Parking and signage.
- (2) Permitted sign types.
- | (c) For signs related to a ~~Family Day Care Home~~ See Sign Types in family child-care home, see Article III, Common Regulations., § 415-21, Sign types.

Article III
Common Regulations

§ 415-15 Architectural review.

This section is intended to aid applicants in ensuring that their designs are in harmony with the character of the community, encourage high-quality building and site design, and result in development or redevelopment that is compatible with the character of the community. Adherence to preservation of local historic places should be considered.

C. Procedure.

Town of Winchester Schedule A – Regulations
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- (1) The ~~Commission~~Committee shall review an application in relation to the design guidelines of this section and may request the assistance of a design professional(s) in evaluating such plans. Within 35 days after being referred to the Committee, the Committee shall review and make written recommendations. _

§ 415-18 Other generally applicable development regulations.

- F. Performance standards. For the purpose of promoting the general welfare, and protecting the public health and safety; and providing adequate light and clean air and water, the following performance standards shall apply to all commercial and industrial uses of land:

- (5) Commercial or industrial interior or exterior lighting shall not produce discomfort or glare on public highways or neighboring property, or conflict with any traffic signals. _

§ 415-19. Parking types, outdoor lighting and landscaping.

- D. Buffer areas for applicable districts. Buffer areas provide important separation distances between different land uses, help minimize noise and light trespass between properties, provide an attractive and natural visual barrier between dissimilar uses; and protect critical natural features and habitat. The following requirements are designed to achieve these objectives:

- (1) General buffer area requirements.

- (c) Buffer areas may include elements such as fencing, ~~walls~~, earthen berms and other similar features, provided that these elements are used in conjunction with appropriate planting materials. _

§ 415-21 Sign types.

- I. General.

- (1) The area of a sign face ~~is shall be~~ calculated ~~by means of the smallest rectangle that will encompass the extreme limits of the writing, representation, emblem or other display. Up to two rectangles may be utilized if a sign element is separated from the main text of sign, in accordance~~ with the definition of "sign area being the sum of the sizes of both rectangles: or face" in § 415-53 of these regulations.

- (9) A family ~~day-child~~-care home shall be entitled to either ~~of~~ one freestanding sign or one projecting sign. _

- (11) The following are exempt from these regulations:

- (j) Up to two one-sided, freestanding signs installed to identify a cemetery, provided that each is no more than 32 square feet in size and no greater than 12 feet in height, and is nonilluminated, shall be allowed through a zoning permit subject to the review of the Zoning Enforcement Officer.

- (12) The following signs are not permitted in any district:

- ~~—Up to two, one-sided, freestanding signs installed to identify a cemetery, provided that each is no more than 32 square feet in size and no greater than 12 feet in height, and non-illuminated, shall be allowed through a Zoning Permit subject to the review of the Zoning Enforcement Officer.~~

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

(13) The following temporary signs are permitted as follows:

- (a) Grand opening displays, such as signs, posters, pennants, strings of lights, blinking lights, balloons and searchlights that announce the opening of a new enterprise or the opening of an enterprise under new management for a period of up to 30 consecutive days, ~~not to exceed~~ a total of 60 days per annum.

§ 415-22 Site plan requirements.

- A. Site plan required in certain districts or for certain uses in other districts. In all TC, TCR, TG and PI Districts, and for all uses other than a single-family home, accessory residential use, family day-child-care home, farm, home farming and seasonal cottages in all other districts, approval of a site plan of development by the Commission is a prerequisite to receiving a zoning permit for the following:
- (2) Expansion of buildings as existing on the effective date of these regulations by an amount greater than 20% of the total floor area or volume for existing structures ~~smaller than~~ 5,000 square feet ~~or smaller~~, or by an amount greater than 10% of the total floor area or volume for existing structures larger than 5,000 square feet;

~~Site plan classification, minor and major:~~

- ~~(1) Site plan, minor. An application involving any development as set forth in the preceding section, not rising to the level of a Site Plan, Major.~~
- ~~(2) Site plan, major. An application for development as set forth in the previous section, consisting of new development, additions over 5,000 square feet and/or 10 new parking spaces, or as otherwise required by the Commission.~~

- B. Site plan submission requirements. The Commission, in its discretion, may require an applicant to submit either a minor site plan or a major site plan, ~~as those terms are defined in § 415-53 of these regulations~~. All site plans, whether minor or major, shall be prepared by a Connecticut-licensed land surveyor or professional engineer and include a date of drawing or revision within six months of submission, name and address of professional completing the drawing, a block showing existing and proposed compliance with the Bulk Table requirements for the zone where development is proposed, a signature block for the approval ~~by~~ of the Commission and a location map, an index listing contents of submitted plan (major plan) and site data information (zone, lot/block number).

§ 415-23 Soil erosion and sedimentation control.

- A. General provisions. The Commission hereby establishes these Soil Erosion and Sedimentation Control Regulations and designates the Inland Wetlands ~~and Watercourses~~ Commission for their implementation. Any application to the Commission where the activity requires the submission of a soil erosion and sediment control plan to the Zoning Enforcement Officer shall contain therein a certification that an application for certification has also been submitted to the Inland Wetlands ~~and Watercourses~~ Commission along with such plan. All such plans shall include measures to minimize soil erosion and sedimentation resulting from land development and measures for controlling erosion and sediment which equal or exceed those contained in the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, as amended. The Commission may require an applicant to submit a copy of the soil erosion and sediment control plan, certified by the Inland

Town of Winchester Schedule A – Regulations
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Wetlands ~~and Watercourses~~ Commission, to the Commission. The Inland Wetlands ~~and Watercourses~~ Commission shall send a report to the Commission setting forth its actions taken with respect to any soil erosion and sediment control plan submitted pursuant to these regulations. _

- F. Special permits for drive-through facilities. Drive-in and drive-through service facilities, with the exception of car washes, require a special permit and shall be located, developed and operated in compliance with the following: _

§ 415-25 Zoning administration; site plans; appeals; enforcement.

A. Zoning administration, permits and certificates.

- (3) Zoning permit. A zoning permit is a document issued and certified by the Zoning Enforcement Officer that the proposed use and construction are in conformance with these regulations. A zoning permit is not required for repairs or alterations to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the use thereof. An application for a zoning permit shall include:

- (e) The fee, as per the Planning and Zoning Application Fee Ordinance ~~(Chapter 103, Article IV, of the Town)~~

- (11) Change of use. The Zoning Enforcement Officer may administratively approve changes in nonresidential uses, and resumptions of uses which have been inactive or abandoned, via a zoning permit, where the use is allowed in the district via the Site Plans special permit process, where all aspects of the regulations are met except for any existing nonconformities related to the existing building such as setbacks and coverage, and where no changes to the footprint of the building or, in the case of multi-tenant buildings, where no interior partitions between uses are changed. The Zoning Enforcement Officer may consult with the Chairman of the Commission before approving such application, and the Zoning Enforcement Officer shall be allowed to refer any application to the full Commission for any reason. _

B. Appeals.

- (1) Establishment of Zoning Board of Appeals.

- (a) Membership and records. The Zoning Board of Appeals shall ~~consist of five regular members and three alternate members chosen and for terms~~ be established as provided by these ~~set forth in~~ Charter of the Town. ~~All members of the Board shall be electors of the Town and shall not be members of the Planning and Zoning Commission. Section 604.~~ Said Board, by a vote of its seated members, shall elect a Chairman and Vice Chairman from its membership and shall appoint a Secretary, who shall keep minutes of its proceedings showing the vote of every member upon each question, or, if absent or failing to vote, indicating such fact. Each rule and regulation, and each amendment or repeal thereof, and each order, requirement or decision of the Board shall immediately be filed in the office of the Board, and shall be a public record. Before acting on any matter under the provisions of these regulations, the Board shall hold a public hearing, as required by C.G.S. Chapter 124, as amended. _

Town of Winchester Schedule A – Regulations
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Article IV
Special Regulations

§ 415-27 Adult-oriented establishments. -

Adult-oriented establishments may be permitted in the PI District and must comply with the requirements of Chapter 162, Adult Entertainment, of the Town Code.

A.—Purpose and intent.

- (1) ~~It is the purpose of this regulation to establish reasonable and uniform regulations to prevent the concentration of sexually oriented businesses within the Town of Winchester, which, because of their character and nature, are recognized as having potentially serious and objectionable operational characteristics, which have been proven to adversely affect the community and improvement efforts, particularly when several of such uses are concentrated in one area. Special regulation of such uses is necessary to ensure that these objectionable operational characteristics will not contribute to the blighting or downgrading of the community or surrounding neighborhoods.~~
- (2) ~~The primary purpose of these Adult-Oriented Establishments regulations is to regulate the density of sexually oriented businesses as defined herein; minimize adverse community and neighborhood impacts and; to assure that any adverse impact will not contribute to the degradation of the surrounding neighborhoods.~~

B.—Specific requirements.

- (1) ~~All adult oriented establishments shall be restricted to the PI district.~~
- (2) ~~Every adult-oriented establishment shall display a sign outside each entrance bearing the words, "Adult-Oriented Establishment – "Persons Under 18 Not Admitted" in letters six inches high.~~
- (3) ~~No adult-oriented establishment shall be conducted in such a manner that permits the observation of any material depicting specified sexual activities or specified anatomical areas, from the outside of the building that houses the adult-oriented establishment.~~
- (4) ~~Every adult-oriented establishment doing business in the Town on or after the effective date this section shall be well lighted at all times and be physically arranged in such a manner that the entire interior portion of the booths, cubicles, rooms or stalls, wherein adult entertainment is provided, shall be clearly visible from the common areas of the premises. Visibility into such booths, cubicles, rooms or stalls shall not be blocked or obscured by doors, curtains, partitions, drapes, or any other obstruction whatsoever. It shall be unlawful to install enclosed booths, cubicles, rooms or stalls within adult-oriented establishments for whatever purpose, but especially for the purpose of providing for the secluded viewing of adult-oriented motion pictures, or other types of adult-oriented entertainment.~~
- (5) ~~All adult-oriented establishments shall be open to inspection at all reasonable times by the Zoning Enforcement Officer, or such other person(s) as the Commission may designate.~~

C.—Minimum distances.

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- ~~(1) Adult-oriented establishments shall be located no less than 1,500 feet from any of the following uses, if existing at the time when the adult-oriented establishment is established: any public or private school, any day-care center, nursery school, hospital church, cemetery or similar use; any public park or playground; any residential zone.~~
- ~~(2) Measurements of distances shall be from any portion of the building housing an adult oriented establishment to any portion of the parcel land containing such land uses or being residentially zoned. The separating distance required by this section shall be determined as of the date that any adult-oriented establishment files its application in accordance with this Regulation.~~
- ~~D. Minimum distances from another adult-oriented establishments. No adult-oriented establishments shall be permitted in any portion of a building that is less than 1,500 feet from the closest property line on which the adult-oriented establishment is located to the closest property of another adult-oriented establishment.~~
- ~~E. Exemptions for preexisting uses. The provisions of the preceding Sections shall not be deemed to prohibit any use pre-existing the enactment of this Regulation.~~
- ~~F. Registration.~~
- ~~(1) All adult-oriented establishments shall be registered with the Zoning Enforcement Officer.~~
- ~~(2) It shall be a violation of these Regulations for the owner or person(s) in control of any property to establish or operate or to permit any other individual to establish or operate a regulated adult-oriented establishment without having received a Certificate of Zoning Compliance.~~
- ~~(3) Any lawful and preexisting adult-oriented establishment in operation prior to the "effective date" of this section shall be registered with the Zoning Enforcement Officer within 30 days of the effective date.~~
- ~~(4) It shall be the responsibility of the owner(s) or operator(s) having management or control of a building or premise which contains an adult-oriented establishment to furnish and maintain, on a yearly basis, the following information to the Zoning Enforcement Officer:~~
 - ~~(a) Street address of building or premise;~~
 - ~~(b) Owner(s), trustees (if applicable) and operator(s) names;~~
 - ~~(c) Address of owner(s), trustees (if applicable) and operator(s);~~
 - ~~(d) Trade name of the adult oriented establishment;~~
 - ~~(e) Initiation date of the adult oriented establishment; and~~
 - ~~(f) Copy of the lease or rental agreement (if applicable).~~

Town of Winchester Schedule A – Regulations
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~~G. — Savings clause. Should any Court of competent jurisdiction declare any section, clause or provision of this Regulation to be unconstitutional, such decision shall affect only such section, clause or provisions so declared unconstitutional, and shall not affect any other section, clause or provision of this Regulation.~~

§ 415-30 Commercial recreation.

F. Campsite design criteria. The following requirements shall apply to the layout, construction, and operation of facilities permitted hereunder:

- (10) Except in the case of group camping noted in Subsection **F(9)** above, each campsite shall have not less than 25 feet of frontage on an access driveway or way connecting ultimately to a public street, and an average width not less than 50 feet, and a minimum depth of 60 feet.

§ 415-31 Commercial stables.

Riding academies, livery and boarding stables, animal and convalescent stables, rental and hacking stables, and private club riding stables, shall be a permitted use in the PI District and permitted only upon the granting of a Special Permit, and providing special permit in the TG District, provided all of the following requirements are met in addition to the requirements for all special permits, where applicable:

~~B. — Sufficient.~~ B. Parking for commercial stables shall be provided as set forth in Appendix A, and sufficient off-street parking facilities should be provided to accommodate all users and visitors to the lot, including spectators for horse shows or similar events. The roads for entering and leaving the lot shall not be located or placed in a manner to create pedestrian or vehicular traffic hazard on the public street or highway. There shall be one off-street parking space for each five users of, or visitors to, the lot, including spectators for horse shows or similar events;

§ 415-37 Earth excavation.

D. No permit shall be issued for a period exceeding two years. Permits may be renewed for additional two-year periods upon application to the Commission and payment of a \$50 fee set from time to time by the Planning and Zoning Commission, provided that the Commission finds that the permittee has fully complied with these Regulations and the terms and conditions of the expiring Permit.

H. An earth excavation special permit shall not be required for any of the following:

- (1) Stockpiling, filling or removal of earth materials on any lot, provided such activity involves no more than 500 cubic yards of earth material, and further, provided, that this exemption shall apply only once in any calendar year, as determined by a professional engineer registered in the State of Connecticut;

I. In considering any application, the Commission shall evaluate the effect on adjacent property, property values, the public health and safety and the potential future use of the premises, the specific purpose set forth in the district and the general purposes of these regulations. The Commission may approve a plan only when it is satisfied that the purposes of these regulations will be met and that the following conditions will be complied with:

- (4) No excavation shall take place within 50 feet, or such lesser distance as the Commission may specify upon its finding of good cause, of any property or street line regardless of elevation, and no shrubbery, grass or trees shall be removed from said 50-foot strip until restoration is completed.

Town of Winchester Schedule A – Regulations
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§ 415-39 Farm stands, permanent.

A ~~Farm Stand~~permanent farm stand may be permitted by site plan review by the Commission for the display or sale of Connecticut-grown farm products substantially all of which are grown on a farm that meets all of the following requirements:

- A. Shall be subject to all applicable setback requirements in the district in which it is located; provided that the stand and associated signs shall not be less than 10 feet from any street line and not less than 50 feet from any street intersection;
- B. A minimum of one off-street parking space consisting of a dustless surface shall be provided for each 50 square feet of permanent farm stand floor or sales area, either inside or outside. The Commission may require additional parking spaces where it determines it is necessary. The applicant may be required to show on the site plan a suitable area for future parking spaces. This area shall be open and adequately drained and may be maintained with a grass surface;
- C. The floor area of a permanent farm stand shall not exceed 200 square feet, which shall include any outside space used for sales. The Commission may approved a standalone farm stand or a farm stand within an existing building with a total floor area greater than 200 square feet upon the issuance of a special permit;
- D. A permanent farm stand may be established within a barn or other similar building designed and used for farm purposes upon the issuance of a special permit; and
- E. No more than two signs of any type shall be permitted, aggregating 12 feet in area and advertising products sold at the permanent farm stand.

§ 415-41 Greenhouses/Nurseries, commercial.

Greenhouses and commercial nurseries shall meet all of the following requirements:

- B. The maximum total floor gross area devoted to a commercial growing and selling business shall be 20,000 square feet (including all greenhouses, hoop houses, sheds and other buildings or covered structures related to the growing and selling business); _
- D. Parking spaces shall be located to the rear and the side of the sales building and may be required to be screened from view from the road. The number of parking spaces required shall be the same as any Retail, Large Shop as set forth in Appendix A.

§ 415-42 Home farming.

Home farming shall be permitted on lots of a minimum of three acres only; provided that not more than 20 chickens or similar poultry may be kept on a smaller lot in a building or enclosure that is not less than 20 feet from any property or lot line. In no event shall more than 20 chickens be kept and no roosters may be kept on any lot in a TC, TCR or TSF District.

§ 415-44 Industrial heritage reuse.

- C. Procedures.

~~(2) —As authorized by Chapter 103, Planning and Zoning Commission, Article IV, Fees, of the Town Code, when~~

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

(2) When the Commission determines that additional technical expertise is needed as part of its review of an application to create multiple dwellings, it may contract for such technical expertise and charge the cost of such services to the applicant. _

D. Allowances. Because developing these properties can be challenging due to their unique historical development patterns, nonconforming building footprints, and environmental contamination, the following allowances may be made by special permit to allow effective redevelopment:

(2) Coverage. Coverage can be as high as 100%, provided stormwater management practices, in accordance with the recommendations of the 2004 Connecticut Stormwater Quality Manual, as amended, are employed for the parcel in question to the extent that such practices are consistent with any site remediation plan approved by the State Department of Energy and Environmental HealthProtection or the responsible licensed environmental professional. _

§ 415-46 Multifamily dwellings.

Dwelling units in multifamily dwellings may be owned by a single owner or individually by tenants, or both, but the lot shall be held in unified ownership and shall meet all of the following requirements:

B. Garage space or off-street parking space for 1.5 vehicles plus 0.25 guest space shall be provided on the lot for each unit; _

H. All multifamily dwellings shall be connected with a municipal sewer system or with a private sewage disposal system approved by the Department of Torrington Area Health District; and _

§ 415-47 Open space subdivisions.

A. General. Open space subdivisions are established to provide flexibility in land development by allowing for cluster residential developments in RR districts and TSF Districts only. They are intended to provide open space, conservation and recreation areas, both active and passive. To the extent practicable, they are intended to preserve the natural and scenic qualities of the site and its surrounding neighborhood, including wetlands, watercourses, ridgetops, existing stands of mature vegetation, rock outcrops, scenic and historic sites, to protect water quality, natural drainage system and areas of affordable housing in conformance with the policies set forth in the plan of development. All open space subdivisions shall require a special permit. _

§ 415-50 Roadside-oriented limited retail enterprises.

A small retail enterprise, store, or shop may be permitted as a special permit in the RR District and a permitted use in the TG District, provided that all of the following requirements, in addition to the requirements for all special permits, where required, are met: . . .

§ 415-51 Telecommunications facilities.

E. Application filing requirements. The following shall be included with an application for a special permit or site plan application for all regulated facilities. The Commission may not require one or more of the following for a permitted use site plan application.

Town of Winchester Schedule A – Regulations
List of Changes Made During Codification Project

- (3) Site plan requirements. The following site plan requirements shall be in addition to any other requirements of these regulations regarding site plans. Where the requirements of this section are more restrictive than those elsewhere in these regulations, these requirements shall apply. For a permitted use, the Commission may determine that the information specified herein is not needed to determine compliance with this regulation. A one-inch-equals-40-feet vicinity plan shall be submitted showing the following:
- (h) Contours at each two feet AMSL (see ~~Glossary~~the definition of "elevation" in § 415-53) for the subject property and adjacent properties within 300 feet.

Article V
Glossary of Terms and Phrases

§ 415-53 Definitions.

As used in these regulations, the following terms shall have the meanings indicated:

ACCESSORY RESIDENTIAL USES

Ancillary uses and structures to single- or -multifamily uses, including, but not limited to, pool houses, maintenance sheds, detached garages, swimming pools, and community centers (in TCR ~~districts~~and TG Districts only)), but shall not include accessory apartments.

~~An establishment having any portion of its stock and trade in books, films, videos, DVDs, or magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, provided that this definition shall not apply to any establishment in which such materials constitute less than 10% of the value of the inventory of said establishment and in which the display of such materials does not permit the viewing of "specified sexual activities" or "specified anatomical areas" within the establishment.~~

~~ADULT ENTERTAINMENT~~

~~Any exhibition of any adult-oriented motion pictures, live performance, display or dance of any type, removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal services offered customers, which has as a significant or substantial portion of such performance or any actual or simulated performance of "specified sexual activities" or exhibition and viewing of "specified anatomical areas"~~

~~ADULT MINI-MOTION PICTURE THEATER~~

~~An enclosed building with a capacity of less than 50 persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.~~

~~ADULT MOTION PICTURE THEATER~~

~~An enclosed building with a capacity of 50 or more persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.~~

ADULT-ORIENTED ESTABLISHMENT

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Includes, without limitation, "adult bookstores," "adult motion-picture theaters," "adult mini-motion-picture theaters" and commercial establishments containing one or more "adult amusement machines." "Adult," as defined in Chapter 162, Adult Entertainment, of the Town Code. "Adult-oriented establishment" further means any premises to which the public, patrons or members are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, studios, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures, or any premises wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. An "adult-oriented establishment" further includes, without limitation, any adult entertainment studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio, or any other term of like import.

BREWERY, LARGE

An establishment where beer and malt beverages are made on the lot at an annual beer production rate ~~in excess~~ of 15,000 barrels or more. No ancillary merchandise sales are permitted.

CAMPSITE

The parcel of land being developed, or a designated planning area in which the land development project is located and on which one occupied recreational vehicle may be legally maintained in an approved camp site as part of a commercial recreational facility.

COMMUNITY CENTER, PRIVATE

A building owned and operated by the owner of a lot in a TCR ~~district~~, TG or PI District for recreational and social activities for the owners or occupants of the lot.

DWELLING

A dwellingbuilding or portion thereof designed exclusively for residential occupancy, including ~~one single-~~ family, two-family, multiple dwellings, townhouses, congregate dwelling and seasonal cottages, but not including hotels, motels, bed-and-breakfasts or an inn.

~~DWELLING, MULTIFAMILY~~

~~A building or portion thereof containing more than three dwelling units that cannot be classified as a single-family dwelling.~~

~~DWELLING, ONE FAMILY~~

~~A detached dwelling designated for or occupied by one family.~~

DWELLING, TWO-FAMILY (DUPLEX)

A detached dwelling ~~designated~~ designed for or occupied by two dwelling units.

~~EMPLOYEE~~

~~Any and all persons, including independent contractors, who work in or at or render any services directly related to the operation of an "adult-oriented establishment."~~

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ENFORCEMENT OFFICER, INLAND WETLAND

The Town of Winchester Inland Wetlands ~~Agency Commission~~, acting as the designated agent for the Commission, or, to the extent that the Winchester Inland Wetlands ~~Agency Commission~~ does not accept such designation, the Litchfield County Soil and Water Conservation District.

~~ENTERTAINER~~

~~Any person who provides entertainment within an "adult-oriented establishment," as defined in this section, whether or not a fee is charged or accepted for entertainment and whether or not entertainment is provided as an employee or an independent contractor.~~

EXPAND; TO MAKE AN EXPANSION; EXTENSION

An increase or amplification, as distinguished from establishment or inception. "Extension" shall be deemed to include the expansion in the seasons or periods of use of a nonconforming seasonal use, or of a seasonal dwelling on a nonconforming lot; and any increase in the normal days or hours of operation, or any increase in the scope of services offered, of any nonconforming, nonresidential use of land, buildings, or structures.

FAMILY ~~DAY~~-CHILD-CARE HOME

As defined in C.G.S. ~~Sec. §~~ 19a-77(a)(3).

GROUND-MOUNTED TOWER

~~Mounted~~ A tower mounted on the ground (see ~~T~~ "tower").

HOME OCCUPATION

A business, profession, occupation or trade conducted for gain or support entirely ~~on~~ in a residential dwelling or a structure accessory thereto, which is incidental and secondary to the use of the dwelling and which does not change the essential residential character of the building. A home occupation shall include a "traditional home enterprise" and ~~shall~~ may require the issuance of a special permit prior to establishment.

LOT FRONTAGE

The lot line(s) dividing the lot from the right-of-way of a street or streets.

~~LOT, FRONTAGE~~

~~The lot line(s) dividing the lot from the right-of-way of a street or streets. In the case of a rear lot, the front lot line shall be considered the line or lines most nearly parallel to and closest to a street or streets providing lot frontage.~~

LOT LINE, FRONT

A lot line dividing a lot from a street. On a corner lot, only one street line may be considered as a front line and only one yard the front yard, ~~which shall be the~~. The front lot line is the lot line directly opposite the front facade of a building. In the case of a rear lot, the front lot line shall be considered the line or lines most nearly parallel to and closest to a street or streets providing lot frontage.

~~LOT, VACANT~~

~~A lot without a building or structure.~~

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~~MINOR~~

~~Shall be deemed to refer to a person under the age of 18 years.~~

~~MUNICIPAL BUILDING~~

~~Any structure used by the Municipality or an agency thereof in furtherance of the public interest and for a public purpose, including police stations and fire stations.~~

~~OPERATOR~~

~~Any person, or any proprietor, shareholder, general partner or limited partner who holds any of share or partnership interest of any business, which is operating, conducting, owning or maintaining an "adult-oriented establishment."~~

~~PERVIOUS SURFACE~~

~~A surface that allows water runoff to infiltrate into the ground.~~

~~PROFESSIONAL AND BUSINESS OFFICES~~

~~Professional and business offices conducted by the resident of the premises within the building, provided:~~

~~A.—There is no retail sale of merchandise or goods on the premises;~~

~~B.—There is no repair, fabrication, or alteration of merchandise or equipment;~~

~~C.—Not more than one person not residing on the premises is employed on the premises; and~~

~~D.—The total floor area occupied by the office use does not exceed 35% of the habitable floor area of a dwelling.~~

REGULATED FACILITY

The equipment, towers, mounts, antennas and other structures related to wireless telecommunications facilities subject to local zoning regulation. This includes all telecommunication services not exempt from local regulation under the provisions of the Connecticut General Statutes and the authority of the Connecticut Siting Council or not exempt from local regulation pursuant to the Telecommunication Act of 1996 or such other federal legislation or a federal authority.

~~SEXUAL ACTIVITIES~~

~~As used in this Regulation, is not intended to include any medical publications or films or bona fide educational publication or films, nor does it include any art or photography publications which denote at least 25% of the lineage of each issue to articles and advertisements dealing with subjects or art or photograph. Nor does this definition apply to any news periodical which reports or describes current events and which, from time to time, publishes photographs of nude or seminude persons in connection with the dissemination of the news. Nor does this definition apply to publications or films which describe and report different cultures and which, from time to time, publish or show photographs or depictions of nude or seminude persons when describing cultures in which nudity or semi-nudity is indigenous to the population.~~

~~SHOPPING CENTER~~

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~~A group of commercial retail uses 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.~~

~~SITE~~

~~The parcel of land being developed, or a designated planning area in which the land development project is located and on which one occupied Recreational Vehicle may be legally maintained in an approved camp-site as part of a Commercial Recreational Facility.~~

~~SPECIFIED ANATOMICAL AREAS~~

~~Less than completely and opaquely covered:~~

~~A.—Human genitals, public region;~~

~~B.—Buttocks;~~

~~C.—Female breasts below a point immediately above the top of the areola; or~~

~~D.—Human male genitals in a discernibly turgid state even if completely covered.~~

~~SPECIFIED SEXUAL ACTIVITIES~~

~~A.—Human genitals in a state of sexual stimulation or arousal;~~

~~B.—Acts of human masturbation, sexual intercourse, or sodomy; or~~

~~C.—Fondling or erotic touching of human genitals, public region, buttocks or female breasts.~~

ZBA ~~(or ZONING BOARD OF APPEALS)~~

~~As per the CGSS 8.1 et seq., A Town The Zoning Board whose responsibilities include hearing appeals, varying the zoning of Appeals established in accordance with § 415-25B(1) of these regulations and approving certain permits. See Appendix B.~~

~~-~~

Attachments:

[Attachment 1 - Appendix A, Table of Uses and Minimum Parking Requirements](#) (included below)

ZONING REGULATIONS

415 Attachment 1

Town of Winchester

Appendix A Table of Uses and Minimum Parking Requirements

Key:

P	=	Permitted
SP	=	Special Permit Required
Blank	=	Not Permitted
Box		

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Accessory Apartment	SP	SP		SP		SP	SP		1 additional per accessory apartment unit
Accessory Residential Uses	P	P		P	P	P	P		N/A
Affordable Housing	SP	SP		SP	SP	SP	SP		0.75 per bedroom
Adult-Oriented Establishment								P	1 per 100 square feet
Artisan Production						P	P	P	1 per 1,000 square feet
Automotive Sales and Repair						SP			
Bakery						P	P	P	1 per 400 square feet
Banks and Financial Institutions with Drive- Thru Through						SP	SP		1 per 300 square feet + 5 stacking spaces per drive- thru through lane
Banks and Financial Institutions without Drive- Thru Through						P	SP		1 per 300 square feet

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Banquet Facility	SP		SP			SP	SP		1 per 600 square feet
Bed_and_Breakfast	SP	SP	SP	SP	SP	SP	SP		2 per dwelling unit + 1 per bedroom for rent
Boardinghouse					SP				1 per room for rent + 0.25 guest space per unit
Brewery, Large						SP	SP	P	1 per 600 square feet
Brewery, Micro_						SP	SP	P	1 per 300 square feet
Brewpub			SP			SP	SP	P	1 per 50 square feet
Bulk Storage Facility							SP	P	1 per 2,000 square feet
Car Wash							SP	P	1 per 300 square feet off 5 stacking spaces per drive- through lane
Cemetery	SP	SP		SP	SP	SP	SP	SP	1 per acre
Club	SP	SP	SP	SP		SP	SP		1 per 600 square feet
Cold Plant Storage								P	1 per 2,500 square feet
College						SP	SP		1 per full-time faculty + 0.50 per enrolled student
Commercial Recreation	SP								1 per 600 square feet of interior space
Commissary						P	P	P	1 per 2,000 square feet
Community Center, Private					P		P	P	1 additional per 600 square feet
Congregate Residence	SP ²				SP	SP	SP		0.50 per bedroom
Continuing_Care Retirement Community					SP	SP	SP		0.75 per unit
Convalescent Home/Nursing Home		SP			SP	SP	SP		0.50 per bed
Country Inn	SP	SP	SP	SP	SP	P	P		1 per room for rent
Cultural Institution						P	P		1 per 250 square feet
Distillery						SP	SP	P	1 per 2,000 square feet

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Drug Store, Large-Format							SP		1 per 300 square feet
Drug Store, Small-Format						P	P		1 per 300 square feet
Earth Excavation	SP						SP	SP	
Family Day-Child-Care Home	P	P		P	P	P	P		1 per 4 persons at maximum occupancy
Farm	P						P	P	N/A
Farm Stand, Permanent	SP	SP					SP	P	2 per stand
Farm Winery	SP	SP					SP		N/A
Funeral, Undertaking and IntermentInterment Service						SP	SP	SP	1 per 4 persons at maximum occupancy
Greenhouse/Nursery, Commercial	SP	SP					SP	SP	1 per 600 square feet of interior space
Group Day-Care Home	SP			SP		SP	SP		1 per 4 persons at maximum occupancy
Home Farming	P	P		P	P	P	P		N/A
Home Occupation	SP	SP		SP	SP	PSP	PSP		N/A
Hospital						SP	SP		1 per 500 square feet
Hotel			SP			SP	SP		1 per room for rent
Independent Living Retirement Facility					SP	SP	SP		1.0 per unit
Industrial Heritage Re- Use					SP	SP	SP	SP	N/A
Industrial Laundry								P	1 per 2,000 square feet
Junkyard									1 per 600 square feet of interior space
Kennel	SP						SP	P	1 per 600 square feet of interior space
Laboratory								P	1 per 1,000 square feet
Manufacturing, Heavy								SP	1 per 2,500 square feet

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Manufacturing, Light						SP	DP	P	1 per 2,000 square feet
Manufactured Home	SP			SP					2 per unit + 1 guest space per 8 home sites
Marina, including boat sales, repair Boat Sales and fueling/or Storage, Repair and Fueling			SP						<u>1 per 1,500 square feet</u>
Medical Marijuana Dispensary Facility						SP	SP	SP	1 per 300 square feet
Medical Marijuana Production Facility								SP	1 per 2,000 square feet
Medical Office or Clinic, Large-Format						SP	SP		1 per 300 square feet
Medical Office or Clinic, Small-Format						P	P		1 per 300 square feet
Mixed-Use Building			SP		SP	SP	SP		See requirements for each specific use
Motor Vehicle Fuel Sales with Convenience Retail						SP	SP	SP	1 per 300 square feet
Motor Vehicle Fuel Sales without Convenience Retail							SP	SP	N/A
Multi Multiple-Family Dwelling			<u>SP</u>		SP	SP	SP		1.5 per unit + 0.25 guest spaces space per unit
Office, Business, Large-Format						SP	SP	P	1 per 300 square feet
Office, Business, Small-Format						P	P	P	1 per 300 square feet
Office, Professional, Large-Format						SP	SP		1 per 300 square feet

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Office, Professional, Small-Format						P	P		1 per 300 square feet
Open Space Subdivision	SP			SP					Off-Street Parking- Requiredstreet parking required
Outdoor Dining (accessory use)						SP			1 per 100 square feet
Parking Lot						SP			N/A
Public Administrative Services and Courts						P	P	P	1 per 300 square feet
Public Recreation Facility	SP	SP	SP	SP	SP	SP	SP	SP	N/A
Public Safety Facility	SP	SP		SP	SP	SP	SP	SP	N/A
Public Utility Facility	SP	SP		SP	SP	SP	SP	SP	N/A
Recreation and Entertainment Facility, Indoor Private						SP	SP	P	1 per 600 square feet
Recreation and Entertainment Facility, Outdoor Private	SP	SP	SP	SP	SP	SP	SP	SP	N/A
Recycling Facility								SP	1 per 2,000 square feet
Research and Development Facility							SP	P	1 per 600 square feet
Restaurant			SP		SP	P	P		1 per 100 square feet
Restaurant, High Turn- Over/Fast-Food							SP	SP	1 per 100 square feet + 5 stacking spaces per drive- through
Retail, Convenience			SP				SP		1 per 300 square feet
Retail, Grocery, Large- Format							SP		1 per 250 square feet
Retail, Grocery-Small- Small-Format			SP			P	P		1 per 400 square feet
Retail, Large Shop							SP		1 per 300 square feet

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Retail, Personal Service			SP			P	P		1 per 300 square feet
Retail, Small Shop			SP			P	P		1 per 300 square feet
Roadside-Oriented Limited Retail Enterprise	SP						P		N/A
School	SP	SP		SP	SP	SP	SP	SP	1 per 2 classrooms
Seasonal Cottages	P	<u>SPP</u>							1 per cottage
Single-Family Dwelling	P	<u>SPP</u>		P	P		P		Off-Street Parking Required <u>street parking required</u>
Stable, Commercial	SP						SP	P	1 per 5,000 square feet of interior space <u>1 for each 5 users of, or visitors to, the lot, including spectators for horse shows or similar events</u>
Storage Business, Outdoor Limited							SP	P	1 per 300 square feet of office + 0.25 per unit for rent
Storage, Personal and Mini-Warehouse							SP	P	1 per 300 square feet of office + 0.25 per unit for rent
Tap/Tasting Room			SP			SP	SP	P	1 additional per 100 square feet
<u>Tavern</u>						<u>SP</u>			<u>1 per 100 square feet</u>
<u>Telecommunications Facilities</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	<u>SP</u>	
Two-Family Dwelling (Duplex)				SP	SP		SP		2 per unit
Vehicle Sales and Service, Personal							SP	P	1 per 1,500 square feet of interior space, not including display area
Vehicle Sales and Service, Pleasure							<u>SP</u>	P	1 per 1,500 square feet of interior space, not including display area

ZONING REGULATIONS

	RR Rural Residential	HL Highland Lake District	HLB Highland Lake Business District	TSF Town Single- Family	TCR Town Center Residential	TC* Town Center	TG Town Gateway	PI Production and Innovation	Off-Street Parking Requirements ¹ (minimum, in number of spaces; square footages are based on gross floor area)
Vehicle Sales and Service ² , Professional							SP	P	1 per 1,500 square feet of interior space, not including display area
Veterinary Hospital	SP						SP	P	1 per 400 square feet
Warehouse, Large							SP	P	1 per 2,000 square feet
Warehouse, Small							SP	P	1 per 2,000 square feet
Wholesale and Distribution Business							SP	P	1 per 2,000 square feet
<u>Wind and Solar Facilities (accessory to any residential or commercial use)</u>	SP	SP	SP	SP	SP	SP	SP	SP	
Worship Place	SP			SP	SP		SP	P	1 per 4 persons at max maximum occupancy

NOTES:

¹ Notwithstanding the off-street parking requirements by use set forth in the table above, no off-street parking is required for any uses in the TC District.

² Public water and sewer required.