

TOWN OF WINCHESTER

CITY OF WINSTED

WINCHESTER PLANNING AND ZONING

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TABLE OF CONTENTS

SECTION	TITLE	PAGE(S)
1	DEFINITIONS	1
2	DISTRICTS	5
3	GENERAL REQUIREMENTS	8
3.0	Purpose And Interpretation	
3.1	Compliance With Provisions of Regulations	
3.2	Density And Building Coverage Calculations For Certain Unbuildable Lands	
3.3	Required Frontage And Access	
3.4	Required Floor Area	
3.5	Open Spaces Required For Each Building	
3.6	Building On Existing Lots	
3.7	Use of Land For Access Or Parking	
3.8	Dwelling For More Than Onew Family	
3.9	Height Limitations	
3.10	Projections Into Open Space	
3.11	Lots On Narrow Streets	
3.12	Lots Lying In More Than One District	
3.13	Accessory Buildings And Structures	
3.14	Special Regulations For Subdivisions	
3.15	Conversion Of Existing Dwellings	
3.16	Visibility For Corner Lots	
3.17	Buildings And Structures Over And Along Bodies Of Water	
3.18	Landscaping Regulations	
3.19	Notice Requirements	
3.20	Multiple Dwellings Applications	
4.	RESIDENCE DISTRICTS	20
4.1	Uses Permitted	
4.2	Required Lot Area, Width, Yards, Coverage, Height	
4a	HIGHLAND LAKE DISTRICT (HL)	
4a.1	Uses Permitted	
4a.2	Required Lot Area, Width, Yards, Coverage, Height, Set Back	
4a.3	Special Regulations Relating To Uses	
4.3	Open Space Subdivisions	
4.4	Multiple Dwellings	
4.5	Congregate Residence Development	
4.6	Cable T.V.	
4.7	Planned Development	

TABLE OF CONTENTS

SECTION	TITLE	PAGE(S)
5	RURAL DISTRICTS	55
5.1	Uses Permitted	
5.2	Required Lot Area, Width, Yards, Coverage, Height	
6	COMMERCIAL DISTRICTS	64
6.1	Uses Permitted in CA District	
6.2	Uses Permitted in CB District	
6.3	Commercial Expansion District CX	
6.4	Required Lot Area, Width, Yards, Coverage, Height	
6.5	Reduction: Minimum Front Yard	
6.6	Reduction: Minimum Side Yard(s)	
6.7	Omission Of Minimum Side Yard(s)	
6.8	Buffer	
6.9	Reduction of Yards in CX District	
10	CX-1 Zone	
6.11	Professional Office Overlay Zone	
7	INDUSTRIAL DISTRICTS	75
7.1	Uses Permitted In IA Districts	
7.2	Uses Permitted In IB Districts	
7.3	Required Lot Area, Width, Yards, Coverage, Height	
8	EXCAVATION OF EARTH MATERIALS	79
8.1	General Provisions	
8.2	Earth Excavation Special Permit	
8.3	Application Requirements	
8.4	Regulations Concerning Conduct Of Operations	
8.5	Permit Approval And Removal	
8.6	Placement Of Fill	
9	OFF-STREET PARKING	86
9.1	Parking Facilities Required	
9.2	Location Of Parking Facilities	
9.3	Minimum Requirements	
9.4	Truck Loading Space	
9.5	Surfacing	
10	NONCONFORMING BUILDINGS, STRUCTURES AND USES	88
11	TRAILERS	92

TABLE OF CONTENTS

SECTION	TITLE	PAGE(S)
12	SIGN REGULATIONS	97
12.0	Sign Regulations	
12.1	Purpose	
12.2	Definitions	
12.3	General Requirements	
12.4	Sign In Residential And Rural Zones	
12.5	Sign In Commercial Expansion Zones	
12.6	Sign In Commercial And Industrial Zones	
12.7	Signs Identifying Commercial and Industrial Parks	
12.8	Special Exceptions	
12.9	Sign Variance	
12.10	Criteria For Detached Signs	
13	ZONING BOARD OF APPEALS	102
14	PERFORMANCE STANDARDS	104
15	SOIL EROSION AND SEDIMENTATION CONTROL REGULATIONS	106
16	PERMITS, CERTIFICATES AND ENFORCEMENT PROVISIONS	112
16.1	General Requirements	
16.2	Permits, Building And Zoning	
16.3	Certificates, Zoning Compliance And Occupancy	
16.4	Records	
16.5	Enforcement	
17	AMENDMENTS	116
18	VALIDITY	118

**WINCHESTER, CONNECTICUT
SECTION I — DEFINITIONS**

For the purpose of these regulations, certain terms or words shall be defined as below. Words in the present tense include the future, the singular number includes the plural, and vice-versa. The word "person" includes a partnership, association or corporation.

1.1 ACCESSORY BUILDING, STRUCTURE OR USE: A building or structure or use which is subordinate and customarily incidental to the main building, structure and use on a lot, provided that any accessory building or structure shall not exceed twelve (12) feet in height. The term "accessory building" or "accessory structure," when used in connection with a farm, shall include all buildings and structures customarily used for farm purposes and shall not be limited in height. No accessory building, structure or use shall be established in the absence of a principal building or use.

**

1.2 BUILDING: An independent structure having a roof supported by columns or walls resting on its own foundation and includes shed, garage, stable, boathouse, greenhouse or other accessory buildings. When any portion of a building is separated from every other portion by a division wall, without openings, such separated portion shall be deemed a separate building. ** Adopted 11/13/90: Effective 11/20/90

1.3 BUILDING AREA: The ground enclosed by the walls of a building, including the area of all covered porches and other roofed portions, but excluding cornices, eaves, gutters chimneys and other like architectural details not projecting more than thirty (30) inches, and further excluding any unroofed steps, balconies, porches and terraces.



1.4 BUILDING HEIGHT: The vertical distance from the average finished grade within 10 ft. of the walls of the building to the highest point of flat or mansard roofs, including the top of a parapet, or to the mean level between the eaves and ridge for gable, hip, or gambrel roofs.

1.5 BUILDING LINE: A line parallel to a street at a distance equal to the required front yard, or at a greater distance when otherwise established by the Town of Winchester, or where established by the owner and recorded in land records of the Town of Winchester.

1.6 COMMISSION: The Planning and Zoning Commission of the Town of Winchester.

1.7 COURT: An open space, other than a yard, on the same lot with a building, which space is bounded on three or more sides by the walls of such building.

1.8 DWELLING: A dwelling or portion thereof designed exclusively for residential occupancy, including one family, two family, multiple dwelling, road dwelling,

Zoning Regulations Town of Winchester

congregate dwelling, and seasonable cottage, but not including hotel, motel, and inn.

- 1.9 **DWELLING, ONE FAMILY:** A detached dwelling designated for or occupied by one family.
- 1.10 **SEASONAL COTTAGE:** A detached dwelling intended and designed for human occupancy by a single family for a seasonal or recreational use, and not for permanent residence, connected to a safe water supply with sewage disposal in accordance with applicable regulations, and having a minimum floor area of 500 sq. ft. A seasonal cottage shall not be occupied for more than a total of thirty days between October 15th and the following May 1st.
- 1.11 **DWELLING, TWO FAMILY:** A detached dwelling designated or occupied by two families living independently of each other.
- 1.12 **DWELLING, MULTIPLE:** A dwelling or group of dwellings on one lot containing separate living units for more than three families, having separate or joint entrances, services or facilities.
- 1.13 **DWELLING, ROW:** A dwelling designated or occupied by one family, which is attached to two or more similar dwellings in a row or group, containing not less than three such buildings.
- *
- 1.14 **DWELLING, CONGREGATE:** A dwelling containing two or more family units occupied by persons 62 years or older, together with common facilities sufficient to meet the needs of all residents, which shall include a common kitchen, dining and meeting and laundry facilities, and may include other common facilities.
- 1.15 **ENFORCEMENT OFFICER:** The Enforcement Officer under Section 6.02 shall mean the Town of Winchester Inland Wetlands Agency, acting as the designated agent for the Commission, or, to the extent that the Winchester Inland Wetlands Agency does not accept such designation, the Litchfield County Soil & Water Conservation District.
- 1.16 **FAMILY:** Any number of individuals related by blood or marriage, living together as a single housekeeping unit. A group of not more than six persons not related by blood or marriage may be considered a family, if living as a single housekeeping unit.
- 1.17 **FARM:** A tract of land containing five (5) acres or more, used in part or wholly for agricultural purposes, which may include the raising and keeping of domestic and other animals.
- 1.18 **FAMILY UNIT:** A dwelling or part of a dwelling occupied or intended to be occupied by one family.

Town of Winchester Zoning Regulations

- 1.19 LOT: A parcel of land occupied, or capable of being occupied, in conformity with these regulations by one principal building (or more than one principal building where specifically permitted hereunder) and accessory structures or uses customarily incident to it, including such open spaces as are required by these regulations.
- 1.20 LOT AREA: The total area within the boundary lines of a lot.
- 1.21 LOT CORNER: A lot having two adjacent sides facing a street or streets, with an interior angle of intersection of not more than 120 degrees, and a street line curve of less than 100 feet.
- 1.22 LOT LINE: A line of record bounding a lot.
- 1.23 LOT LINE, FRONT: All lot lines between a street and a lot and, with respect to a lot having less than the minimum width on a street required for the applicable district, shall also include all lot lines parallel to a street from which the lot gains access.
- 1.24 LOT LINE, SIDE: All lot lines extending from a street or a front lot line toward a rear lot line.
- 1.25 LOT LINE, REAR: All lot lines other than front lot lines and side lot lines.
- 1.26 LOT LINE, SIDE: The line or lines bounding a lot which extend from the street towards the rear in a direction approximately perpendicular to the street. In the case of corner lots, all lines extending from streets shall be considered side lines.
- 1.27 LOT MINIMUM WIDTH OF: The distance between the side lot lines in a straight line at right angles to the mean direction of such side lot lines, which lines of measurement shall touch, but not be in front of the building line. In the case of a corner lot, the minimum width shall be measured at, but not on the street side of, the building line, and shall extend from the side lot line to the opposite street line.
- 1.28 NONCONFORMING USE: A use of land, building or premises, which is not a use permitted by the provisions of these regulations for the district in which such land, building or premises are situated.
- 1.29 NONCONFORMING BUILDING: A building which does not conform to all the applicable provisions of these regulations.
- **
- 1.30 OPEN SPACE: A space not occupied by a structure, except fences, utility facilities, flag poles, and driveway, open to the sky on the same lot as the principal structure.
**Adopted 11/13/90: Effective 11/20/90

Zoning Regulations ~~_____~~ Town of Winchester

- 1.31 STREET: For the purpose of these Regulations, the word "street" shall include a public or private highway or right-of-way giving access to the lot.
- 1.32 STRUCTURE: Anything erected or constructed which requires location on the ground or attached to something having a location on the ground. **Adopted 11/13/90: Effective 11/20/90
- 1.33 TOURIST CABIN: A residential dwelling with or without kitchen facilities containing not more than two bedrooms, and primarily intended for the accommodation of transients.
- 1.34 TRAILER: Any vehicle which is used for sleeping or living quarters or business, and which is, has been, or may be mounted on wheels.
- 1.35 TRAILER CAMP: "Trailer Camp" for purposes of definition shall describe any premises used in excess of one trailer parked on any one premises.
- 1.36 YARD, FRONT: A space extending across the full width of a lot between the front lot line and the front of a principal building.
- 1.37 YARD, MINIMUM FRONT: An open space extending the full width of the lot between a front lot line and the building line. Rear lots shall have a minimum front yard requirement measured from any front lot line parallel to any street from which the rear lot gains access. All Tables in these regulations indicating front yard requirements shall mean minimum front yard requirements.
- 1.38 YARD, MINIMUM REAR: An open space extending across the full width of the lot between the rear lot line and a parallel line within the lot set back a distance equal to the minimum rear yard requirements. On a lot with no rear yard, the side yard shall extend to the opposite lot line. All Tables indicating rear lot requirements shall mean the minimum rear yard requirements.
- 1.39 YARD, MINIMUM SIDE: An open space extending from the front lot line to the rear lot line between the side lot line and a parallel line set back within the lot a distance equal to the minimum side yard requirement. On a lot with no rear yard, the side yard shall extend to the opposite lot line. All Tables in these regulations indicting side yard requirements shall mean minimum side yard requirements.
- 1.40 YARD, REAR: A space extending across the full width of the lot between the rear lot line and the rear of the principal building.
- 1.41 YARD, SIDE: A space extending for the full depth of a lot between any side lot line and the side of the principal building.

SECTION 2 — DISTRICTS

2.1 For the purpose of these Regulations, the Town of Winchester is divided into the following classes of districts:

RESIDENCE DISTRICTS

- R-1 District
- R-2 "
- R-3 "
- R-4 "

COMMERCIAL DISTRICTS

- CA-1 District
- CA-2 "
- CA-3 "
- CB-1 "
- CB-2 "
- CB-3 "
- CX "
- CX-1 "

RURAL DISTRICTS

- RU-1 District
- RU-2 District
- RU-3 "

INDUSTRIAL DISTRICTS

- IA-1 District
- IA-2 "
- IA-3 "
- IB-1 "
- IB-2 "
- IB-3 "

*HIGHLAND LAKE DISTRICT * Adopted 11/13/89
 Effective 11/21/89

HL

PLANNED DEVELOPMENT DISTRICT ZONE
PD DISTRICT

PROFESSIONAL OFFICE OVERLAY ZONE
P. O. Zone

2.2 The boundaries of districts established hereunder are shown on certain maps entitled, "Zoning Map City of Winsted Winchester Connecticut Scale 1" = 1600 ft. Map 1 of 2" and "Zoning Map Winchester Central Business District Winchester Connecticut Scale 1" = 800 ft. Map 2 of 2," both approved November 21, 1989, as now or hereafter amended, referred to in these regulations as the "Official Zoning Map" or "Zoning Maps." The Official Zoning Map is hereby declared part of these regulations. When, in accordance with the provisions of these regulations, changes are made in district boundaries or other matters portrayed on the Official Zoning Map, such changes shall be made on

Zoning Regulations --- **Town of Winchester**

the Official Zoning Map together with an entry on the Official Zoning Map, in the "Revision" block, indicating the revision number, the designation of the old zone, the designation of the new zone, the effective date of the revision and the initials of the Chairman of the Commission. The Official Zoning Map shall be filed in the Office of the Town Clerk and an updated copy shall be displayed in the office of the Commission.

*

2.3 When uncertainty exists in the opinion of the Commission or the Zoning Enforcement Officer as to the boundaries of districts as shown on the Official Zoning Map, the following rules shall apply:

(a) District boundaries indicated as approximately following the center lines of streets, highways or alleys, shall be construed as following said center lines;

(b) District boundaries indicated as approximately following lot lines shall be construed as following such lot lines;

(c) District boundaries indicated as approximately following Town limits shall be construed as following Town limits;

(d) District boundaries indicated as following railroad rights-of-way shall be construed as the center of said rights-of-way;

(e) Boundaries indicated as approximately following the center line of streams, brooks, natural water courses and other bodies of water shall be construed as following such center lines;

(f) District boundaries which are set back from streets and approximately parallel to such streets shall be construed as parallel to such streets and unless specific dimensions are shown on the Official Zoning Map, shall be construed to be:

(i) for Residence Districts, Rural Districts, Professional Overlay Zone, and PD District, 150 feet from the street line; and

(ii) for Commercial and Industrial Districts, 100 feet from street line; and

(g) For the Highland Lake District, the district boundary shall be defined as a line 1,000 feet from and parallel to the lake edge, except in the vicinity of East and West Lake Streets, where the district boundaries shall be defined as the centerline of these two streets. For the purposes of this subparagraph, the lake edge shall be defined as the contour line with an elevation equal to that of the primary spillway on the Highland Lake Dam.

From the centerline intersection of West Lake Street and Boyd Street, the district boundary shall run in a westerly direction, along a prolongation of the West Lake

Town of Winchester

Zoning Regulations

Street centerline, until it intercepts the 1,000-foot setback zone line.

From the centerline intersection of East Lake Street, Hurlburt Street, and East Wakefield Blvd., the district boundary shall run in a southwesterly direction, along a line that is 45 degrees east of the first 200 feet of the East Wakefield Blvd. centerline, until it intercepts the 1,000-foot setback zone line. *Amended & Adopted 11/13/95, Effective 12/1/95

SECTION 3 — PURPOSE, INTERPRETATION AND GENERAL REQUIREMENTS

3.0 PURPOSE AND INTERPRETATION.

3.0.1 PURPOSE: These regulations are adopted under the General Statutes of the State of Connecticut, as amended, for the following purposes:

- (a) To promote and to protect the public health, safety, and welfare of the inhabitants of the Town of Winchester, Connecticut (the "Town"), and of the public generally;
- (b) To facilitate adequate transportation, water, sewerage, schools, parks, and other public benefits;
- (c) To encourage the most appropriate use of land throughout the Town, thereby conserving the value of properties;
- (d) To regulate the height, number of stories and size of buildings and other structures; the percentage of the area of the lot that may be occupied; the size of yards, courts, and other open spaces; and the height, size, character and location of signs;
- (e) To regulate the density of population and the location and use of buildings, structures and land for trade, industry, residence, or other purposes;
- (f) To divide the Town into zoning districts of such number, shape, and area as may be best suited to carry out the purposes of these regulations;
- (g) To regulate the erection, construction, reconstruction, alteration, or use of buildings or structures and the use of land in such zoning districts;
- (h) To permit certain classes or kinds of buildings, structures or uses of land within the Town only after obtaining a special permit or special exception;
 - (i) To lessen congestion in the streets;
 - (j) To secure safety from fire, panic, flood, and other dangers;
 - (k) To provide adequate light and air;
 - (l) To prevent the overcrowding of land and avoid undue concentration of population;
 - (m) To facilitate the adequate provision for transportation, water, sewerage, schools, parks and public requirements;

Town of Winchester ~~_____~~ Zoning Regulations

- (n) To further the policies of the Plan of Development;
- (o) To guide development in a manner which recognizes the importance of the natural environment and the Town's natural resources;
- (p) To protect the value of buildings and property throughout the Town and the Town's ground and surface waters; and to preserve the historical resources, natural features and visual qualities that enhance the character of the Town;
- (q) To encourage development of housing opportunities for all citizens of the Town consistent with soil types terrain and infrastructure capacity;
- (r) To prevent unreasonable pollution, impairment or destruction of the public trust in air, water or other natural resources of the Town;
- (s) To guide development which minimizes impacts to wetlands, watercourses, flood prone areas, hillsides, surface water and groundwater resources, and other sensitive and significant features of the natural landscape, and to establish soil erosion and sedimentation controls; and
- (t) To encourage energy-efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation.

3.0.2. INTERPRETATION

- (a) In interpreting and applying these regulations, the regulations shall be considered as the minimum requirements for the promotion of the public health, safety, and general welfare.
- (b) When these regulations impose a greater restriction on the use of buildings or structures or require larger yards, courts, or other open spaces, or require a greater percentage of lots to remain unbuilt, or impose other standards higher than those imposed by any law, ordinance, regulation, or private agreement, these regulations shall control. When restrictions are imposed by any law, ordinance, regulation, or private agreement which are greater than those required by these regulations, such greater restrictions shall not be affected by these regulations.
- (c) When one section of these regulations imposes standards greater than those of another section, the standards of the more restrictive section shall control.
- (d) In the construction of these regulations, the words and definitions contained herein shall be observed and applied, except where the context clearly indicates otherwise, as follows:

Town of Winchester _____ **Zoning Regulations**

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3.3 REQUIRED FRONTAGE AND ACCESS

No building shall be built on any lot unless such lot has frontage of at least twenty-five (25) feet on a public street, or unless it has unobstructed and exclusive permanent easement of access, or private right-of-way at least twenty-five (25) feet wide to a public street.

In the case of the subdivision of land in any district, other than Open Space subdivisions under Section 4.3, not more than the following percentage of lots in such subdivision shall have frontage on a public street less than the required minimum lot width specified for the applicable district in these regulations; provided, however, that the Commission, upon a finding of hardship due to topography and soil conditions of the land or to promote creative land use planning, may increase said percentage of lots, but by no more than two (2) times:

Maximum Percentage of Lots having
Frontage Less than Minimum Lot Width

<u>Number of Lots in Subdivision</u>	<u>Specified For Applicable District (Rear Lots)</u>
1-10	Forty Percent (40%)
11-15	Thirty Percent (30%)
16-20	Twenty Percent (20%)
21 and over	Ten Percent (10%)

3.4 REQUIRED FLOOR AREA

No dwelling shall be erected, moved, or structurally altered unless the floor area devoted to living space exclusively for one family is not less than ^{1,000 sq. ft.} ~~950~~ sq. ft. minimum. A dwelling shall contain an additional 125 sq. ft. for each bedroom in excess of two. The first story of a dwelling with livable floor area on an upper floor shall be not less than 675 sq. ft. in area.

3.4.1

A seasonal cottage shall contain not less than 500 sq. ft. of floor area. Multiple dwelling floor areas are listed in Section 4.4.7 hereafter.

3.4.2

Living space may include customary rooms, closets, halls, kitchens, pantries and bathrooms, but shall be included only if it has a minimum head room of seven (7) feet. Where located above the first floor, living space shall be included only if accessible by a permanent stairway. Unfinished space above the first floor, designed for a use mentioned above, and otherwise complying with the provision of this paragraph, may

Town of Winchester ~~_____~~ Zoning Regulations

accessory to and part of such use, except that this provision shall not prohibit access across a Commercial District to a use lying in a Light Industrial District.

3.8 DWELLING FOR MORE THAN ONE FAMILY

In the case of dwellings for more than one family, the number of family dwelling units on any lot shall not exceed one for each unit of land area appearing under the heading: "Minimum Lot Area per Family Unit" in the table applicable to the district in which such lot is located. For the purpose of determining the number of family dwelling units to be permitted in such dwellings, the average depth of the lot shall not exceed three times the average width thereof.

3.9 HEIGHT LIMITATIONS

The building height limit shall be applied separately for each wing or other distinct portion of the building or distinct portion thereof by one foot for every two feet by which such building or such portion thereof lies inside the nearest limiting line of any required front, side or rear yard. Spires, cupolas, towers, chimneys, flagpoles, penthouses, ventilators, tanks, and similar features, occupying in the aggregate not more than 10 percent of the building area, and not used for human occupancy, may be erected to a reasonable and necessary height.

3.10 PROJECTION INTO OPEN SPACES

Nothing in this ordinance shall prohibit the projection not more than one foot into a required open space of pilasters, belt courses, sills, cornices, or similar architectural features, nor the planting or landscaping of such open spaces.

3.11 LOTS ON NARROW STREETS

In the case of lots fronting on streets less than 50 feet wide, the front yard required by the applicable provisions of these regulations shall be increased by one-half the difference between 50 feet and the actual width of the street.

3.12 LOTS LYING IN MORE THAN ONE DISTRICT

In the case of a lot lying in more than one district, the provisions of the less restrictive district may be applied for a distance of not over 25 feet into the more restrictive district, provided that such lot has frontage on a street in the less restrictive district.

*

3.13 ACCESSORY BUILDINGS AND STRUCTURES WITHIN REAR YARD

Detached accessory buildings and structures not more than twelve (12) feet in height, not containing more than 400 sq. ft. in ground floor area or such maximum area as allowed in

Zoning Regulations Town of Winchester

individual districts and not used or intended to be used for human habitation or for the housing of animals, may be located in the minimum rear yard, including the portion of the minimum side yard within any minimum rear yard, provided that they are not less than four (4) feet from any side or rear lot line; and further provided, that they occupy, in the aggregate, not more than twenty percent (20%) of the area of the minimum rear yard. *Amended & Adopted 11/13/95, Effective 12/1/95

3.14 SPECIAL REGULATIONS FOR SUBDIVISIONS

In the case of the subdivision of land in any district, where a lot area of 20,000 square feet or more is required, in accordance with a plan of subdivision and with the approval of the Commission, the minimum lot area and the minimum lot area per family unit may be reduced by not more than twenty percent (20%) of the required area applicable, provided that the total number of lots and the total number of family units to be contained in such subdivision does not exceed the number otherwise permitted by these regulations for the district in which such subdivision is located.

3.15 CONVERSION OF EXISTING DWELLINGS

Any dwelling for which a certificate of occupancy was issued on or before May 24, 1946, or which the Commission determines was substantially constructed and completed prior to that date, may be converted to contain a greater number of family dwelling units, provided that the lot area per family dwelling is not less than one-third (1/3) of the minimum lot area per family unit prescribed in the Table applicable to the District in which it is located.

3.16 VISIBILITY FOR CORNER LOTS - NOT LEGAL

No wall, fence, or structure, shall be erected, and no hedge, shrub, or other growth, which is more than three (3) feet high, and which will obstruct corner visibility, shall be maintained on a corner lot in the triangular area formed by the two street lines and a third line which touches the building line and is a chord of the angle of the street intersection.

3.17 BUILDINGS AND STRUCTURES OVER AND ALONG BODIES OF WATER

Amendment to Section 3.17 Adopted 6/12/89 Effective 6/21/89.

3.17.1

No dock, wharf, walk, causeway, buildings, or any other structure, shall be erected, constructed, enlarged or altered upon or over any water body, and no fill or solid material shall be placed or extracted on the waterside of the high water line of any water body, except in conformance with a special permit issued in accordance with these regulations by the Commission.

Town of Winchester ~~_____~~ Zoning Regulations

3.17.2

Application for such special permit shall be made in writing by the owner or his agent, and shall contain all of the required information required thereon, together with two copies of a map drawn to scale, showing:

- (a) The line of the waterfront 500 feet each side of the site of proposed construction, and location of any structures located within these limits and below the high water line of the water body;
- (b) The lot lines of the subject property, and the lot lines of each adjoining lot, with buildings or structures thereon;
- (c) A plan of the proposed construction, alteration or enlargement in sufficient detail to make the proposal clear; and
- (d) Documentation, or specific reference to recorded instrument showing the owners rights in the land to be built on.

3.17.3

Such special permit shall be subject to all the applicable requirements of the zoning regulations, and shall not be construed to permit any use not permitted by these regulations or town ordinances.

3.17.4

Such special permit shall not be granted, if:

- (a) the proposed structure creates any safety hazard for the general public using the water body;
- (b) the proposed structure or the proposed fill or extraction restricts the use of the land below high water for adjoining property owners, or depreciates the value of adjoining property.
- (c) in the case of a retaining wall, if the proposed wall extends into the lake beyond the established shore line in the immediate area.
- (d) if the activity is a regulated activity under the Inland Wetlands Regulations, a permit therefor has not been issued by the Inland Wetlands Commission.

3.18 LANDSCAPING REGULATIONS

The following Landscaping Regulations shall apply to Open Spacsubdivisions under Section

Zoning Regulations ~~_____~~ Town of Winchester

4.3 and Planned Development areas under Section 4.7 of these regulations. The proper maintenance of a required landscaped area shall be construed as a requirement of these regulations, and lack of such proper maintenance shall be considered a violation of these Regulations.

3.18.1

SCREEN. As used in these Regulations, the term "screen" shall mean an opaque solid wall or solid fence of uniform color, constructed with materials of suitable appearance, extending not less than 5 feet nor more than 8 feet above the ground level of the area to be enclosed with the screen.

3.18.2

LANDSCAPED AREA. As used in these Regulations, the term "landscaped area" shall mean an open area, unoccupied, except by residential walks and driveways, except that nonresidential walks and driveways may cross a street yard. Landscaped areas shall be constructed and maintained in lawn, suitable evergreen ground cover, or stone, slate, or concrete paving not exceeding 40% of the required area. Bituminous materials may be used only on areas where such surface is required for a specific recreational use, or for a permitted vehicular use.

3.18.3

LANDSCAPED BUFFER. As used in these Regulations, the term "landscaped buffer" shall mean an open unoccupied area, as above, but requiring also a mixture of evergreen and deciduous trees, and other plant materials which will in a reasonable time produce a visual barrier between adjacent land uses of different types. Where landscaped buffers are required, a planting plan and plant list with types and sizes shall be required as part of the site development plan requiring approval. Adopted 1988, Effective 8/5/88

3.18.4

LANDSCAPE TREATMENT. Where required in parking lots, the spaces between the maximum number of cars shall be:

- (a) eight (8) feet wide where parallel to the length of the car;
- (b) five (5) feet where separating the ends of two opposing lines of cars;
- (c) such spaces shall have a ground cover as required in Section 3.18.2, with 1 1/2" caliper deciduous tree not more than 50 feet apart in the space between the ends of cars.

3.18.5

USABLE OPEN SPACE FOR DWELLING UNITS. Required usable open space shall be intended, designed, and constructed for the outdoor use and enjoyment of the

Town of Winchester

Zoning Regulations

residents, and, except in the case of balconies, porches, and terraces, shall:

- (a) Be open to the sky and unobstructed, except for ordinary structural projections not exceeding twelve (12) feet; and
- (b) Be landscaped in accordance with Section 3.18.2.

3.18.6

Required Usable Open Space shall have a screen or landscaped buffer between such open space and any street, driveway, parking area or service area on the same lot or any adjoining lot. The Commission, as a special exception, may modify or waive the foregoing requirements which it finds that an existing screen, landscaped area or landscaped buffer substantially satisfies the requirements of this section, or where two (2) open spaces on separate lots adjoin and are to be used as a single open space area.

3.18.7

The area of a balcony or terrace, reserved for the exclusive use of a dwelling unit, may be counted at its net area in meeting the required usable open space per dwelling unit, provided such balcony or terrace:

- (a) has no side less than six (6) feet;
- (b) contains not less than 70 square feet of usable area;
- (c) is open for the full length of its longest dimension to a yard or court except for a protective railing.

*

3.19 NOTICE REQUIREMENTS

In addition to any other notice provisions of local or state regulations, and statutes, applicants requesting a change in zone, a special permit, a special use, or a special exception shall notify by certified mail each property owner within 300 ft. of any point on the boundary of the subject property of the date, and place of the public hearing, wherein such request is to be considered by the Commission. Such notice shall be mailed a minimum of seven (7) days prior to the date of public hearing. At the time of public hearing the applicant shall present receipts from the postal service to demonstrate compliance with this section. Return receipts are not requested. *Adopted 8/14/89, Effective 8/18/89

The Commission upon its finding that compliance with the requirements of this Section would impose an undue burden, may, by a vote of 2/3rd or more of its member, waive the requirements of this Section and such waiver shall be noted in the notice of publication of the public hearing required by state statutes.

Zoning Regulations Town of Winchester

3.20 MULTIPLE DWELLING APPLICATIONS

Applications for multiple dwellings of less than fifteen (15) units or for multiple dwellings within the Winchester Central Business District as shown on Map 2 of the Official Zoning Map will be considered and required to meet the requirements of Section 4.4 of these regulations. All other applications for multiple dwellings will be considered and required to meet the requirements of Section 4.7 of these regulations. The Commission may grant exceptions for special circumstances provided such circumstances are set forth in writing as part of its approval.

*

3.21 SITE PLAN REQUIREMENT FOR COMMERCIAL AND INDUSTRIAL ZONES

In all Commercial and Industrial zones (except for Industrial Park land under control of the Economic Development Commission), approval of a site plan of development by the Commission is a prerequisite to receiving zoning permit(s), and/or certificate(s) of zoning compliance for the following circumstances:

- (a) Construction of new buildings, whether primary or accessory.
- (b) Expansion of existing buildings by more than:
 - (i) 20% in floor area or volume for buildings with a pre-expansion footprint smaller than 5,000 square feet, or
 - (ii) 10% in floor area or volume for buildings with a pre-expansion footprint of 5,000 square feet or larger.
- (c) Construction of new site facilities, including, but not limited to parking areas larger than three stalls, landscaping greater than 1,500 square feet in size, retaining walls greater than four feet in height, drainage systems with contributing watersheds greater than one acre.
- (d) Changes in use of buildings, site facilities, or land; including, but not limited to changes that require different off-street parking or loading requirements, alteration or moving of curbcuts, or a different on-site traffic distribution.
- (e) Reconstruction of conforming and non-conforming buildings and facilities that are destroyed by calamity.
- (f) Resumption of conforming and non-conforming uses of land that are destroyed by calamity.
- (g) Resumption of conforming and non-conforming uses of buildings or land that

Town of Winchester ~~_____~~ Zoning Regulations

have been discontinued for a period of six months (182 days).

The site plan of development shall include information required in Section 6.3.2 subsections, a, b, c, d, and e of these regulations. *Amended & Adopted 11/13/95, Effective 12/1/95

SECTION 4 — RESIDENCE DISTRICTS

4.1 USES PERMITTED

4.1.1

Single Family dwellings, one dwelling per lot.

4.1.1.1

Seasonal cottages within Winchester, provided they shall be situated on land located between Highland Lake and East Lake Street or Wakefield Boulevard.

4.1.1.2

Except as provided in Section 3.6.1, lot areas and frontages for a Seasonal cottage shall conform to the requirements in the applicable zone for a single family dwelling.

4.1.1.3

No seasonal cottage shall be converted to a permanent dwelling for year around use until the Health Officer shall certify the adequacy of water supply and sewage disposal for such permanent use, and building construction conforms to the State Building Code. The floor area after conversion of a seasonal cottage erected after the adoption of this section shall conform to Section 3.4.

4.1.2

Dwelling for not more than three (3) families, provided the lot size conforms to the requirements of Section 4.2, and for more than three (3) families, when permitted as a Special Use, Section 4.4.

4.1.3

Professional and Business Offices, conducted by the resident of the premises within a building, provided:

- (a) There is no retail sale of merchandise or goods on the premises;
- (b) There is no repair, fabrication, or alteration to merchandise or equipment;
- (c) Not more than one person not residing on the premises is employed on the premises;
- (d) The total floor area occupied by office use does not exceed 35% of the floor area of a dwelling, excluding the basement.

4.1.4 HOME OCCUPATIONS

Town of Winchester ~~_____~~ Zoning Regulations

A home occupation is a use customarily and properly carried on for compensation by the resident of the premises, which:

- (a) is clearly secondary to the use of the dwelling for dwelling purposes;
- (b) does not change the residential character of the dwelling in any viable manner;
- (c) does not create objectionable noise, odor, vibrations, waste, or unsightly conditions noticeable off the premises;
- (d) does not create interference with radio and television reception in the vicinity, and does not create a health or safety hazard;
- (e) equipment used in such occupation shall be customarily incidental to residential occupancy;
- (f) such occupations shall be engaged in only by the immediate members of the family residing on the premises, all of such family members being related by blood or marriage;
- (g) except for fruits and vegetables grown on the premises, no display shall be visible from the street;
- (h) articles not made, raised, or grown on the premises, may not be sold on the premises;
- (i) the total floor area occupied by such home occupation does not exceed 25% of the dwelling floor area above the basement.

4.1.5

The letting of rooms or furnishing board by the resident of the premises to not more than six persons, provided that no accessory structure is used for this purpose.

*

4.1.6

Educational, religious, or philanthropic use by a nonprofit corporation or governmental unit, or use as a day care center whether or not operated for a profit, excluding correctional institutions or institutions for the insane,, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use of neighboring properties; and

Zoning Regulations ~~_____~~ Town of Winchester

(c) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit has been submitted to and approved by the Commission. *Adopted 1988; Amended: 3/27/89, Effective 4/1/89

4.1.7

Agriculture, farming, dairy farming and stock breeding, forestry, truck and nursery gardening, including greenhouses only as incidental thereto, provided that no livestock or poultry shall be kept on any lot of less than three acres, except that not more than twenty (20) chickens or similar poultry may be kept on a smaller lot in a building or enclosure not less than twenty (2) feet from any property or street line.

4.1.8

A police station, firehouse or other municipal building, a telephone exchange, transformer substation, sewer or water pumping station, bus or railway waiting room, with no outside service yard or outside storage of supplies; provided:

- (a) the scale and design of the structures is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use on neighboring properties; and
- (c) building plans of the structure and a "Site Plan of Development," showing conformance with the above criteria, shall have been submitted to the Commission.
- (d) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit has been submitted to and approved by the Commission.

4.1.9

A bona-fide club, lodge or community house, not operated for profit, provided that no activity is carried on which results in objectionable noise audible le off the premises, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use on neighboring properties; and
- (c) building plans of the structure and a "Site Plan of Development," showing conformance with the above criteria, shall be submitted to the Commission for its approval.

Town of Winchester ~~_____~~ Zoning Regulations

(d) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit has been submitted to and approved by the Commission.

4.1.11

A convalescent or nursing home, with not less than 1500 sq. ft. of a lot area per patient accommodation, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting and other visual separation is provided and maintained to minimize the effects of the use on neighboring properties;
- (c) a Site Development Plan, including buildings and landscape plans showing conformance with the above criteria, shall have been approved by the Commission;
- (d) further provided that the building shall be connected to the public water supply and sewer systems before occupancy;
- (e) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit has been submitted to and approved by the Commission.

4.1.12

Accessory uses customary with and incidental to a permitted use, including structures used for permitted home occupations. No accessory structures shall be used for residence purposes, except by persons employed on the premises or nonpaying guests of the occupant of the premises, and when so used shall be used for no other purpose except the storage of noncommercial motor vehicles.

4.1.12.1

Structures used for storage, processing and manufacture of agricultural products are permitted as an accessory use on a farm.

4.1.12.2

Roadside stands for the sale of farm products and homemade articles are permitted when accessory to the premises on which they stand, of not more than 200 sq. ft. area, with not more than two (2) signs aggregating twelve (12) sq. ft. in area advertising products. Such stand and signs shall not be less than ten (10) feet from any street line, and not less than fifty (50) feet from any street intersection.

4.1.12.3

The slaughtering of livestock and poultry, as an accessory use to a commercial farming

Zoning Regulations ~~=====~~ Town of Winchester

operation, is permitted on a farm, provided that in normal operation all stock slaughtered is raised on a farm, and provided further that in any one calendar year the total number of livestock or poultry slaughtered shall not exceed 125 percent of the total raised on the farm where slaughtering takes place.

4.1.12.4

Structures used for the storage on a farm of any number of motor vehicles and equipment, when used as an accessory to such farm, are permitted as an accessory use. Also permitted is the repair of such vehicles, within a structure on a farm, but this shall not permit operation of a repair garage for the general public.

4.1.12.5

Accessory structures to a farming use, Sections 4.1.12.3 and 4.1.12.4 above, structures housing farm animals and poultry shall be not less than ~~hundred~~ (100) feet from a street or lot line, and not less than one hundred and ~~fifty~~ (15) feet from the nearest existing residential structure on land under separate ownership.

4.1.12.6

Accessory structures may include private garages, whether or not attached to the main structure with space for not more than three (3) noncommercial motor vehicles on one lot, and for one (1) additional such vehicle for each 10,000 sq. ft. by which the area of the lot exceeds one (1) acre. Not more than one such space may be used by a commercial motor vehicle of not more than three (3) tons capacity. Space for not more than one-third of the permitted number of vehicles may be let to persons other than residents of the premises for the storage of noncommercial motor vehicles only.

*

4.1.13

Open Space Subdivisions, subject to the provisions of Section 4.3, multiple dwellings, subject to the provisions of Sections 3.20 and 4.4, Congregate Residence Development, subject to the provisions of Section 4.5, Cable Television structures and facilities, subject to the provisions of Section 4.6 and Planned Development uses, subject to the provisions of Sections 3.20 and 4.7.

4.1.14

In considering the applications submitted for Special Permit approval, the Commission shall require compliance with the following:

- (a) That the existing and future character of the neighborhood in which the Special Permit is to be located will be protected;
- (b) That adequate safeguards have been taken to protect adjacent property and the neighborhood in general;

Town of Winchester Zoning Regulations

- (c) That traffic circulation within the site and the amount, location, and access to parking is adequate;
- (d) That adequate safeguards have been taken to protect adjacent property and the neighborhood in general;
- (e) That the basic design of the proposed uses or structures the relationship between the structures and the land, and the overall physical appearance of the proposed use of the structures will be in general harmony with the character of the neighborhood surrounding and will not serve to blight or detract from abutting residences or other property;
- (f) That adequate safeguards have been taken to protect the natural environment; and
- (g) That all required public services will be reasonably available to serve the proposed development.

4.2 REQUIRED LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT RESIDENCE ZONES

DIS-TRICT	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH FEET	MIN. LOT AREA FAM. UNIT SQ. FT.	FRONT YARD FEET	SIDE YARD EACH FEET	REAR YARD FEET	BLDG. COV. %	HEIGHT FEET
R-1	40,000	150	30,000	50	35	35	10	30
R-2	20,000	100	15,000	40	20	35	15	30
R-3	11,250	75	9,000	30	12	30	20	30
R-4	7,500	60	6,000	25	10	25	25	30

4.2.1 In the case of a corner lot in R-3 and R-4 zones, which lot meets the lot area requirements and was owned separately on June 11, 1956, and where provision of the required front yard on both streets will prevent construction of a dwelling, the front yard required on one street may be reduced to 15 feet, and the opposite side yard may be reduced to 6 feet.

*Section 4a — HIGHLAND LAKE DISTRICT (HL)
 *Amended & Adopted 11/13/89; Effective 11/21/89

4a.1 USES PERMITTED.

4a.1.1 Single Family Dwellings, one dwelling per lot.

Zoning Regulations ~~_____~~ **Town of Winchester**

4a.1.1.1

Seasonal Cottages within Winchester, provided they shall be situated on land located between Highland Lake and East Lake Street or Wakefield Boulevard, one seasonal cottage per lot.

4a.1.1.2

Except as provided in Section 3.6.1, lot areas and frontages for a Seasonal Cottage shall conform to the requirements in the applicable zone for a single family dwelling.

4a.1.1.3

No seasonal cottage shall be converted to a permanent dwelling for year-round use until the Health Officer shall certify the adequacy of water supply and sewage disposal for such permanent use, and building construction conforms to the State Building Code. The floor area after conversion of a seasonal cottage erected after the adoption of this section shall conform to Section 3.4.

4a.1.2

Professional and Business Offices, conducted by the resident of the premises within a building, provided:

- (a) There is no retail sale of merchandise or goods on the premises;
- (b) There is no repair, fabrication, or alteration to merchandise or equipment;
- (c) Not more than one (1) person not residing on the premises is employed on the premises;
- (d) The total floor area occupied by office use does not exceed 35% of the floor area of the dwelling, excluding the basement.

4a.1.3 HOME OCCUPATIONS

A home occupation is a use customarily and properly carried on for compensation by the resident of the premises, which:

- (a) is clearly secondary to the use of the dwelling for dwelling purposes;
- (b) does not change the residential character of the dwelling in any visible manner;
- (c) does not create objectionable noise, odor, vibrations, waste, or unsightly conditions noticeable off the premises;

Town of Winchester ~~_____~~ Zoning Regulations

- (d) does not create interference with radio and television reception in the vicinity, and does not create a health or safety hazard;
- (e) equipment used in such occupation shall be customarily incidental to the residential occupancy;
- (f) such occupations shall be engaged in only by the immediate members of the family residing on the premises, all of such family members being related by blood or marriage;
- (g) except for fruits and vegetables grown on the premises, no display shall be visible from the street;
- (h) articles not made, raised, or grown on the premises, may not be sold on the premises;
- (i) the total floor area occupied by such home occupations does not exceed 25% of the dwelling floor area above the basement;
- (j) does not involve the rental of boats or instruction and training with respect to the operation of boats.

4a.1.4

Parks, playgrounds, golf courses (subject to Section 4a.1.7) and other recreation facilities operated by a governmental unit, nonprofit corporation or community association.

4a.1.5

The letting of rooms or furnishing board by the resident of the premises to not more than six (6) persons, provided that no accessory structure is used for this purpose.

4a.1.6

Educational, religious, or philanthropic use by a nonprofit corporation or governmental unit, or use as a day care center, whether or not operated for a profit, excluding correctional institutions or institutions for the insane, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use on neighboring properties;
- (c) building plans of the structure and a "Site Plan of Development" showing conformance with the above criteria, shall be submitted to the Commission for its approval;

Zoning Regulations Town of Winchester

(d) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit and Site Plan of Development have been submitted to and approved by the Commission.

4a.1.7

A police station, firehouse or other municipal building, a telephone exchange, transformer substation, sewer or water pumping station, or a golf course, provided:

- (a) the scale and design of the structures is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use on neighboring properties;
- (c) building plans of the structure and a "Site Plan of Development" showing conformance with the above criteria, shall have been submitted to the Commission;
- (d) All uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit and Site Plan of Development have been submitted to and approved by the Commission.

4a.1.8

A bona-fide club, lodge or community house, not operated for profit, provided that no activity is carried on which results in objectionable noise audible off the premises, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting or other visual separation is provided to minimize the effects of the use on neighboring properties;
- (c) building plans of the structure and a "Site Plan of Development," showing conformance with the above criteria, shall be submitted to the Commission for its approval;
- (d) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit and Site Plan of Development have been submitted to and approved by the Commission.

4a.1.9

Town of Winchester ~~_____~~ Zoning Regulations

A convalescent or nursing home, with not less than 1500 sq. ft. of a lot per patient accommodation, provided that:

- (a) the scale and design of the structure is compatible with the neighborhood;
- (b) landscape planting and other visual separation is provided and maintained to minimize the effects of the use on neighboring properties;
- (c) a Site Development Plan, including buildings and landscape plans showing conformance with the above criteria, shall have been approved by the Commission;
- (d) further provided that the building shall be connected to the public water supply and sewer systems before occupancy;
- (e) all uses permitted under this subsection shall be considered Special Permit Uses. None of the uses permitted herein shall be initiated until an application for a Special Permit and Site Plan of Development have been submitted to and approved by the Commission.

4a.1.10

Accessory uses customary with and incidental to a permitted use, including buildings used for permitted home occupations. No accessory buildings shall be used for residence purposes.

*

4a.1.11

Accessory buildings may include private garages, whether or not attached to the main building, with space for not more than three (3) noncommercial motor vehicles on one lot. Not more than one (1) such space may be used by a commercial motor vehicle of not more than three (3) tons capacity. Space for not more than one-third of the permitted number of vehicles may be left to persons other than residents of the premises for the storage of noncommercial vehicles, only.

Detached accessory buildings and structures not more than twelve (12) feet in height, not containing more than 150 sq. ft. in ground floor area, and not used or intended to be used for human habitation or for the housing of animals, may be located in the minimum rear yard, including the portion of the minimum side yard within any minimum rear yard, provided that they are not less than four (4) feet from any side or rear lot line; and further provided, that they occupy in the aggregate, not more than twenty percent (20%) of the area of the minimum rear yard. *Amended & Adopted 11/13/95, Effective 12/1/95

4a.1.12

In considering the applications submitted for Special Permit Approval, the Commission

Zoning Regulations Town of Winchester

shall require compliance with the following:

- (ac) That the existing and future character of the neighborhood in which the Special Permit is to be located will be protected;
- (b) That adequate safeguards have been taken to protect adjacent property and the neighborhood in general;
- (c) That traffic circulation within the site and the amount, location and access to parking is adequate;
- (d) That the road network, to include intersections, impacted by the proposed development will be capable of satisfactorily handling the increased traffic generated by such use;
- (e) That the basic design of the proposed uses or buildings, and the land, and the overall physical appearance of the proposed use of the buildings will be in general harmony with the character of the neighborhood surrounding and will not serve to blight or detract from abutting residences or other property;
- (f) That adequate safeguards have been taken to protect the natural environment; and
- (g) That all required public services will be reasonably available to serve the proposed development.

4a.2 REQUIRED (MINIMUM) LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT, AND SET BACKS

MIN. LOT AREA DIST. (SQ. FT.)	MIN. LOT WIDTH (FEET)	FRONT YARD (FEET)	SIDE YARD EACH (FEET)	REAR YARD (FEET)	BLDG. & DRIVEWAY COV. (PERCENT)
40,000	150	50	35	35	15

HEIGHT
(FEET)
30

4a.2.1

In case of a corner lot, which lot meets the lot area requirements and was owned separately on 11 June, 1956, and where provision of the required front yard on both street will prevent construction of a dwelling, the front yard required on one street may be reduced to fifteen (15) feet, and the opposite side yard may be reduced to six

Town of Winchester ~~_____~~ Zoning Regulations

(6) feet.

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4a.2.2. SPECIAL EXCEPTION RELATING TO DECKS, BALCONIES, PATIOS & TERRACES

Notwithstanding any other provision or section of these regulations, the construction of decks, balconies, patios and terraces shall be permitted on any residence existing within the H.L.D. as of the effective date of the Highland Lake District subject to the following requirements:

(a) The subject structure does not encroach within the side yard to an extent greater than the existing building or structure and limited to a minimum side yard of 9 feet.

(b) The total permitted coverage of the building and the proposed structure as noted:

<u>LOT SIZE</u>	<u>% OF COVERAGE</u>	<u>TOTAL COVERAGE</u>
20,000	16%	3,200
15,000	18%	2,700
10,000	20%	2,000
5,000	24%	1,200

(c) A landscape buffer planted parallel to the side yard for the full length of both sides of the proposed structure. The landscape buffer shall create a permanent screening element between residential lots. This requirement may be waived upon filing a written agreement by and between the applicant and the abutting neighbor, to the zoning agent.

(d) The subject structure is not within 20 feet of the lake shore/retaining wall face/high water level.

(e) Prior to the issuing of any building permits, the enforcement agent shall inspect the subject property for the compliance with paragraph C of this section of the regulation.

(f) The protection of pervious soils incentive: any structure built of materials and in a manner that preserves the integrity of pervious soils under and around the subject structure shall be entitled to additional coverage of 4% to the above noted table in paragraph B. Structures built of concrete, or asphalt are not entitled to any coverage increase under this provision. **Adopted 9/9/1991, Effective 9/16/1991

4a.3 SPECIAL REGULATIONS RELATING TO USES

No person shall operate any motor vehicle including motorcycles and ATV's whether

Zoning Regulations Town of Winchester

designed for off road or on road use, in such as way as to destroy vegetative ground cover.

4.3 OPEN SPACE SUB-DIVISIONS

*Adopted 9/24/90, Effective 9/28/90

4.3.1 OBJECTIVES AND PURPOSE

The purpose of this Section is to:

- (a) permit flexibility in land development by allowing for a variation in lot sizes in all residential zones except R-4 without increasing the density permitted within the zone in which the property is located;
- (b) provide open space, conservation and recreation areas (both active and passive);
- (c) to the extent practicable, preserve the natural and scenic qualities of the site and its surrounding neighborhood, including wetlands, watercourses, ridge tops, existing stand of mature vegetation, rock outcrops, scenic and historic sites;
- (d) protect water quality, natural drainage systems and areas affordable housing in conformance with the policies set forth in the plan of development.

4.3.2 PERMITTED AREA REQUIREMENTS

Lots approved under this Section shall conform to the following area requirements:

ZONE	MIN. LOT AREA	FRONTAGE	FRONT YARD	SIDE YARD
R-1	20,000 sf.	80 ft.	30 ft.	20 ft.
R-2	10,000 sf.	75 ft.	30 ft.	12 ft.
R-3	6,500 sf.	65 ft.	25 ft.	8 ft.
R-4	NOT PERMITTED			
RU-1	20,000 sf.	80 ft.	50 ft.	20 ft.
RU-2	15,000 sf.	75 ft.	30 ft.	15 ft.
RU-3	40,000 sf.	125 ft.	50 ft.	30 ft.

4.3.2.1

The Commission may reduce the minimum lot area for up to twenty-five (25%) of the lots in the subdivision to not less than fifty (50%) percent of the minimum lot area specified for the zone district in which the subdivision is located when it finds that such reduction will further promote the purposes of this Section.

4.3.2.2

For the purposes of this Section only, lots need not have frontage on a street or drive owned and maintained by a homeowner's association established pursuant to Title 45, Chapter 828, of the Connecticut General Statutes, as amended.

4.3.3 SIZE OF TRACT

A tract shall be at least twenty (20) acres in area, except that if, in the opinion of the Commission the shape, topography, existence of wetlands or watercourses, or other unique features should be preserved for the benefit of the community, or the subdivision, the provisions of this Section may be applied to any parcel of land. In no case, however, shall the total open space subdivision be less than ten (10) acres.

Such developments shall be considered special permits and upon application to the Commission by the owner(s) of, or holder(s) of a contract to purchase a property, the Commission may approve, disapprove, modify and approve, or approve with conditions, a special permit, site plan and subdivision plan for the development of an open space subdivision. The Commission may review and act upon the special permit application, the open space subdivision site plan and the subdivision application concurrently.

The Commission may receive and review an application for Special Permit and grant a preliminary approval, preliminary disapproval, or preliminary approval with modifications, provided that the preliminary site plan submitted for review be prepared at a level of accuracy to measure and determine that all requirements of a final submission can be met by the applicant.

4.3.4 GENERAL REQUIREMENTS

The maximum number of lots to be permitted on a given tract of land is determined by reducing the total acreage of the tract by fifteen (15) percent for street right of way, and by dividing the remaining developable area by the minimum lot requirements for the zoning district in which the tract is located. Land utilized by utilities or others for easements for major facilities such as electric transmission lines and water mains, where such land is not available to the owner for development, shall not be considered as part of the gross acreage in computing the maximum number of lots to be permitted under this Section. All developable land calculations shall conform to Section 3.2 of these Regulations.

Open Space subdivisions may be permitted when authorized by the Commission by Special Permit and Site Plan approval meeting the standards and requirements set forth in Section 4.7.4, and further subject to approval of a subdivision plan meeting the

Zoning Regulations Town of Winchester

requirements of the subdivision regulations, except as modified by these Regulations.

The Commission may increase the number of lots permitted by the above formula when in its judgment the principles of these regulations are met, the land is better used or housing and development goals of the plan of development merit the increase. In no case, however, may the increase be greater than twenty (20) percent of the formula calculations.

4.3.5 PROTECTION OF ADJACENT RESIDENCES

To insure the protection of existing residences contiguous to a tract of land for which approval of an open space subdivision is sought, the Commission may require that new lots be separated from existing contiguous parcels by a distance equal to 150% of the rear yard requirement for the zone in which the tract is located, or by the introduction of buffer plantings as required by the Commission.

4.3.6 PUBLIC SEWER AND WATER

The tract of land proposed for development under this Section shall be served by public water supply and sewage disposal systems. When the lot size in an Open Space Subdivision is 30,000 square feet or greater, the Commission may permit an alternative method of water supply or sewage disposal, provided such systems are approved by the Commission, and as appropriate, the Connecticut Department of Environmental Protection, and Torrington Area Health District.

4.3.7 OPEN SPACE LAND

4.3.7.1

The balance of land not contained in the building lots, or utilized by street, driveway or unusable utility rights of way, shall be of such a condition, location, size and shape as to be open space. In no case shall the dedicated open space be less than thirty percent (30%) of the total area subdivision. The use of the land set aside as open space shall be approved by the Commission and such use shall be noted on the record subdivision map.

4.3.7.2

The open space and shall be either deeded to the Town in an acceptable condition, established legally as part of a homeowner's association, or deeded to a land trust.

4.3.7.3

If the land is deeded to the Town, no final subdivision approval or any building permit shall be issued until the land is accepted by the Board of Selectman. The property deed to the Town under the provisions of this Section must be retained for public use for

Town of Winchester _____ **Zoning Regulations**

period of at least 35 years. If any land is disposed of by the Town after that period of time, the Town shall provide an equivalent amount of open space elsewhere in Winchester.

4.3.7.4

If a homeowner's association is established, it must be legally established pursuant to the provision of Title 47, Chapter 828 of the Connecticut General Statutes, Rev. 1958, as amended. The applicant shall submit such suitable legal instruments which, to the satisfaction of the Commission, will insure that such land will continue to be used for its purposes approved by the Commission, and shall not be disposed of by sale or otherwise except to an organization established for the purposes of owning and maintaining such open space, in which case the land must first be offered to the Town of Winchester. In such legal instruments, provisions shall be made for the adequate maintenance of the areas set aside as open space and further provide the necessary safeguards and conditions to carry out the purposes contained in the Section of the regulations. In the event that the homeowner's association fails to maintain the open space, provisions shall be made for the Town of Winchester, its agents, servants and employees, to enter upon such open space, without liability, in order to remove or cause to be removed any thing, object or condition which may be deemed to be a nuisance or in the nature of a nuisance. Within such open space, no buildings may be erected without the express approval of the Commission and no change in the approved designation of use of the land set aside for conservation, park and recreation shall be made without approval of the Commission, provided that such use remain as conservation, park or recreation use.

4.3.9 **REQUIRED FEE**

To defray the expense of processing applications, including the cost of legal notices, a fee of Five Hundred (\$500.00) Dollars shall accompany each application and a further fee of Fifty Dollars (\$50.00) per lot shall be payable upon final application approval.

4.4 **MULTIPLE DWELLINGS**

After the effective date of these regulations, no building shall thereafter be erected or altered, and no lot or parcel of land shall be used for more than three dwelling units, except as a Special Exception, which may be granted by the Commission after a public hearing. Such Special Exception shall be granted only when the Commission shall find that the use:

- (a) will not result in undue concentration of population in the neighborhood;
- (b) will not create traffic hazards or traffic volumes beyond the capacity of the roads;
- (c) will not have a depreciating effect on the neighborhood;
- (d) will conform to these Regulations; and

Zoning Regulations _____ Town of Winchester

- (e) will be subject to such further conditions as the Commission deems necessary to protect the public health, safety, convenience, and property values;
- (f) The Special Exception shall be based on a site development plan which, when approved by the Commission, shall be filed in the Land Records of the Town of Winchester. Building permits shall be issued only in conformance with the approved plan, and no certificate of occupancy shall be issued until all of the work shown on such approved plan has been completed, or a performance bond assuring completion has been filed with the Commission;
- (g) The Site Plan of development, required in (f) above, shall contain all of the information required in Section 6.3.2, subsections (a)-(d) and (f), inclusive, with such other information as the Commission may require. Amended & Adopted 5/8/89, Effective 5/16/89.

In the case of housing owned or operated by a governmental body the Commission may modify the requirements of these regulations.

4.4.1

Multifamily dwellings may be located in Residence or Rural Zone Districts, and only where all dwelling units will be connected to public or community water and public sewers before occupancy.

4.4.2 PERMITTED USES

Multiple dwellings are defined as garden apartments not over two stories in height, town houses — two stories in height, and apartments — three or more stories in height, for rental or for sale as individual units. The legal and financial responsibility for proper operations and maintenance of commonly used property shall be assured, in a form satisfactory to the Town Counsel, and recorded in the land records, before individual dwelling units may be sold in separate ownership.

4.4.2.1

In multiple dwellings, uses shall be limited to:

- (a) dwelling units occupied by one family in each unit;
- (b) Customary accessory uses, for the exclusive use of tenants and their guests, including parking areas, recreational community, laundry, and storage facilities;
- (c) Accessory buildings and structures, including garages, carports, recreation or community buildings, tennis courts, swimming pools, provided such structures are not located in any required yard.

Town of Winchester ~~—————~~ Zoning Regulations

4.4.2.2

In the case of attached single dwelling units (Town Houses), the home office of a person residing on the premises is permitted, provided there is not more than ne nonresident employee. In the case of an apartment, the home office of a person residing on the premises is permitted provided there is not more than one nonresident employee, and further provided that public access to such office is in no way connected to or with the entrance or hallways giving access to the other dwelling unit in the building. Home offices in garden apartments are not permitted.

4.4.3 SCHEDULE OF LOT AREA, WIDTH, YARDS COVERAGE, HEIGHT

	GARDEN APTS.	TOWN HOUSES	APTS.
Min. Gross Lot Area/Dwelling Unit	3,500 sf.	3,500 sf.	3,000 sf.
Min. Size, Individual Lot		2,225 sf.	
Min. Width of Dwelling Unit		16 ft.	
Min. Street Frontage of Parcel	150 ft.	150 ft.	200 ft.
Min. Usable Open Space/D.U.	600 sf.	600 sf.	400 sf.
Min. Public Street Yard	(1)	(1)	(1)
Min. Side Yard (3)	(1)	(1)	(2)
Min. Rear Yard (3)	(1)	(1)	(2)
Max. Building Coverage	25%	30%	40%
Max. Usable Bldg. Height, Stories	2	2	N.A.

Key:

- N.A. Not Applicable
Note (1) as required in the applicable zone
Note (2) 150% of yard required in the applicable zone, plus 5 feet for each story above three stories
Note (3) Side and rear yards abutting predominantly developed single family areas shall have a landscaped buffer strip 35 feet wide, as defined in Section 3.18.

4.4.4 SITING OF STRUCTURES

Structures shall be so located on the lot as top provide for the amenities of urban living, to assure the maximum of light and ventilation, to control the impact of traffic and parking on the site, and to integrate the development with the neighborhood.

4.4.4.1

Building walls with windows shall face a street or open space, and in the case of

opposing walls, with windows in both walls, shall be not nearer than 60 feet, and with windows in one wall not nearer than 40 feet, but in no case nearer than twice the height of the opposing walls.

4.4.4.2

Any court shall be not less than 30% open on one side, and the depth shall not exceed 1.5 times the width. The walls of opposing detached apartment buildings on the same lot shall be not less than 40 feet apart, nor less than 75% of the height of the highest opposing wall, whichever is greater. Where no part of the planes of walls of separate buildings on the same lot are opposite each other, the distance between the nearest corners of such buildings shall be not less than fifteen (15) feet, nor less than 35% of the height of the lowest wall, whichever is greater.

4.4.5 RECREATION AND USABLE OPEN SPACE

Usable open space shall be provided in the amount of 600 sq. ft. per dwelling unit, in accordance with the general provisions of Section 3.18.5.

*

4.4.6 OFF-STREET PARKING

Off-Street Parking spaces shall be provided, in accordance with Section 9, in garage, carport, or parking lot, on the same lot, totalling not less than 1.5 spaces for each dwelling unit. Parking spaces and access driveways shall not be located:

- (a) less than twenty (20) feet from an apartment wall with windows;
- (b) less than fifteen (15) feet from any other apartment wall;
- (c) more than 200 feet from the building entrance of the intended user;
- (d) in any required yard, except crossing a yard to an entrance or exit. However, the Commission may allow parking within side and/or rear yards only if, in its judgment, the following conditions prevail:
 - (i) The setback from property line to parking facilities is greater than or equal to 50 percent of the applicable yard requirement.
 - (ii) Screening by natural vegetation, proposed landscaping, or opaque solid wall or fencing (five to eight feet in height) will adequately buffer the abutting properties from noise and glare from lights.
 - (iii) Provisions for adequate snow storage are provided in the immediate vicinity of the parking lot.

Zoning Regulations --- Town of Winchester

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4.5 CONGREGATE RESIDENCE DEVELOPMENT

Congregate residence development, which shall include congregate dwellings and may include other types of dwellings, is intended to provide options for common dining and common use of other facilities and services essential to residential life. *Adopted 5/8/89, Effective 5/16/89.

4.5.1 LOCATION

Congregate Residence Development may be located in Residence or Commercial Districts, and only where all dwelling units will be connected to public or community water and public sewers before occupancy.

4.5.2 SPECIAL EXCEPTION USE

Congregate Residence Development shall be allowed as a Special Exception, which may be granted in accordance with the procedures and standards set forth in Sections 4.4 and 4.1.15 of these Regulations, and with the standards designated and set forth below.

4.5.3 STANDARDS

The standards applicable to congregate residence developments shall be the same as those for multiple dwellings except for those special standards established for congregate residence developments and set forth below.

4.5.4 MINIMUM LOT SIZE/RESIDENTIAL DENSITY

	MIN. LOT AREA SQ. FT.	MIN. LOT AREA PER FAM. UNIT SQ. FT.
Residential District	400,000	7,500
Commercial Districts	40,000	3,600

4.5.5 ACCESS

Driveways having access to and from public streets shall have ingress and egress lanes separated by a divider, or islands serving the same function, of no less than five (5) feet in width.

4.5.6

Off-street parking spaces and access drives for a congregate residence shall be provided

Town of Winchester Zoning Regulations

in accordance with Section 9, in garages, carports, or parking lots, on the same lot, totalling not less than one (1) space per dwelling unit for use by residents and one-half (.5) space per dwelling unit for use by employees and visitors, and in accordance with the provisions below:

(a) Parking spaces and access driveways shall not be located less than twenty (20) feet from a dwelling unit wall with windows. Parking spaces for residents shall not be located less than twenty (20) feet from a dwelling unit wall with windows. Parking spaces for residents shall not be more than 200 feet from any building entrance designated for residents and parking spaces for visitors or employees shall not be more than 300 feet from any building entrance designed for visitors or employees;

(b) For all parking lots containing more than twenty (20) spaces landscaped islands shall be provided within the overall perimeter of the parking lot at the ratio of 50 sq. ft. per parking space and shall be landscaped in accordance with the provisions of Section 3.18.4 (c);

(c) All parking areas shall be screened from abutting lots by a screen as provided in Section 3.18.1 or a buffer as provided in Section 3.18.3.

4.6 CABLE T.V.

The Commission, after a public hearing, may permit as a Special Use the use of land for a cable T.V. tower structure serving the Town of Winchester area, including ground facilities and structures, provided the Commission shall find, in its judgement, that such Special Use:

(a) is consistent with the Plan of Development of Winchester;

(b) will cause no hazards to safety from fire, lightning, or other causes, and no excessive traffic or other nuisances;

(c) is entirely surrounded by fencing to prevent unauthorized entry; and

(d) conforms to the rules and requirements of all State and Federal agencies having jurisdiction.

4.6.1 APPLICATIONS

Applications for a Special Use shall be accompanied by a Site Plan, showing the boundaries of the property, together with:

(a) proposed roads, parking areas, and any required drainage and sanitary facilities;

Town of Winchester ~~_____~~ Zoning Regulations

4.7.2.2

No tract of land will be considered for a Planned Development Zone unless all habitable buildings thereon are connected to public sanitary sewers prior to issuance of certificate of occupancy.

4.7.2.3

A Planned Development area shall be served from or have access to a Town road as defined in Section 1.04 of the Town's Subdivision Regulations or State Highway. In the case of a development containing more than fifty (5) dwelling units there shall be not less than two (2) access points to the Town road or State Highway.

4.7.2.4

Where a tract of land does not meet a required standard or similar requirement contained herein, nothing shall prevent the owner or his agent from making arrangement with the appropriate governmental authorities to furnish such utilities, facilities or improvements at the expense of the owner or his agent in order to improve the site to the standards required herein (c.f. Section 4.7.5.5 Utilities and Section 4.7.5.5 Circulation.)

4.7.2.5

Residential density permitted in a Planned Development Zone shall be not more than six dwelling units per acre.

4.7.2.6

Units within buildings constructed in a Planned Development may be for sale or rental in individual, public, cooperative or condominium ownership.

4.7.3 PERMITTED USES

4.7.3.1

The following land uses shall be permitted in a Planned Development Zone provided that a use not otherwise permitted in the existing zone shall not exceed twenty-five percent (25%) of the total gross floor area of the Planned Development Zone:

- (a) Residential Units: single family, two family, multifamily detached, attached.
- (b) Nonresidential supporting facilities such as recreations facilities and administrative/community facilities for the use of owners or tenants.
- (c) Business or professional offices.

4.7.4 PLANNED DEVELOPMENT SPECIAL PERMIT

Zoning Regulations **Town of Winchester**

4.7.4.1

Planned Developments may be permitted when authorized by the Commission by Special Permit in accordance with the standards and requirements hereinafter set forth.

4.7.4.2

Application for a PD Special Permit shall be made in writing by the owner or his agent and shall be accompanied by the following plans and data where applicable to the extent of the proposed development:

- (a) PD Application Form as prescribed by the Commission completed and signed by the applicant (*in duplicate).
- (b) Written statement by the applicant in which there is furnished:
 - (i) An evaluation of the proposed PD as it relates to the purposes set forth in Section 1.1.
 - (ii) A general statement regarding the nature of all proposed open space and the method ownership and maintenance which shall be satisfactory to and approved by the Commission and the Town Attorney, and made a part of the Town Land Records.
 - (iii) A general statement concerning the types and uses of all nonresidential structures proposed.
 - (iv) A general statement regarding the nature of all proposed open space and the method of ownership and maintenance which shall be satisfactory to and approved by the Commission and the Town Attorney, and made a part of the Town Land Records.
 - (iii) A general statement concerning the types and uses of all nonresidential structures proposed.
 - (iv) A general statement indicating the proposed types of dwelling units, method of ownership and design.
 - (v) A general statement indicating the types of utilities proposed and the method by which each utility will be provided, including performance bond where required by the Commission.
 - (vi) Such other information as the Commission may deem appropriate.

Town of Winchester ~~_____~~ Zoning Regulations

- (c) An existing conditions map of the entire PD area at a scale of 1"=40' showing boundaries of the tract, existing contours at a maximum of 5 foot intervals, major topographic features such as ponds, streams, wetlands, rock outcroppings, wooded lands and other outstanding natural features, general soils classifications for all areas to be developed, and location of any existing structures on the tract.
- (d) A plan of Development at a scale of 1"=40' or other approved scale showing the layout and location of proposed roads, structures, utilities, open spaces and other major facilities. If the PD is to be carried out in separate sections, proposed boundaries of each Section shall be shown.
- (e) A Site Plan of Development prepared, where applicable, by an architect, a landscape architect, a professional engineer or land surveyor and including the following information unless specifically waived:
- (i) Location and Zone(s) of property.
 - (ii) Proposed land and building uses including acreage/square footage figures.
 - (iii) Location and floor elevations of all buildings or other structures proposed with reference to appropriate flood date where applicable.
 - (iv) Proposed grades and/or contours over entire area of proposed grade change.
 - (v) Proposed parking areas, including stalls, curbing, lighting and landscaping.
 - (vi) Proposed vehicular and pedestrian circulation patterns including location and dimension of private and public street and common drives.
 - (vii) Proposed planting and landscaping.
 - (viii) Proposed buffer areas where required.
 - (ix) Proposals for sewage disposal which shall have been approved by the appropriate local, state and Federal authorities before a PD Special Permit is approved.
 - (x) Proposals for storm drainage, including catch basins, manholes, culverts, retention devices, drainage computations.
 - (xi) Existing and proposed water, gas and other utilities and easements.
 - (xii) An architect's rendering of a typical facade elevation.

Zoning Regulations --- Town of Winchester

(xiii) Drawings of all signs to be utilized for sales, advertising, traffic control, identification, etc.

(xiv) Where exterior lighting is used, the Site Plan shall show the locations, height, and type of outdoor lighting fixture.

(xv) Where applicable, proposed future division of property among landowners.

(f) No individual map required herein shall exceed an overall size of 24" x 36". In cases where the total area of the proposed PD area requires submission of date described in Sections 4.7.4.2(c), 4.7.4.2(d) and 4.7.4.2(e) on two or more sheets, an overall key map shall be provided and match lines shall be indicated on each map submitted.

4.7.4.3

Each PD application for a Special Permit shall be accompanied by a fee of \$100. A certified check or money order shall be made payable to the "Town of Winchester."

4.7.4.4

Within sixty (60) days of receipt of a completed application for a PD Special Permit, the Commission shall hold a public hearing on said application.

4.7.4.5

Within sixty (60) days after the Public Hearing, unless such time is extended with the written consent of the applicant, the Commission shall either approve, with or without conditions or disapprove the application for a PD Special Permit. Within ten (10) days of said action by the Commission, the applicant shall be notified in writing of the Commission's action.

4.7.4.6

Conformance to Site Plan: The site plan of development, when approved by the Commission, shall be filed in the Land Records of the Town of Winchester. Building permits shall be issued only in conformance with the approved site plan. No certificate of occupancy shall be issued until all of the work shown on such approved Site Plan has been completed or a cash performance bond assuring completion has been filed with the Commission. Such approved Site Plan, and permits issue thereunder, shall become null and void unless substantial physical construction on the ground is in progress within six (6) months of approval of such plan, unless an extension of time is granted by the Commission.

4.7.5 ZONING REQUIREMENTS

4.7.5.1 DENSITY. Residential density permitted in a Planned Development Zone shall be not more than six (6) dwelling units per acre.

Town of Winchester Zoning Regulations

4.7.5.2

SCHEDULE OF LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT

Minimum Gross Land Area/Dwelling Unit	7500 sf
Maximum Size, Individual Lot	See Note 1
Lot Width	Not Required
Minimum Yard Requirements	See Note 2
Maximum Building Coverage	25%
Maximum Usable Building Height	30 ft.

Note 1: If land is proposed to be subdivided or apportioned to individual units, such arrangement will be indicated on the Site Plan of Development.

Note 2: Minimum Yard requirements at the site boundary lines shall be as required in the applicable zone. In the case of multiple unit buildings, minimum front and rear yard requirements of the applicable zone shall apply in all cases where sale of individual units includes land area. Minimum side yard requirements of the applicable zone shall apply at the ends of multiple unit buildings.

4.7.5.3

LOCATION OF BUILDINGS

(a) Minimum horizontal distance between facing walls of a court and between buildings on a lot or on separate lots:

(i) Where both facing walls contain a window or windows: such distance shall be no less than one and one-half (1 1/2) feet for each foot of height of the higher facing wall above the lowest adjacent ground elevation.

(ii) Where only one of the facing walls contains a window or windows: such distance shall be no less than one foot for each foot of height of the facing wall with no windows, above the lowest adjacent ground elevation.

(iii) Where neither of the facing walls contains a window or windows: such distance shall be no less than twenty (20) feet.

(iv) Between corners of two (2) buildings where no exterior wall of one building lies such that it can be intersected by a line drawn perpendicular to any exterior wall of the other building, other than such a line that results from collinear exterior walls: ten (10) feet.

(graphics) *See Page 49

Zoning Regulations **Town of Winchester**

Between vertical portions of two (2) facing walls, neither of which portions contain a window or windows, where no window directly faces an opposite wall, and no portion of a window on one facing wall is visible from any portion of a window on the other facing wall at an angle of less than sixty (60) degrees from perpendicular: ten (10) feet.

(graphics) *See Page 50 #1

(b) Minimum horizontal distance between windows which face one another within an angel of less than ninety (90) degrees: fifteen (15) feet.

(graphics) *See Page 50 Graphic #2

4.7.5.4

MINIMUM LIVING AREA PER DWELLING UNIT

Minimum floor area shall be in accordance with Section 4.4.7 of the Zoning Regulations.

4.7.5.5

UTILITIES

(a) The Planned Development shall be served by public sanitary sewers and by a public water supply system or a community water supply system as approved by the State Department of Health, the State Department of Environmental Protection and the Town Sanitarian.

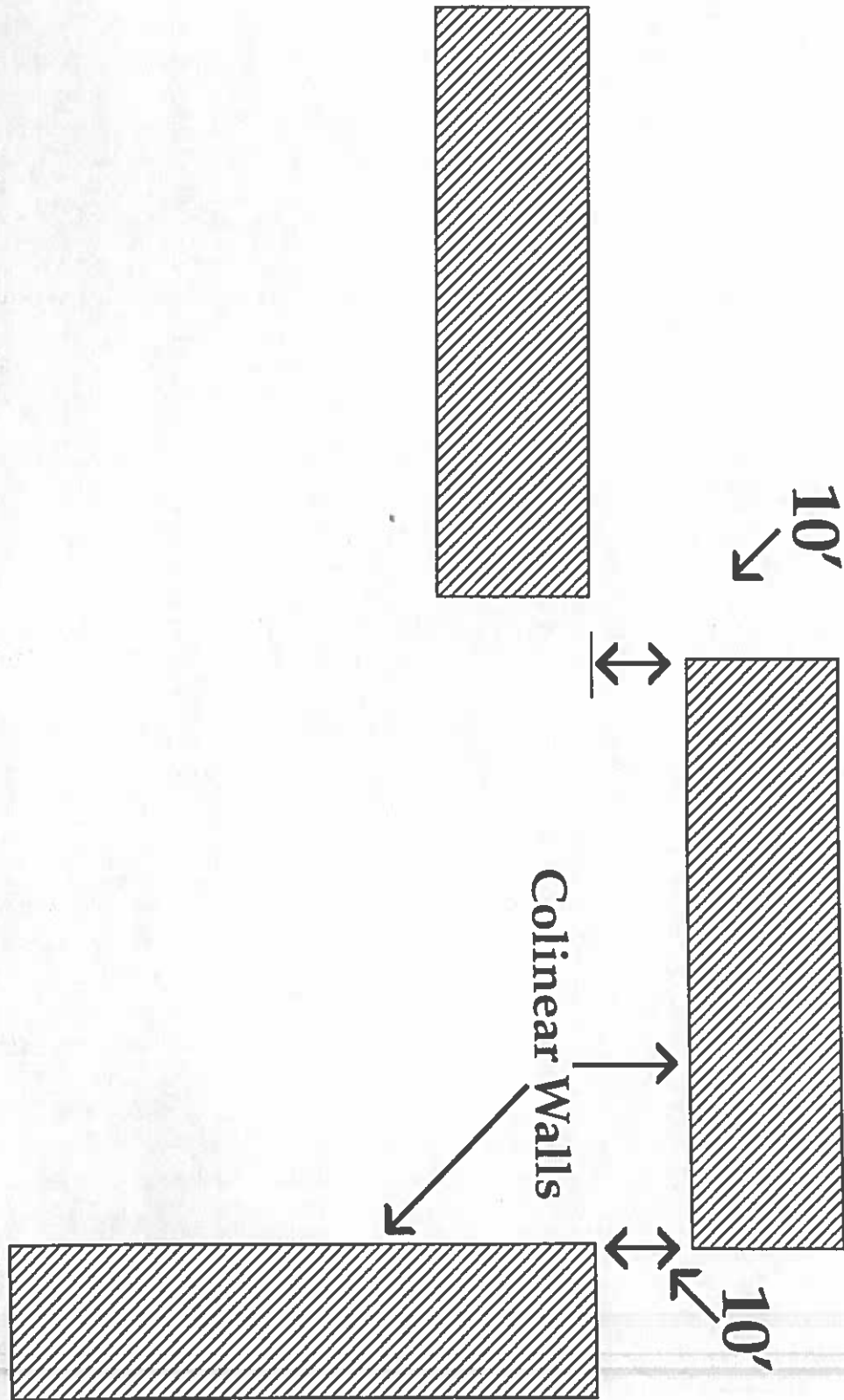
(b) When a Planned Development is located in an area served by public sanitary sewers or a public water supply or when located within such a distance of such public sanitary sewer or water supply systems as to make extension thereof economically feasible, such public sanitary sewer and/or water supply system shall be extended at the expense of the owner or his agent to serve the Planned Development.

(c) Fire protection for the Planned Development shall be provided without cost to the Town by the installation by hydrants within 500 feet of all structures or as required by the Town Fire Marshall, or through the provision of adequate storage facilities for fire-fighting purposes.

4.7.5.6

CIRCULATION

(a) A Planned Development area shall be served from or have access to an accepted, improved Town Road or State Highway.



Town of Winchester ~~_____~~ Zoning Regulations

(b) Interior streets and driveways shall be designed to eliminate through traffic, reduce traffic speeds and provide for adequate circulation within the development.

(c) Walkways shall provide pedestrian access to and between residential structures, supporting facilities and open space, and shall be separated from vehicular traffic wherever reasonably possible.

4.7.5.7

PARKING

(a) Off-street parking shall be provided on the same lot at not less than the following ratios:

(i) For residential uses a minimum of two (2) spaces per dwelling unit. Parking may be provided beneath dwelling units, in separate parking garages, in open parking areas or in a combination thereof.

(ii) For permitted habitable supporting facility uses, a minimum of one space for each 200 sq. ft. of public ground floor area.

(iii) For business and professional office uses a minimum of one (1) space for each 200 sq ft. of floor area.

(b) Parking facilities shall be designed as an integral part of the site development design and arranged to prevent undue concentration of parking facilities.

(i) In general, not more than 20 car spaces shall be contained in one parking lot, and a parking lot for more than 20 cars shall have two (2) driveways giving access to a public or private street.

(ii) Parking lots for more than ten (10) cars shall have landscaped treatments, as described in Section 3.18 of the Regulations.

(c) Parking spaces and access driveways shall not be located:

(i) less than 20 feet from wall with windows;

(ii) less than 15 feet from any other wall;

(iii) more than 200 feet from the building entrance of the intended user;

(iv) in any minimum yard, except for crossing a yard to an entrance or exit, but

Zoning Regulations Town of Winchester

may be located between the building line and the building if "screened" as provided in Section 3.18.1.

4.7.5.8

OPEN SPACE

(a) All land not used for the construction of dwellings or supporting facilities, i.e. parking, vehicular circulation or private yard, shall be considered open space. It shall be so arranged and defined that its area, permanent use and control can be established. Except when required for Town use, it shall be dedicated for use by the residents of the Planned Development with adequate controls to assure its maintenance and with restrictions or covenants prohibiting or restricting building on it.

(b) Usable open space shall be provided in the minimum amount of 600 sq. ft. per dwelling unit, in accordance with the provisions of Section 3.18.5 of the Regulations.

(c) The area of a balcony, reserved for the exclusive use of a dwelling unit, may be counted at twice its net area in meeting the required usable open space per dwelling unit, provided such balcony:

(i) Has no side less than six (6) feet;

(ii) Contains not less than seventy (70) square feet of usable area;

(iii) Is open for the full length of its longest dimension to a yard or court, except for a protective railing.

(d) Required yard areas shall not be included in the computation of usable open space.

4.7.5.9

LIGHTING

(a) Building Lighting

(i) All light fixtures for the purpose of illuminating buildings or ground shall be directed away from residence or rural zones and away from neighboring residential uses.

(ii) Light fixtures shall be not over fourteen (14) feet above the ground and light sources shall be so shielded that direct light or glare shall not extend into any residence or rural zone, nor extend beyond the property lines of the premises using such lighting.

(b) Parking Lot Lighting

Where a parking lot to be lighted at night contains more than five (5) car spaces, any light fixtures used for such illumination shall be limited to 20 feet in height above ground, with the sources of light shielded so that direct light or glare shall not extend onto the ground in any residence or rural zone nor extend beyond the property lines of the premises containing such parking property lines of the premises containing such parking lot. The Commission may permit lighting fixtures at a greater height above ground, provided the Site Development Plan contains date which, in the judgement of the Commission, will assure carrying out the purposes of this section.

4.7.5.10

SIGNS

(a) One (1) sign limited to two (2) square feet of area identifying the occupant of the premises.

(b) On individual lots which are for sale or for rent, not more than two (2) temporary real estate signs limited to four (4) square feet each, advertising the sale, rental or lease of the premises.

(c) One (1) temporary sign limited to twelve (12) square feet, designating the owner, individual(s) or firm(s) or other pertinent data relating to a construction project. Such sign shall be removed within five (5) days after the issuance of a Certificate of Occupancy.

(d) One (1) permanent planned development sign, limited to twelve (12) square feet, identifying the planned development tract, may be constructed at each entrance road.

(e) For business and professional office uses only, one (1) sign limited to twenty-four (24) square feet in area, provided that the sign does not exceed six (6) feet in any dimension. The area of any sign or signs attached to or painted on a building shall not exceed 10% of the area of the wall to or on which such sign or signs are attached or painted.

4.7.6 METHOD OF OWNERSHIP

4.7.6.1

Units within buildings constructed in a Planned Development may be for sale or rental in individual, public, cooperative or condominium ownership. Ownership of units may include a portion of the land adjacent to each unit. Land to be owned in conjunction

Zoning Regulations Town of Winchester

with structures, all easements and common areas shall be shown on drawings and specified in documents. Documentation as to the organization and incorporation of applicable ownership association shall be submitted to the Commission. All open space, other than that accepted by the Town, and supporting facilities shall be under specified common ownership with provision for maintenance, liability and the rights of access and use be residents of the Planned Development which is acceptable to the Commission.

SECTION 5 — RURAL DISTRICTS

5.1 USES PERMITTED

5.1.1

Any uses permitted in a residence district.

5.1.2

Seasonal cottages in any rural zone of the New Haven Railroad tracks, Rowley Street, and North Main Street, subject to the provisions of Sections 4.1.1.2 and 4.1.1.3 above.

5.1.3

The display and sale of farm or garden produce raised on the premises.

5.1.4

A golf, tennis, or similar club, whether operated for profit or not, provided that the furnishing of rooms, meals, refreshments, beverages, entertainment or similar activities is only incidental to the principal activity, and provided that such club is located on a plot of not less than five (5) acres, and that no structure is located within 75 feet from any street line, and no activity is carried on which results in objectionable noise audible off the premises.

5.1.5

Commercial kennels, livery and boarding stables, riding schools and veterinary hospitals, provided that they are on lot of not less than five (5) acres, and that no dogs are kept in any structure or enclosure within 50 feet from any property line.

5.1.6

Livestock, auctions after approval of the Zoning Board of Appeals, provided provisions for safe movement and parking of traffic is accrued.

5.1.7

A hotel having sleeping accommodations for fifteen (15) or more guests, subject to the following regulations:

(a) The lot area shall be not less than five (5) acres and not less than 7,000 square feet for each sleeping accommodation.

(b) Restaurants, bars, capacity rooms for public entertainment, shall have an aggregate at one time not in excess of twice the number of sleeping accommodations.

(c) All buildings shall be not less than 150 feet from any lot line except where adjacent to a business or industrial district.

Town of Winchester --- --- **Zoning Regulations**

and drainage conditions, excessive traffic, noise, vibration, odor, or other nuisance;

(c) will not add undue traffic to local streets or storm drainage beyond their reasonable capacity;

(d) conforms to the proper standards of traffic access and egress and fire protection; and

(e) the provisions of this section shall not apply to lawfully existing uses similar to the uses permitted hereunder, and may be modified by the Commission in the case of a Special Use involving not more than ten campsites.

5.1.20.2

SITE PLAN REQUIREMENTS

Application for a Special Use for Commercial Recreation shall be accompanied by a Site Plan, showing the boundaries of the property and all roads and structures within 500 feet of the property, together with:

(a) proposed roads, parking areas, and any required drainage and sanitary facilities;

(b) location of proposed structures and the limits of areas of proposed activities, together with a specific list of the proposed use or uses, including daytime and nighttime activities;

(c) applicable information required to assure conformance to the design criteria;

(d) application fee of \$50.00;

(e) where the use of trailers is to be provided as an accessory to a Commercial Recreation use, the additional requirements of Section 11 (Trailers) of these regulations shall apply, except as modified by the Commission.

5.1.20.3

DESIGN AND OPERATING CRITERIA

Design and operating criteria governing the location and construction of improvements, structures and facilities, shall include the following:

(a) A special Use for Commercial Recreation may be granted only a tract of land containing not less than 20 acres, located in Rural (RU) Districts.

(b) No structure, except a single family dwelling, and no recreational activity, except

Town of Winchester ~~=====~~ Zoning Regulations

- (d) Outdoor picnic facilities, including barbecue pits and outdoor fireplaces, as an accessory use to a major recreational facility.
- (e) Social and recreational facilities for dining and dancing, including banquets, meetings, receptions, assemblies and entertainment, provided such activities are accessory to and part of an indoor-outdoor recreational enterprise and are carried on inside a building.
- (f) Motel, lodge or inn, furnishing lodging and/or meals to transients, as accessory to a recreational use, but not as a principal use, provided that no living accommodations that include cooking facilities shall be occupied by persons other than those employed on the premises for more than 30 days between October 1st and the next following May 15th.
- (g) The rental of campsites as a part of a Commercial Recreation operation is permitted, subject to the following conditions:
 - (i) Campsites may be occupied by a mobile home (an independent trailer containing built-in cooking and bath room facilities), trailer, camp trailer, or tent, but not by any type of permanent building.
 - (ii) Campsites may not be occupied between October 15th and the next following May 15th, except that between December 1st and the next following March 15th, a camper and family may occupy a campsite for not more than 14 days in any consecutive 30 day period.
 - (iii) Campsites shall conform to the design criteria in Section 5.1.20.7 hereinafter, and campsites provided for trailer use shall further conform with the applicable requirements of Section 11 of these regulations.
- (h) Activities similar to those listed above, that are commonly provided by such organizations as day camps, swimming and tennis clubs, other recreational enterprises, and that are listed in the application and on the site plan, may be approved by the Commission subject to such additional safeguards as the Commission may require.
- (i) Except as provided above, residential use shall be limited to existing dwellings and new accommodations for persons employed on the premises only.
- (j) Accessory uses and structures customarily incidental to a permitted use.
- (k) One sign is permitted at the main entrance to the premises, containing not more than 20 square feet. External lighting only is permitted with the light sources shaded to prevent glare on any adjoining property. Animated, flashing and oscillating signs

Zoning Regulations Town of Winchester

are not permitted. Notwithstanding other provisions of these regulations, directional signs not extending one square foot each in area may be permitted when approved by the Commission.

5.1.20.5

APPROVAL BY THE COMMISSION

Approval by the Commission of a Special Use for Commercial Recreation shall be based solely on an approved site plan, filed with the Commission which shall clearly show the locations of structures, construction, improvements, outdoor lighting, and the limits of the open areas of outdoor activities, together with a list of the uses, and accessory uses included as a part of the Special Use.

(a) The applicant may submit, and the Commission may approve, minor amendments to an approved site plan, provided that any amendments that extend the limits or the number or kinds of activities or structures, or scope of lighting, shall not be approved until after a public hearing.

(b) Any expansion of the number or kinds of activities or structures, or scope of lighting, will require submission of an amended plan, a public hearing, and Commission approval.

(c) Unless otherwise extended by the Commission, approval of a Special Use for Commercial Recreation shall become null and void two (2) years after approval, unless a substantial part of the facilities is in operation.

5.1.20.6

BUILDING PERMIT

No building permit shall be issued for construction except in accordance with the approved site plan for a Special Use for Commercial Recreation. No certificate of occupancy shall be issued until the protective requirements and public improvements shown on such site plan have been completed.

5.1.20.7

CAMPSITE DESIGN CRITERIA

The following requirements shall apply to the layout, construction, and operation of facilities permitted under Section 5.1.20.4 above.

Provision shall be made for furnishing adequate potable water, sanitary sewage disposal, and collection and disposal of garbage and waste materials in conformance with State and local ordinances. A 110 volt electric outlet shall be provided at each

Town of Winchester ~~_____~~ Zoning Regulations

campsite in not less than 40% of the total number of campsites.

Approval of the plans by the Winchester Director of Health is required before approval of a special use, and certification by him of construction of sanitary facilities in accordance with the approved plans is required before issuance of a certificate of occupancy. State Board of Health and State Water Commission's approval is required where applicable.

(a.1) Potable water shall be furnished by a piped pressure system, with one outlet on each independent campsite, in not less than 40% of the total number of campsites, and one outlet for not more than 10 dependent campsites (tents and camp trailers).

(a.2) Sanitary sewage disposal shall be by a piped system, with one trapped connection on each independent campsite, and one connection to community toilet and waste facilities, which shall serve not more than 10 dependent campsites. No septic tank or drain field shall be connected to fewer than 20 campsites, nor be located on land allocated to individual campsites.

(a.3) Where required, a community toilet facility, to serve not more than 10 campsites, shall consist of shower stall, a lavatory, and a water closet, separated for each sex, suitable screened from campsites, and such facility shall be located not more than 250 feet from the farthest campsite served. Where, in the judgment of the Commission, unusual conditions of topography, soils seepage, or other natural features, prevent strict adherence to the above standards, the Commission may approve combining toilet locations, or a greater distance between such facilities, so long as the safety and convenience of the campers are not jeopardized.

(a.4) Garbage and waste collection stations shall be located so as to serve not more than 10 campsites, and shall be substantially screened, or daily collections shall be made from insect-tight containers.

(a.5) The location, materials of construction, and storage of fuel, for outdoor cooking facilities of any kind, shall be subject to the approval of the Fire Marshall, and no outdoor cooking shall be allowed at any except approved locations. Subject to the above, open fireplaces and Coleman type stoves are permitted, if approved kind.

(b) Roads and driveways adequate for the purpose intended, and adequate provisions for storm drainage, shall be subject to the approval of the Commission. All roads shall provide free movement for fire equipment.

(c.1) Each campsite shall contain not less than 3,000 sq. ft. of area for the exclusive use the site occupants, provided that there shall be not more than 10 campsites per gross acre devoted to such sites exclusive of all public open spaces. This shall not prohibit

Zoning Regulations Town of Winchester

campsites of less than 3,000 sq. ft. each in the case of a bona-fide group, camping in fields for a period not to exceed three (3) days.

(c.2) Except in the case of group camping noted in c.1 above, each campsite shall have not less than twenty-five (25) feet frontage on an access driveway or way connecting ultimately to a public street, and an average width not less than fifty (5) feet, and a minimum depth of sixty (6) feet.

(c.3) Each campsite shall have an open yard, unoccupied except for trees, planting, or fencing, 10 feet wide, along each campsite boundary line, but this shall not prevent two families from using the adjoining yards on two-adjoining campsites for camping purposes.

(d) Campsites shall be so arranged that the natural plants and trees, terrain and scenic assets shall be preserved, that each campsite has access to a public way, but is visually private and protected from other campsite, and that emergency vehicles have proper and safe access to substantially all of the campsites.

5.1.21

ROADSIDE-ORIENTED LIMITED RETAIL ENTERPRISES

5.1.21.1

A small retail enterprise, store, or shop, provided:

- (a) The business is conducted in a residential dwelling occupied by only one family of the owner or operator of the establishment.
- (b) Any structural alteration or additions, or new construction, shall be in the scale and character of the residential dwelling and the neighborhood.
- (c) Adequate off-street parking shall be provided, not closer than 50 feet to the street right-of-way, nor closer than 50 feet to the nearest residential structure on property under other ownership.
- (d) One (1) sign only, not to exceed six (6) square feet in area, is permitted in the front yard not closer than 20 feet to the street right-of-way line, with any lighting white only, steady and not moving or flashing, with the light source shaded from the street and from adjoining property lines.
- (e) There shall be no outdoor display of merchandise or articles, except that an antique (non-automotive) vehicle may be displayed in connection with an antique shop.

Uses permitted may include an antique shop, gift shop, tea room, or use that the

Town of Winchester ~~_____~~ Zoning Regulations

Commission shall find to be similar as traffic generated, extent of the enterprise, noise or odor generated, and compatibility of the use in the neighborhood. Any accessory uses shall be limited to those clearly defined in the application, and shall be made a part of the approval of the Special Use. Where applicable, in the judgment of the Commission, ' "Site Plan of Development" may be required to clarify approval in a specific application.

5.2 REQUIRED (MINIMUM) LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT — RURAL (RU) ZONES

DIS-TRICT	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH FT.	MIN. LOT AREA PER FAM. UNIT SQ. FT.	MIN. FRONT YARD FT.	MIN. SIDE YARD FT.	MIN. REAR BLDG. YARD FT.	MAX. COV. %	HEIGHT FT.
RU-1	40,000	150	30,000	50	35	35	10	30
RU-2	30,000	125	20,000	50	30	35	10	30
RU-3	85,000	200	50,000	50	50	35	10	30

Town of Winchester Zoning Regulations

carried on which results in objectionable noise, smell, smoke, or fumes noticeable off the premises.

6.1.13

Tourist cabin establishments, or motels, having not less than five units built on permanent foundations, with running water and inside flush toilets, provided that the lot area shall be not less than 2,000 square feet for each guest sleeping accommodation, but this paragraph shall not permit trailer camps.

6.1.14

A retail business or retail service occupation listed below, including the manufacturing or processing of materials only as incidental to a permitted retail occupation;

Bakery, catering establishment, or confectionery store;

Barber shop or beauty parlor;

Book or stationery store;

Clothing, tailoring, dressmaking;

Cleaning agency, including clothes pressing by hand, and incidental hand cleaning with non-inflammable liquids;

Laundrying agency, washing machine rental establishment, and home laundry not using steam;

Drugs, toilet articles, dry goods and notions;

Florist shop, garden and farm supplies or equipment;

Furniture, interior decorating, hardware, radios, electrical or household appliances;

Gift, antique or art, or jewelry store;

Groceries, fruits, vegetables or meats;

Shoes and shoe repairing;

Retail package stores for the sale of wine, beer, or spirituous liquors;

6.1.15

Motor vehicle service stations for the dispensing of fuel and lubricants and minor servicing only.

6.1.16

Public parking areas.

6.1.17

Accessory uses customarily incidental to a permitted use, including garages for the storage of vehicles used in connection with a permitted use only.

*

6.1.18

Special Permit Uses: Any use permitted by special permit in residence districts may, by special permit, be permitted in the CA District. Such uses shall meet the requirements

Zoning Regulations _____ **Town of Winchester**

of Section 4.1.14. *Adopted 3/27/89, Effective 4/1/89.

**

6.1.19

The Commission may grant, after holding a public hearing, a special permit for the operation of certain types of commercial for-profit outdoor recreational businesses such as miniature golf courses, baseball batting cages, golf driving ranges, and other similar types of outdoor recreational businesses. In granting a special permit for the above-described activities, the Commission must find the proposed activity:

- (a) Will not create traffic hazards or traffic volumes beyond the capacity of the existing road networks;
- (b) Will not have a depreciating effect on the neighborhood;
- (c) Will conform to all other applicable sections of these regulations;
- (d) Will be subject to such further conditions as deemed necessary by the Commission to protect the public health, safety, convenience, and property values.

Applications for the above-described activities must include a site plan of development which shall contain all of the information required in Section 6.3.2 of these regulations, subsections (a) through (d) inclusive. Approval by the Commission of the Site Plan of Development must be obtained before a special permit is granted. **Adopted 5/29/90, Effective 6/8/90.

6.2 USES PERMITTED IN CB DISTRICTS

Site Plan approval

6.2.1

Any use permitted in CA districts.

sect. 3.021

6.2.2

Wholesale trade carried on entirely within a building or enclosure not less than eight (8) feet high.

6.2.3

A newspaper or printing plant.

6.2.4

Assembly halls, dance halls, billiard and pool parlors, bowling alley, and similar places of public recreation operated as a business.

6.2.5

Storage warehouses, except cold storage.

Town of Winchester ~~_____~~ Zoning Regulations

6.2.6

Public garages, motor truck terminals and automobile or machinery repair shops, including welding and tire recapping, provided that all mechanical and repair operations are carried on in a building or within an enclosure not less than six (6) feet high.

6.2.7

Automobile trailer, and farm equipment sales rooms, outdoor sales area, provided that no goods are displayed in the front yard. Retail stores, gasoline stations, auto showrooms with repair garage as an accessory use, business and professional offices.

6.2.8

Public utility structures, including storage yard or electrical substation but excluding electric generating or gas manufacturing plants.

6.2.9

Plants for the processing and distribution of milk and edible dairy products, and for the bottling or packaging of beverages, pharmaceutical or toilet preparations, perfumes, and similar products.

6.2.10

Retail lumber, fuel and building materials yards, storage and distribution of bottled gas, contractor's equipment storage, provided that all material is kept in a building or within an enclosure not less than six (6) feet high, but excluding the bulk storage of cement and concrete mixing, and excluding tanks for petroleum products located above the ground.

6.2.11

Accessory uses customarily incidental to a permitted use.

*

6.2.12

Special Permit Uses as permitted in the CA District. *Adopted 1988, Amended & Adopted 3/27/89, Effective 4/1/89.)

6.3 COMMERCIAL EXPANSION DISTRICTS CX

6.3.1

Any lot, or contiguous group of lots, may be designated a CX District in accordance with the requirements of this Section 6.3. Premises in CX districts shown on the Zoning Maps, and in any CX districts shown on the Zoning Maps, and in any CX districts created under the provisions of Sections 6.3.5a through 6.3.5j hereafter, only after meeting all of the following requirements and under the following conditions:

Town of Winchester Zoning Regulations

Except for driveways giving access to public streets, all structures, driveways, and parking areas shall be not less than twenty-five (25) feet from the nearest property line abutting any residential zone.

In Commercial Expansion District CX, where any lot or part thereof adjoins a Residence Zone or Rural Zone, a landscaped strip fifteen (15) feet wide shall extend the length of such zone boundaries, seeded to grass and properly planted to trees and shrubs to insure a proper break between Commercial and Residence/Rural Zones. The Commission may waive the requirements for all or parts of such landscape strips where topography, permanent natural features, public land, or lack of residential development on adjacent properties accomplishes the separation of commercial and residential uses. Plans showing the work to be done, with assurance of completion and future maintenance satisfactory to the Town Counsel, shall be filed with the Commission before a permit is issued to use such lot or portion thereof for any use. Failure to maintain such strips shall constitute a violation of these regulations by the owner of such lot or portion thereof.

6.3.5 PERMITTED USES

- (a) Any uses permitted in the zone district or districts of which the CX district formerly was a part;
- (b) Retail stores, gasoline stations, auto showrooms, with repair garage as an accessory use, business and professional offices;
- (c) A park, beach, or recreational use operated for profit that is permitted by the Zoning Regulations;
- (d) A motel for the use of transients, only;
- (e) Hotels, inn, or restaurant other than dining car or diner;
- (f) Publishing, including newspaper and job printing;
- (g) Shop for custom work, including repair and fabrication;
- (h) Any fabrication, manufacturing, industrial, or research operation non-prohibited, and which will not constitute a public hazard or create obnoxious noise, vibrations, dust, fumes, odors, or smoke, provided not more than 50 persons are employed on one lot at any one time, and provided further, that buildings housing such uses shall be in harmony with commercial buildings in the same CX district and such uses will not be detrimental to or depreciate the development character or value of adjoining property.

Zoning Regulations Town of Winchester

- (i) Accessory uses and buildings customarily incidental to a permitted use.
- (j) Notwithstanding the above, nothing in these regulations shall prohibit in a CX district the continuance or improvement of an existing residential use. The Building Inspector may issue a permit for the repair, alteration, or reconstruction of a residential dwelling provided there is no further encroachment into required yards, and provided further that there shall be no increase in the number of dwelling units on any lot.

6.3.6

When, in the opinion of the Commission, a plan of development for a CX district meets all of the requirements herein, the Commission will approve submission of the plan to a public hearing.

(a) Within 60 days after such approval, the Commission shall hold a public hearing, filing in the office of the Town Clerk the plan of development, and a copy of the amendment to zone boundaries, in accordance with Chapter 124 of the Connecticut General Statutes, Rev. of 1958, as amended;

(b) After a public hearing, should the Commission adopt a zone change establishing a Commercial Expansion District, the plan of development shall be recorded in the records of the Town Clerk's Office and shall also be included in the plan of development of the Town.

*

6.3.7

Special Permits: Special Permit Uses as permitted in the CA district. *Amended & Adopted 3/27/89, Effective 4/1/89.

6.4 REQUIRED LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT COMMERCIAL ZONES

MAX. HEIGHT DISTRICT	MIN. LOT AREA SQ. FT.	MIN. LOT AREA FT.	MIN. LOT AREA WIDTH SQ. FT.	MIN. LOT AREA FAM. UNIT FT.	MIN. FRONT YARD FT.	MIN. SIDE YARD FT.	MAX. REAR YARD %	BLDG. COV. FT.	Bldg. Hgt.
CA-1, CB-1	40,000	150	20,000	50	20	50	25	30	
CA-2, CB-2	15,000	80	10,000	40	12	40	33-1/3	30	
CA-3	6,000	50	3,600	25	10	30	50	30	
CB-3	10,000	80	3,600	25	10	30	50	30	
CX	40,000	200	9,000	50	15	30	25	30	

6.5 REDUCTIONS: MINIMUM FRONT YARD

Town of Winchester ~~_____~~ Zoning Regulations

In CA-3 and CB-3 Districts, the minimum front yard may be reduced by the Commission where a majority of existing buildings of substantial character on the same side of the street, and in the same block as and within 200 feet of a proposed building, are located at a lesser distance from the street. *Adopted 7/22/91; Effective 8/25/91.

6.6 REDUCTION: MINIMUM SIDE YARD(S)

In CA-2 and CB-2 Districts, upon agreement of the owners of two (2) adjacent lots duly recorded in the Land Records of the Town of Winchester, one minimum side yard only of each lot may be omitted, and buildings built on the common side lot line, provided that the party or other walls separating them are of fire wall construction conforming to the State Building Code for the use category. Except in case of a building on the side lot line, no side yard (in a CA-2 or CA-3 District) shall be less than twelve (12) feet.

6.7 OMISSION OF MINIMUM SIDE YARD(S)

In CA-3 and CB-3 Districts, one (1) side yard may be omitted, and if the rear yard of the lot has access by alley or other right-of-way not less than twelve (12) feet wide to a public street, both side yards may be omitted, provided that all party or other walls of buildings where built on the lot line are of fire wall construction conforming to the State Building Code for the use category.

6.7.1

- No side yard shall be less than twelve (12) feet in width, except as permitted in Section 6.7 above.

6.8 BUFFER

A lot in any Commercial District, where adjacent to the boundary of a Residence, HL District or Rural District, shall have a strip not less than twelve (12) feet in width along such boundary, which strip shall be suitably landscaped and not used for parking or for any purpose prohibited in such Residence or Rural District.

6.9 REDUCTION IN YARDS IN CX DISTRICT

On an existing lot in a CX District here the average lot depth is less than 140 feet, the minimum front and rear yards may be reduced by fifty percent (50%) provided that no front yard so reduced shall be nearer to the street line than the front yard of an existing building on the next adjoining lot on each side.

SECTION 6.10 CX-1 ZONE

6.10.1 PURPOSE

The CX-1 Zone is established in order to provide for limited retail and service type uses within areas substantially developed and used for residential purposes. It is the purpose of the CX-1 Zone to provide a review process, standards, and use restrictions which will permit commercial uses while protecting existing residential development.

6.10.2 REVIEW AND APPROVAL PROCESS

Uses are permitted within CX-1 Zone only by special permit and only after site plan approval has been granted. Use of the site shall be limited to that use granted under a special permit, and any change in use shall require a new special permit and site plan approval. The Commission may make a determination that the change in use is not a significant change and under such circumstances site plan review shall be the only approval required. In reviewing applications for a special permit, the Commission shall consider the Special Exception standards contained in Section 4.1.14, as well as the following:

- (a) The proposed hours of operation will not cause disruption, through noise, lighting, or other activities of the surrounding residential area.
- (b) The proposed use will not require the outside storage of any materials nor the outside display of any merchandise.

A plan of development meeting the requirements of Section 6.3.2, subsections (a) thru (d), shall be submitted with the applications for zone change and special permit. Such plan shall demonstrate compliance with this and other applicable sections of the Zoning Regulations.

6.10.3 SPECIAL PERMIT USES

Uses which may be considered for the granting of a special permit are expressly limited to those listed in Section 6.1.14 with the following exclusion:
Gift, antique or art, or jewelry stores.

6.10.4 BUFFER AREAS

In order to insure the protection of abutting residential areas, buffer areas meeting the requirements of Section 6.3.4 shall be provided.

6.10.5 DRIVES AND PARKING AREAS

Except for driveways giving access to public streets, all buildings, driveways and parking areas shall not be less than 12 feet from any property line abutting a residential zone.

6.10.6 LOT AREA

Lot Area Requirements shall be those applicable to CA-2 and CB-2 as contained in Section 6.4.

6.10.7 HEARING

Public Hearings, in accordance with State statutes, shall be held to consider the establishment of the zone(s) and granting of the Special Permit. Site plan review shall not require a public hearing.

6.10.8 SIGNS

Signs shall be in accordance with Section 12.5 except that no roof signs shall be permitted, and only one sign per business shall be permitted.

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6.11 PROFESSIONAL OFFICE OVERLAY ZONE

6.11.0 INTENT

The professional office (P.O.) overlay zone is intended to provide for alternate non-residential uses for existing residentially zoned structures. It is an overlay zone, the extent of which is shown on the Official Zoning Map of the Town of Winchester. Uses as of right and by special permit in the underlying zone shall continue to apply. Professional office use as herein defined shall be permitted only as a special permit use subject to all of the requirements of a special permit under the zoning ordinance, and only in those areas within the P.O. overlay zone. *Adopted 3/13/89, Effective 3/19/89.

6.11.1 SPECIAL PERMIT USES

Special permit Uses within the P.O. Zone shall be as follows:

- (a) Doctors, Dentists, and other recognized Medical Professionals.
- (b) Lawyers, architects, surveyors, planners and others who by specialized training or education provide services of a professional nature.
- (c) Real estate agents and insurance.
- (d) No retail uses are permitted within the P.O. Zone.

6.11.2 PARKING REQUIREMENTS

One (1) per each 100 square feet of net office space. After review of the specific use proposed, the Commission may waive up to 50% of the requirement when the nature of the proposed office use warrants less parking.

6.11.3 LANDSCAPING

As a condition of granting a special permit for the professional office use, the Commission may require buffers within any required (minimum) yard to protect abutting residential properties.

6.11.4 SIGNS

Signs shall be restricted to one (1) sign per building which sign is not to exceed twelve (12) square feet in size and shall meet all of the applicable requirements of Section 12. Additionally, no roof signs shall be permitted in conjunction with a special permit for Professional Office Use.

Site plan of Development required

SECTION 7 — INDUSTRIAL DISTRICTS

7.1 USES PERMITTED IN IA DISTRICTS

7.1.1

Any use permitted in CB Districts, without limitation of enclosure of floor area, provided that no human habitation shall be permitted other than the dwelling of a proprietor or caretaker.

7.1.2

Laundries, cleaning and dyeing works, and carpet and rug cleaning.

7.1.3

Cold Storage plants.

7.1.4

The manufacture, compounding, processing, packaging or treatment of beverages, food, candy, cosmetics, dairy products, drugs, ice, perfume, pharmaceutical, soap, toilet supplies. No operation involving the rendering of fats, oils or viscera is permitted, unless:

(a) there is no danger to public health, or of steam pollution created on or off the premises; and

(b) the waste products of such operation are properly processed to inhibit release of objectionable or noxious solids, liquids, and/or gases off the premises.

7.1.5

The manufacture, compounding, assembling or treatment of articles from the following previously prepared materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, precious metals or stones, rubber, shell, textiles, tobacco, wood, yarns.

7.1.5.1

The manufacture and fabrication of products from all kinds of metals, including the casting and sundering of special high performance alloys, provided such work shall cause no objectionable odors or fumes outside the IA District in which located.

7.1.6

The manufacture and assembling of sheet metal products, signs, billboard.

Zoning Regulations ~~_____~~ Town of Winchester

7.1.7

The assembly of electrical appliances, instruments, products and devices including the manufacturing of small parts.

7.1.8

The manufacture of sporting goods, toys, musical instruments and novelties.

7.1.9

Saw and planing mills and woodworking shops.

7.1.10

Machine and blacksmith shops.

7.1.11

Manufacture and storage of chemicals or plastics, provided that no objectionable odor is noticeable outside the IA District in which located.

7.1.12

Foundries for nonferrous metals causing no objectionable odors or fumes noticeable outside the IA District in which located.

7.1.13

The manufacture of concrete blocks.

7.1.14

Airplane and helicopter landing fields.

7.1.15

Accessory uses customarily incidental to a permitted use.

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7.1.16

Special Permits: Special Permit Uses as permitted in the CA District. *Amended & Adopted 3/27/89, Effective 4/1/89.

7.2 USES PERMITTED IN IB DISTRICTS

7.2.1

Any permitted use in IA Districts.

7.2.2

Automobile wrecking, and junk and scrap metal handling, provided that all operations are carried on within an enclosure not less than eight (8) feet high.

Town of Winchester --- **Zoning Regulations**

- 7.2.3 Metal fabrication plants, boiler works, drop forges.
- 7.2.4 Blast furnaces, foundries for ferrous metals.
- 7.2.5 Manufacture of pulp and paper products.
- 7.2.6 Manufacture and treatment of rubber products.
- 7.2.7 Manufacture and storage of coal, natural and acetylene gas.
- 7.2.8 Asphalt manufacture, treatment and storage.
- 7.2.9 Manufacture of bricks, tile and terra cotta.
- 7.2.10 Bulk storage of cement and concrete mixing plants.
- 7.2.11 Bulk storage of petroleum products.
- 7.2.12 Accessory uses customarily incidental to permitted uses.
- *
7.2.13 Special Permits: Special Permit Uses as permitted in the CA District. *Amended & Adopted 3/27/89, Effective 4/1/89.
- 7.2.14 Uses permitted in IB Districts shall not include, among others, the following.
 - 7.2.14.1 Garbage and refuse incineration or dumping of matter not originating on the premises, except by the Town of Winchester.
 - 7.2.14.2 Distillation of bones, rendering of fat or reduction of animal matter.
 - 7.2.14.3 Manufacture of glue.

Zoning Regulations **Town of Winchester**

7.2.14.4 Oil refining.

7.2.14.5 Stock yards, or feeding pens, or the slaughtering of animals.

7.3 REQUIRED (MINIMUM) LOT AREA, WIDTH, YARDS, COVERAGE, HEIGHT INDUSTRIAL ZONES

DISTRICT	MIN. LOT AREA SQ. FT.	MIN. LOT WIDTH FT.	MIN. FRONT YARD FT. (a)	MIN. SIDE YARD FT. (a)	MIN. REAR YARD FT. (a)	MAX. BLDG. COV. %	MAX. HEIGHT (b)
IA-1, IB-1	80,000	200	50	50	50	25	70
IA-2, IB-2	40,000	150	50	25	50	25	70
IA-3, IB-3	20,000	100	25	12	33 30	33 1/3	70

NOTE (a) The front, side, and rear yards shall be increased one (1) foot for each one (1) foot of building height by which said building height extends 35 feet, but such additional setback shall apply only to that portion or wing of the building that exceeds 35 feet in height.

NOTE (b) The Zoning Board of Appeals, after a report from the Fire Marshal, may grant, as a special exception, a greater maximum height, provided there will be no hazard or danger to public safety.

***SECTION 8 — EXCAVATION OF EARTH MATERIALS**

*Adopted 7/22/91, Effective 8/25/91

8.1 GENERAL PROVISIONS

8.1.1

These regulations shall be applied to promote the following purposes:

(a) To regulate and control the excavation and removal of soil, loam, sand, gravel, clay, rock or any other earth material from and the deposit of fill material on land in the Town of Winchester.

(b) To control and regulate all excavation and removal of earth materials and the deposit of fill so as to prevent the creation of any safety or health hazard, including but not limited to soil erosion, stagnant water, water pollution, excessive drainage runoff to adjoining or adjacent property and to preserve land values.

8.1.2

No excavation or removal of earth material from land or deposit of fill on land or premises shall be commenced or conducted except in accordance with and subject to these regulations.

8.1.3

For the purpose of this Section:

(a) "excavation" shall mean to severance from the earth's surface or removal from the ground of soil, loam, sand, gravel, clay, rock, topsoil or any other earth material.

(b) "topsoil" shall mean earth materials, including loam, which are arable and constitute the surface layer of earth material.

8.1.4

Permits under this Section of these regulations shall not be required for:

(a) the construction of a well, driveway, utility line, septic tank and leaching area, fence, approved subdivision street or the landscaping of premises when in conjunction with either

(i) a bona fide construction activity for a residential dwelling, which is completed within six (6) months; or

(ii) a use permitted by the zoning regulations or subdivision regulations, and provided said construction does not result in the removal of more than 300 cubic

yards of earth material from the premises;

- (b) the movement of earth material from one part to another part of the same premises, when it is reasonably necessary for the purpose of farming or landscaping; or
- (c) an excavation which is made solely for a foundation or cellar hole, provided that either
 - (i) the excavation is in conjunction with a bona fide construction activity for a residential dwelling, which is completed within six (6) months; or
 - (ii) no more than 300 cubic yards of earth material are removed from the premises, not including an amount equal to the volume of the building or other structure being constructed below grade.

8.2 EARTH EXCAVATION SPECIAL PERMIT

Except as provided in Section 8.1.4, all excavation and removal of earth materials shall be allowed only as an Earth Excavation Special Permit use.

8.3 APPLICATION REQUIREMENTS

In addition to the conditions set forth in Section 4.1.15, an application for an Earth Excavation Special Permit shall be made subject to the following information, documents, and plans:

8.3.1

A survey prepared by a Connecticut licensed land surveyor and/or a Connecticut licensed Professional Engineer, to be drawn at a scale of not less than 1" equals 40' and describing the following: location of existing and proposed streets, watercourses, wetlands, wells, and septic systems; the details on regrading and revegetation of the premises; the area for stockpiling topsoil and the proposed means of access.

8.3.2

The existing contours and elevations and the final contours and elevations at 2' intervals.

8.3.3

Soil data, including boring or test hole logs and locations to finished grades shown on the plan. Such data shall show soil types and ground water table elevations.

8.3.4

Provisions for proper surface and subsurface drainage during excavation and after completion.

Town of Winchester ~~_____~~ **Zoning Regulations**

8.3.5

The acreage or square footage of the actual area to be excavated and the volume of material to be removed in cubic yards. Where the applicant expects to continue excavation under a renewal permit, the total volume in cubic yards of all material expected to be excavated shall be provided.

8.3.6

An estimate of the number, type and capacity of trucks, and identification of other equipment to be used on the premises. Location of existing and proposed access to the premises and interior roads.

8.3.7

The location and type of existing structures.

8.3.8

Details of grading and erosion control during construction, and for final grading and planting of the premises to prevent erosion and otherwise stabilize and to restore the premises in accordance with the requirements of the Soil Erosion and Sedimentation Control Regulations.

8.3.9

Written authorization to the Commission for inspection of the premises at any reasonable time by the Zoning Enforcement Officer and/or any other duly authorized representative of the Commission.

8.3.10

The application shall contain full information regarding the standards and regulations plus other such information as the Commission may require.

8.4 REGULATIONS CONCERNING CONDUCT OF OPERATION

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 purposes set forth in Section 8.1.1 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:

8.4.1

All operations shall be conducted on the premises only between the hours of 7:00 a.m. and 5:30 p.m., local time, Mondays through Saturdays, inclusive, except such days and hours of operation may be expanded by the Commission upon its finding of good cause. No operations are to take place on Sundays and those legal holidays set by the State of Connecticut, without the prior approval of the Commission.

8.4.2

No more than three (3) acres may be opened up and excavated at any one time without specific authorization from the Commission.

8.4.3

No stationary machinery shall be erected or maintained within 100 feet of any property line, permit area line or street line.

8.4.4

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 foot strip until restoration begins.

8.4.5

Where leveling off is the intent of the applicant and where doing so would improve the properties of both the applicant and the adjacent property owner(s), the applicant may, after formal application and approval by the Commission, excavate and grade within the 50 foot setback area.

8.4.6

Where there is a commercial earth excavation operation, either new or existing, adjacent to another such operation, either existing or formerly excavated, the Commission may require the owner(s)/operator(s) of the contiguous properties to "mine through," removing the materials within the 50 foot buffer strips and blending the contiguous property line into a common grade.

8.4.7

A Connecticut licensed surveyor shall stake all corners of the permit area. A secondary staking shall be required 45 feet inside the permit area, in a manner acceptable to the Commission, in order to maintain the 50 foot setback.

8.4.8

When the depth of the excavation exceeds 20 feet, the distance from the property line or street line shall be increased not less than 1 foot for each additional vertical foot of excavation.

8.4.9

When excavation and/or removal operations are completed, or if a Permit has expired and/or has not been renewed, the excavated area shall be graded to within 25 feet of the permit line, adjacent property line and/or street lines, so that the slopes and disturbed areas shall be no steeper than 1:3 (vertical to horizontal). A layer of topsoil

Town of Winchester _____ **Zoning Regulations**

shall be spread over the excavated areas, excepting exposed rock surfaces, to a minimum depth of four (4) inches, in accordance with the approved final grading plan. The Commission may approve other such methods in writing. Restoration shall take place within one (2) year following the completion of work or the expiration/non-renewal of a Permit. Said area shall be maintained in a stabilized condition for a period of one year before the final bond shall be released by the Commission.

*

8.4.10

No building except a field office or temporary shelter for machinery shall be erected on the premises without specific written authorization from the Commission. No screening, washing, crushing or other form of processing shall be conducted upon the premises unless such activities are expressly allowed by the Commission as part of an approved Earth Excavation Special Permit. Any office, temporary shelter, or machinery shall be removed from the premises within six (6) months after the completion, expiration or non-renewal of a Permit, subject to extension of such period by the Commission for good cause. *Amended & Adopted 4/10/95, Effective 5/1/95.

8.4.11

At all stages of the operation, proper drainage shall be maintained to prevent the collection and stagnation of water and to prevent harmful effects upon surrounding properties or roads. Blocked drainage ditches or culverts, or erosion on any street or highway shall be immediately removed by the owner or operator of the premises. Should the Town be required to cause the removal of such material for the safety of the public or for any other reason, the cost of such work shall be paid by the owner and/or operator of the premises.

8.4.12

During the period of excavation and removal, the Commission may require that barricades, fences or grassed berm, up to six (6) feet in height, be erected, as deemed necessary by the Commission, for the protection of pedestrians and vehicles and to buffer adjacent properties from the operation.

*

8.4.13

Overhanging slopes are prohibited. Except for temporary conditions during excavation, all soil slopes shall not exceed 1:3 (vertical to horizontal) and all solid rock faces shall not exceed 3:7:1 (vertical to horizontal) unless steeper slopes are expressly allowed or flatter slopes are required by the Commission as part of an approved Earth Excavation Special Permit. *Amended & Adopted 4/10/95, Effective 5/1/95.

8.4.14

During the period of excavation and removal, the owner and/or operator of the premises shall provide, at his own expense, such special police, flagman, barricades and fences for the protection of pedestrians and vehicles, as deemed necessary by the

Commission or the Zoning Enforcement Officer to protect the public health, safety, convenience and property values.

8.4.15

Truck access to the excavation shall be so arranged and scheduled as to minimize danger to traffic and nuisance to surrounding properties. That portion of any access road within the area of operation shall be treated to minimize dust. The Commission may require a hard-surfaced road to ensure further control of dust.

8.4.16

Proper measures shall be taken to avoid noise and air pollution. Such measures may include limitations upon the stockpiling of excavated materials upon the premises.

8.4.17

The owner and/or operator shall be liable for the cost of repairing any damage to any public street or highway resulting from its operation.

8.4.18

The Commission may require other appropriate safeguards necessary to protect the public health, safety, convenience and property values.

8.5 PERMIT APPROVAL AND RENEWAL

8.5.1

Permit approval may be granted in two stages by the Commission: Permit approval to the owner may be granted only after submission of all the required documents and requested information and the necessary public hearing. Permit approval to the operator may be granted only after his furnishing to the Commission evidence of proper bonding and insurance.

8.5.2

Before an Earth Excavation Special Permit is issued, the applicant or his operator shall, unless the Commission specifically waives this requirement in its Permit, post a performance bond in form and amount satisfactory to the Commission, with a bonding company licensed to do business in the State of Connecticut and acceptable to the Commission, as surety conditioned on the carrying out of all the above conditions and any other safeguards imposed, and providing that, in case of default, the surety company shall take any and all necessary steps to comply with said conditions. The Commission, as it deems fit, may require in addition to or in lieu of a surety bond, a cash bond, letter of credit, or a combination thereof acceptable to the Commission.

8.5.3

No Permit shall be issued for a period exceeding one (1) year. Permits may be renewed

Town of Winchester ~~_____~~ Zoning Regulations

for additional one-year periods upon application to the Commission and payment of a \$50.00 fee provided that the Commission finds that the permittee has fully complied with these regulations and the terms and conditions of the expiring Permit.

8.5.4

Updated contour maps may be required by the Commission prior to the renewal of the Permit.

8.5.5

The Commission, or the Zoning Enforcement Officer, may require an "As Is" Contour Map at any stage of the operation.

8.5.6

An "As Built" Contour Map, prepared by a surveyor licensed in the State of Connecticut, showing conformity with the requirements for restoration, may be required prior to the release of any bonds.

8.5.7

If the excavation is abandoned for one (1) year or more after the granting or renewal of a Permit, or if no substantial activity, as determined by the Commission, takes place within one (1) year after the granting or renewal of a Permit, the Permit may be revoked by the Commission. Prima facie evidence of activity shall be the excavation of 3,000 cubic yards of material per year.

8.6 PLACEMENT OF FILL

Any person proposing the placement of 100 cubic yards or more of fill material upon a property, except in conjunction with a bona fide construction activity relating to a residential dwelling, including construction of driveway(s), septic tank(s) and leaching field(s) incidental thereto, which is completed within six (6) months, shall notify the Zoning Enforcement Officer of such activity for approval. The Zoning Enforcement Officer shall review such proposal to ensure proper design of resultant grades and drainage and protection of adjacent properties. In the conduct of such review, the Zoning Enforcement Officer may require the provision of necessary maps and data.

SECTION 9 — OFF STREET PARKING

9.1 PARKING FACILITIES REQUIRED

Parking facilities off the street or highway right-of-way shall be provided to serve all buildings erected, moved, altered, or enlarged, and all premises otherwise developed, after the adoption of the se Regulations. Such facilities shall be sufficient to accommodate the motor and other vehicles of all occupants, employees, customers, and other persons normally visiting such building or premises at any one time.

9.2 LOCATION OF PARKING FACILITIES

Required parking facilities may be provided on the same lot as the building they serve, or on a lot within 200 feet from such building. Two (2) or more parking facilities on adjoining lots, if designed for use as a single parking rea, may use the same means of access. Except in the case of dwellings, rooftop or indoor parking, exclusive of access ramps, may be included in the required area.

9.3 MINIMUM REQUIREMENTS

Unless parking facilities are otherwise approved by the Commission, they shall contain not less than the following minimum areas, exclusive of driveways necessary for access:

9.3.1

For dwelling, 250 sq. ft. for each dwelling unit.

9.3.2

For offices, financial institutions, permitted home occupations, and for retail store, personal service shops, restaurants, and similar business buildings, three (3) times the floor area used for business, except storage space, except that in CA-3 District the required off-street parking area shall be not less than the floor area used for business, except storage space.

9.3.3

For theaters and assembly halls having fixed seats, 250 sq. ft. for every five (5) seats.

9.3.4

For other places of public assembly or public recreation, 250 sq. ft. for every five (5) legal occupants, including employees.

9.3.5

For hotels, lodging or boarding houses, and hospitals, 250 sq. ft. for every three (3) guests or patient accommodations. In the case of restaurants or other public rooms in

Town of Winchester ~~_____~~ Zoning Regulations

a hotel which are open to nonresidents, additional parking facilities shall be provided as prescribed in Sections 9.3.2 and 9.3.4.

9.3.6

For undertakers establishments, an area equal to three (3) times the total floor space, exclusive of storage.

9.3.7

For industrial plants wholesale establishments and similar buildings, 250 sq. ft. for every four (4) persons normally employed.

9.4 TRUCK LOADING SPACE

In the case of hospitals, institutions, hotels, retail, wholesale and industrial buildings, space shall be provided for loading and unloading of trucks at the rate of one (1) space not less than 400 sq. ft. in area for each 20,000 sq. ft. of floor area or fraction thereof less than 60,000 sq. ft., and 400 sq. ft. for each 40,000 sq. ft. of floor area or fraction thereof in excess of 60,000 sq. ft.

9.5 SURFACING

Required minimum parking and truck loading facilities shall have adequate all weather surfacing, capable of allowing free and safe movement of all vehicles customarily using the facility.

Town of Winchester --- --- **Zoning Regulations**

4. A non-conforming structure that is destroyed or damaged by calamity (fire, explosion, wind, flood, accident, act of God, act of the public enemy, etc.) may be reconstructed, restored, and/or altered, and a non-conforming use that is destroyed or damaged by calamity may resume, provided that:

- (a) A zoning permit is issued for the structure or use within 365 days from the date of the calamity.

- (b) Certificate of occupancy is issued for the structure within 548 days from the date of the calamity.

Note: Upon finding of extreme hardship or other severe extenuating circumstances, the Commission by 2/3 vote of those present, may extend the time periods described in items (a) and (b) above by up to 182 days each.

- (c) Neither the floor area nor the volume of a reconstructed, restored, or altered structure may be expanded beyond the floor area and volume of the structure that predated the calamity.

- (d) If a non-conforming use of land (not involving a structure) is resumed following a calamity, the area occupied by the non-conforming use must be no larger than, and in the same location as, the use immediately prior to the calamity.

**

10.3 NON-CONFORMING USES

1. Non-Conforming uses shall not be extended or expanded.
2. No portion of a non-conforming use of land (not involving a structure) shall be moved from place to place on the land after the date these Regulations or amendments to these Regulations became effective.
3. If a non-conforming use is changed to a use that is permitted by right or by special exception, the use shall never revert to one that is non-conforming.
4. No existing non-conforming use shall be changed to another non-conforming use.

**

10.4 NON-CONFORMING STRUCTURES

1. A structure which contains a permitted use, but which is otherwise non-conforming, may be expanded, or altered, provided that:
 - (a) Only permitted uses shall be allowed to occupy the expanded or altered areas.

Town of Winchester ~~_____~~ Zoning Regulations

residents, nothing in these regulations shall prevent the construction of permitted building, or the establishment of a permitted use on a lot containing less than the prescribed lot area or lot frontage which, at the time of adoption thereof or any pertinent amendments hereto:

- (a) was owned separately from any adjoining lot and recorded in the land records of the Town of Winchester, or
 - (b) was shown on a plan of subdivision, approved by the Commission and filed in the town clerk's office with the Land Records of the Town of Winchester, in the manner prescribed by law.
2. Except as provided in Section 10.5.1-(b), where two or more non-conforming adjoining lots of record are in the same ownership on or after the effective date of these regulations, then all such lots shall be combined as necessary toward meeting the lot area and width requirements of these regulations. If all such adjoining lots when combined still do not meet the area and width requirements of these regulations, such composite parcel shall be treated a lot under Section 10.5.1-(a) of these regulations.
 3. No dwelling for more than one family shall be constructed on a lot, existing or created under the conditions of Section 10.5.1 and 10.5.2 above, which contain less than 100% of the required "Minimum Lot Area per Family Unit" in the applicable zone.

****Amended & Adopted 7/24/95, Effective August 8/8/95.**

10.6

A building containing a permitted use, but which does not conform to the requirements of these regulations regarding building height limits, floor area, area and width of lot, percentage of lot coverage, and required yards and parking facilities, may be enlarged or altered, provided:

- (a) Such enlargement provides for a permitted use containing no more family dwelling units than now exist;
- (b) Any additions are constructed within the applicable yard requirements, or, with the approval of the Commission, are not nearer to the lot lines than the existing building.

10.7

Nothing in these regulations shall prevent the reconstruction within one (1) year of a building damaged by fire, explosion, accident, the act of God or of the public enemy, to its condition prior to such damage, or prevent the restoration of a wall or structural members.

SECTION 11 — TRAILERS

11.1 GENERAL PROVISIONS

The use of trailers for human occupancy is permitted only under the following conditions, and in such zone or zones as the Commission may establish upon determination that such zone or zones are necessary and appropriate for the growth and development of the Town, and are consistent with the comprehensive plan of development of the Town.

11.1.1

A temporary permit, valid for one (1) year, may be issued for occupancy by the owner of the lot in a Rural Zone, HL Zone or in Residence R-1 and R-2 Zones, who has applied for a permit to build and has started construction or remodeling of a residential building on the same lot, provided that such trailer shall be connected to a permanent potable water supply and sewage disposal system.

11.1.2

In a Rural Zone, a permit, valid for one (1) year and renewable, may be issued for occupancy of two or more trailers in a trailer park where trailers and/or trailer sites are offered for rent or lease under the following conditions:

- (a) The Commission shall hold a public hearing to determine whether such use will detract from the character of the neighborhood or depreciate the value of adjacent properties;
- (b) Provision is made for an adequate supply of potable water, with piped connections to each trailer;
- (c) Sewer lines serving each trailer are connected to the public sewer system, or to a treatment plant whose drainage fields are installed in soil rated Class C or better, based on State Sanitary Code Standards;
- (d) In the case of a trailer park containing more than 50 sites, provision shall be made for the storage of adequate water for fire protection;
- (e) Electric lines shall be installed with connections at each trailer site, and street lighting shall be installed and maintained according to the requirements of the Board of Selectmen.

11.1.3

Except for the requirements of a license, Sections 11.5.1 and 11.5.2 hereafter, the requirements of this Section shall not be deemed to apply to trailers or trailer parks lawfully existing on the effective date of these Regulations.

Town of Winchester ~~_____~~ Zoning Regulations

11.5.4

The Building Inspector, after issuance of a permit for a bona-fide construction operation, may issue a temporary permit for a trailer for use as a field office or storage of tools and equipment, located on the same premises as the construction operation, but such permit shall not include use as a real estate or sales office.

11.2 DEFINITIONS

For the purpose of these Regulations, certain words shall have the following meaning:

11.2.1 (Deleted effective 10/17/1989.)

11.2.2 TRAILER PARK

A parcel of land, subdivided into "sites," for the purpose of leasing, but not for the sale, of sites and/or trailers and sites.

11.2.3 SITE

A parcel of land on which one occupied trailer may be legally maintained.

11.2.4 TOWN

Shall mean the Town of Winchester.

11.3

No parcel of land shall be zoned for use as a trailer park which contains less than three (3) acres of land, nor with less than 250 feet of frontage on a town road or state highway. In computing the area of the lot for the permissible number of trailers, the street frontage multiplied by not more than 3 1/2 times such frontage shall be used regardless of any greater lot depth.

11.3.1

Not more than one (1) driveway for each 250 feet of frontage shall give access from the lot to the street, and such driveway shall be not less than 150 feet from the nearest intersection on either side of said town or state highway. Such entrance driveway shall connect with an interior road system serving each site. Interior roads shall be not less than 35 feet wide, constructed in accordance with the appropriate requirements of the subdivision regulations of the Town. Dead end roads shall give access to not over 20 trailer sites.

Town of Winchester --- --- **Zoning Regulations**

11.5.1

Such license shall be valid for one (1) year, unless revoked for failure to maintain the premises in accordance with these regulations. A new license for one (1) existing trailer and for renewal of an existing license shall be \$2.50 for each trailer. Such license shall be renewed each year one month before any trailer and/or site is reoccupied, not later than May 1st, after inspection and certification by the Health Officer and the Building Inspector that the requirements of these Regulations are being maintained.

11.5.2

Such license shall contain the name of property owner, the name of the licensee, the number of sites shown on the map on file with the Town Clerk, which are included in the license, the fee, and date of issue.

11.6

The licensee of a trailer park shall be responsible for the operation and the maintenance of the park in accordance with these regulations.

11.6.1

He shall provide for the collection of garbage from each site. He shall provide metal containers with covers for refuse and waste materials, and he shall dispose of all garbage and refuse in accordance with local ordinances.

11.6.3

He shall keep and maintain a register, written in the English language, available at all times to federal, state, and local authorities having jurisdiction. Such records shall be kept available for three (3) years, and shall contain for each site:

- (a) Name of lessee of site or trailer;
- (b) The permanent or last known address of such lessee;
- (c) The name of each person customarily occupying the trailer;
- (d) State or registry and marker number of trailer and/or motor vehicle;
- (e) Date of entry and exit from the site or trailer.

*

11.7

Any person who violates any provision of these Regulations shall be subject to the penalties provided by Chapter 124 of the Connecticut General Statutes (Rev. 1958) as now in force, or as hereafter amended, and which shall be enforced by the Zoning Enforcement Officer. *Adopted & Amended 2/13/90, Effective 2/19/1990.

11.8

Any Permit issued under this section shall be valid for five years. Any regulated activity approved by the agency shall be completed within one year from the time such activity is commenced providing the agency may establish a specific time period within which any regulated activity shall be conducted and may require that an activity, once commenced, be completed within a time period of less than one year and further provided the agency may extend (1) the time period of the original permit provided such period shall not extend beyond ten years from the date such permit was granted, or (2) the time period within which an activity, once commenced, is required to be completed under this section. Amended and Adopted 10/19/94: Effective 10/29/94.

Permanent signs may designate the name, location, and type of business conducted therein. Such signs shall not advertise any particular article or merchandise unless it is the principal product sold or manufactured on the premises.

12.2.6 SIGN ILLUMINATION

The light source shall be internal or indirect, exposed neon tubes shall not be used. Exterior lights shall be shielded so that the source of light is not visible above a height of 4 feet at the property line. Colored lights shall not be used where they conflict with traffic safety. No flashing, intermittent or intensity variations of light shall be permitted except in time and temperature signs.

12.2.7 SIGN MOTION

No sign or any part thereof shall be moving whether by mechanical or other means.

12.3 GENERAL REQUIREMENTS

12.3.2 PERMITS

All permanent signs exceeding four (4) square feet require a building permit.

12.3.2 SIGN MAINTENANCE

The owner and/or leasee of the premises on which a sign is erected shall be directly responsible for keeping such sign in good repair and safe condition.

12.3.3 TEMPORARY SIGNS

(a) Signs temporarily attached to a window announcing sales or special features are permitted provided that they are in place for not more than thirty (30) days.

(b) Special advertising devices, including but not limited to plaques, banners, pennants and streamers, are permitted for a period of not more than thirty (3) days provided that they do not constitute a public nuisance.

12.3.4 ADDITIONAL REQUIREMENTS

(a) Detached signs shall be limited to one per lot and shall not exceed twenty-four (24) square feet in area.

(b) No part of a permanent detached sign shall be located closer than six (6) feet from the front property line.

(c) No sign shall violate corner visibility so as to obstruct vision for a distance of twenty-five (25) feet along each intersecting street line and from an elevation between two (2) feet and ten (10) feet above the top of curbing.

Town of Winchester Zoning Regulations

(d) All signs not expressly permitted by these regulations are prohibited.

12.4 SIGNS IN RESIDENTIAL (R) HIGHLAND LAKE (HL) AND RURAL (RU) ZONES

12.4.1

One sign limited to four (4) square feet of area designating the name, occupation, location of the occupant of the premises.

12.4.2

Two temporary real estate signs limited to four (4) square feet each, advertising the sale, rental or lease of the premises.

12.4.3

One temporary sign limited to twelve (12) square feet designating the owner, individuals or firms, or other pertinent data relating to a construction project. Such sign shall be removed within five (5) days after the issuance of a Certificate of Occupancy and/or completion of a renovation project.

12.4.4

No detached sign shall be more than six (6) feet in height.

12.5 SIGNS IN COMMERCIAL EXPANSION ZONES

12.5.1

The total aggregate surface area of all wall signs on a lot shall not exceed one (1) square foot for each lineal foot of the face of the building along the street. If a lot is a corner lot, such measurement shall be taken along the side of the building where the principal entrance is located.

(a) In mixed use of multi-tenant buildings, the total sign area for said building shall be pro-rated on an equitable basis, such as the amount of gross floor area of each rental unit, the number of units or the facade area subject to approval by the Commission.

(b) No one business use or tenant shall have more than two (2) signs on the premises except that one (1) additional wall identification sign shall be permitted at a secondary business entrance facing a parking lot. Said identification sign shall not exceed two (2) square feet in area and shall be exempt from the total allowable sign area.

12.5.2

Signs as permitted in subsections 12.4.2 and 12.4.3.

12.6 SIGNS IN ALL COMMERCIAL AND INDUSTRIAL ZONES

12.6.1

The total aggregate surface area of all wall signs on a lot shall not exceed two (2) square feet for each lineal foot of building frontage. In the case of a corner lot and in the case of buildings located in commercial or industrial parks, such measurement shall be taken along the face of the building where the principal entrance is located. The maximum size of any one such sign shall not exceed 300 square feet.

(a) In mixed use or multi-tenant buildings, the total sign area for said building shall be pro-rated on an equitable basis, such as the amount of gross floor area of each rental unit, the number of units or the facade area.

(b) No one business use or tenant shall have more than one (1) sign on the premises except that one (1) additional wall identification sign shall be permitted at a secondary business entrance facing a parking lot. Said identification sign shall not exceed two (2) square feet in area and shall be exempt from the total allowable sign area.

12.6.2

Signs as permitted in subsections 12.4.2 and 12.4.3.

12.7 SIGNS IDENTIFYING COMMERCIAL AND INDUSTRIAL PARKS

Commercial and Industrial Parks may maintain one sign identifying the Park at each major entrance. The size, location and lighting of such signs shall be subject to the approval of the Commission.

12.8 SPECIAL EXCEPTION

The Commission, after a public hearing held as required by the General Statutes, may approve the following detached signs in accordance with 12.10, Criteria for Detached Signs.

12.8.1 IN RESIDENTIAL (R), HIGHLAND LAKE (HL) AND RURAL (RU) ZONES

(a) One sign limited to twelve (12) square feet as an accessory to an authorized Special Exception.

(b) One sign limited to 12 square feet erected by a governmental body, or under the direction of such a body and bearing no commercial advertising, identifying public schools and playgrounds and other governmental facilities.

(c) One permanent residential development sign, limited to twelve (12) square feet, designating a residential subdivision.

12.8.2 IN ALL COMMERCIAL AND INDUSTRIAL ZONES

Town of Winchester ~~_____~~ Zoning Regulations

regulations would result in exceptional difficulty or unusual hardship, so that justice will be done, and the public safety and welfare preserved.

13.4 PROCEDURE

All appeals and applications made to said Board shall be submitted on forms prescribed by said Board and with supporting plans, materials, and other information required by said Board. Applications shall be accompanied by the appropriate fee as established by said Board.

Any action required by the appellant as a result of decisions or orders made by said Board must be taken within the time affixed by said board.

The Zoning Board of Appeals shall not be required to hear any application for the same variance or substantially the same variance for a period of six months after a decision by said Board or by a court on an earlier such application.

SECTION 14— PERFORMANCE STANDARDS

14.0 GENERAL PROVISIONS

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:

14.1

No new use shall be permitted, and no existing use shall be changed, except in conformance with these regulations.

(a) The use shall be carried on in such a manner and with such precautions against fire and explosion hazards as to produce no serious exposure hazard to adjacent property, and the storage of all flammable or explosive materials shall be in a manner approved by the Fire Marshal.

(b) All commercial and industrial uses and processes shall comply with the emission standards established by the Clean Air Commission (State of Connecticut).

(c) All commercial and industrial uses shall comply with the regulations governing the discharge of water, substances, and materials into the ground or into streams of the Water Resources Commission and the Department of Health (State of Connecticut).

(d) The sound intensity level of any individual operation or plan (other than motor vehicles or other transportation facilities) shall not exceed the decibel level in the designated octave bank shown on the following table:

<u>OCTAVE BAND</u> Frequency, cycles Per Second	<u>MAXIMUM PERMITTED SOUND LEVEL DECIBELS</u>	
	At Residence and Rural Zone Boundaries	At Business Zone Boundaries
0 to 75	72	75
75 to 150	67	70
150 to 300	59	63
300 to 600	52	57
600 to 1,200	46	52
1,200 to 2,400	40	45
2,400 to 4,800	34	40
above 4,800	32	38

(e) Commercial or industrial interior or exterior lighting shall not produce discomfort

Town of Winchester ~~_____~~ **Zoning Regulations**

glare on public highways or neighboring property, or conflict with any traffic signals.

(f) Vibration noticeable off the lot shall not exceed the standards developed by the U.S. Bureau of Mines, Bulletin #442, or any revision thereof.

Town of Winchester Zoning Regulations

Enforcement Officer: Refer to Section 1, Subparagraph

15.1.7

"Erosion" means the detachment and movement of soil or rock fragments by water, wind, ice, or gravity.

15.1.8

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

15.1.9

"Inspection" means the periodic review of sediment and erosion control measures shown on the certified plan.

15.1.10

"Sediment" means solid material, either mineral or organic, that is in suspension, is transported, or has been removed from its site of origin by erosion.

15.1.11

"Soil" means any unconsolidated mineral or organic material of any origin.

15.1.12

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

15.2 ACTIVITIES REQUIRING A SOIL EROSION AND SEDIMENT CONTROL PLAN

A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre, or within the Highland Lake (HL) District, is cumulatively more than 4,000 square feet.

15.2.3 EXEMPTIONS

A single family dwelling (i.e. one family dwelling) that is not part of a subdivision of land shall be exempt from these Soil Erosion and Sedimentation Control Regulations.

15.2.4 EROSION AND SEDIMENT CONTROL PLAN

15.2.4.1

To be eligible for certification, a soil erosion and sediment control plan shall contain

Zoning Regulations ~~_____~~ Town of Winchester

proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff and the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the "Connecticut Guidelines for Soil Erosion & Sediment Control" (1985) as amended. Alternative principles, methods and practices may be used with prior approval of the Enforcement Officer.

12.2.4.2

Said plan shall contain, but not be limited to:

- (i) A narrative describing:
 - (a) The development:
 - (b) A schedule for grading and construction activities including start and completion dates; sequence of grading and construction activities; sequence for installation and/or application of soil erosion and sediment control measures; and sequence for final stabilization of the project site;
 - (c) the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 - (d) the construction details for proposed soil erosion and sediment control measures and storm water management facilities.
 - (e) the installation and/or application procedures ;for proposed soil erosion and sediment control measures and storm water management facilities.
 - (f) the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.
- (ii) A site plan map at 1" = 100' or larger scale to show:
 - (a) The location of the proposed development and adjacent properties;
 - (b) The Existing and proposed topography including soil types, wetlands, watercourses, and water bodies;
 - (c) The existing structures on the project site, if any;
 - (d) The proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines;

Town of Winchester ~~_____~~ Zoning Regulations

- (e) The location of and design detail for all proposed soil erosion and sediment control measures and storm water management facilities;
 - (f) The sequence of grading and construction activities;
 - (g) The sequence of installation and/or application of soil erosion and sediment control measures;
 - (h) The sequence of final stabilization of the development site.
 - (i) Any other information deemed necessary or appropriate by the applicant or the Enforcement Officer in order to review and certify the proposed soil erosion and sediment control plan.
- (iii) Such plan shall be prepared by a Professional Engineer registered in the State of Connecticut unless a waiver is granted by the Enforcement Officer. Such engineer shall certify that the plans as prepared comply with the requirements and objectives of these regulations.
- (iv) Any other information deemed necessary and appropriate by the Enforcement Officer.

15.2.5 MINIMUM ACCEPTABLE STANDARDS

15.2.5.1

Plan for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in Chapters 3 and 4 of the "Connecticut Guidelines for Soil Erosion and Sediment Control" 1985, as amended. Soil erosion and sediment control plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off site erosion and/or sedimentation.

15.2.5.2

The minimum standards for individual soil erosion and sediment control measures are those contained in the "Connecticut Guidelines for Soil Erosion and Sediment Control," 1985, as amended. The Enforcement Officer may adopt additional guidelines to assist applicants, but in the event of any conflict, the "Connecticut Guidelines for Soil Erosion and Sediment Control," 1985, as amended, shall control. The Enforcement Officer may grant exceptions to the guidelines when requested by an applicant if technically sound reasons are presented.

15.2.5.3

The appropriate method from Chapter 9 of the "Connecticut Guidelines for Soil Erosion

Town of Winchester ~~_____~~ Zoning Regulations

Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.

15.2.7.3

All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.

15.2.8 INSPECTION

15.2.8.1

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

15.2.8.2

Where field conditions so indicate, the Enforcement Officer may require corrective or alternate means of soil erosion and sediment control measures not shown on the certified plan.

15.2.8.3

Inspections shall be made b y the Enforcement Officer or Zoning Enforcement Officer, acting as its agent, during the Development to insure compliance with the certified plan and that control measures and facilities are properly performed, installed and maintained. These soil and erosion control regulations may be enforced by the Enforcement Officer or by the Zoning Enforcement Officer, acting as its agent.

***SECTION 16 — PERMITS, CERTIFICATES AND ENFORCEMENT PROVISIONS**

* Amended and Adopted 7/22/91, Effective 8/25/91.

16.1 GENERAL REQUIREMENTS

The Zoning Enforcement Officer (ZEO) of the Town of Winchester, or if none, such other person as may be designated by the Commission as the Zoning Enforcement Officer (ZEO), shall be the administrative official charged with the enforcement of this ordinance and these regulations. No building permit, zoning permit, certificate of occupancy or certificate of zoning compliance may be issued except in conformity with all applicable provisions of these zoning regulations and other applicable laws, regulations and ordinances of the Town of Winchester and the State of Connecticut, except to the extent the same may be modified by legal process or law.

16.2 PERMITS, BUILDING AND ZONING

No land shall be used and no building or structure shall be used, erected, moved, enlarged, or structurally altered at a cost exceeding One Hundred Dollars (\$100.00), and no permanent sign exceeding four (4) square feet in area shall be constructed, erected or maintained, unless and until both a Zoning Permit has been issued by the Zoning Enforcement Officer and a Building Permit for the proposed work or use has been issued by the building official. Applications for a Building Permit and Zoning Permit shall be made by the owner or his agent on forms approved by the Commission and shall be accompanied by the applicable fee for each, payable to the Town of Winchester, as established from time to time by the Commission or other governmental body having authority to establish such fees.

16.2.1 BUILDING PERMIT

A Building Permit is a document issued and certified by the building official that the proposed construction is in conformance with the state building code and, if applicable, the state fire safety code. No Building Permit shall be issued unless and until a Zoning Permit has been duly issued, if required by these regulations. Applications for a Building Permit shall include:

- (a) two (2) copies of a plot plan of the lot, drawn to scale, and showing property lines, open spaces, structure and building areas and the location of the lot with reference to all abutting properties and streets; and
- (b) two (2) copies of dimensional plans of floors and elevations of the building or structure, and specifications to indicate the kind, size, and quality of the proposed construction. Such plans may be waived by the building official when the proposed

16.3.1 CERTIFICATE OF OCCUPANCY

A Certificate of occupancy is a document issued by the building official certifying that a Certificate of Zoning Compliance has been issued by the Zoning Enforcement Officer and that the as-built condition is in conformance with the Building Permit, if required, and in compliance with the state building code and, if applicable, the state fire safety code.

16.3.2 CERTIFICATE OF ZONING COMPLIANCE

A Certificate of Zoning Compliance is a document issued by the Zoning Enforcement Officer, certifying that such land, building, structure, sign or lot is in compliance with the Zoning Permit, if required, and in conformance with these zoning regulations or is a valid non-conforming structure or use under these regulations.

16.3.3 DEFINITIONS

Wherever in these regulations reference is made to Town Building Code, Building Code, Basic Building Code, or state building code, the same shall mean the state building code adopted pursuant to Chapter 541 of the Connecticut General Statutes (Rev. 1958), as amended, and any amendments thereto, as well as any regulations, rules, orders, directives and interpretations promulgated thereunder. Wherever in these regulations reference is made to state fire safety code, the life safety code or fire code, the same shall mean the state fire safety code adopted pursuant to Chapter 541 of the Connecticut General Statutes (Rev. 1958), a amended, and any amendments thereto, as well as an y regulations, rules, orders, directives and interpretations promulgated thereunder. The term, "building official" as used in these regulations shall mean the local building official appointed, qualified and licensed pursuant to Connecticut General Statutes (Rev. 1958) Sections 29-260 through 29-262, as amended.

16.4 RECORDS

The building official shall keep a record of all issued Building Permits and Certificates of Occupancy, together with all applications and supporting documentation therefor. Such records shall be maintained in the office of the building official and shall be available for public inspection and copying at reasonable cost. The Zoning Enforcement Officer shall keep a record of all issued Zoning Permits and Certificates of Zoning Compliance, together with all supporting documentation therefor. Such records shall be maintained in the office of the Zoning Enforcement Officer and shall be available for public inspection and copying at reasonable cost. The building inspector and Zoning Enforcement Officer may integrate such records, in which event such records shall then be jointly maintained by and be the responsibility of the building official and Zoning Enforcement Officer and shall be maintained in the office of either.

SECTION 17 — AMENDMENTS*

*Amended and Adopted 7/22/91, Effective 8/25/91

17.1 PROCEDURES

Amendment of these regulations, including the Official Zoning Map, may be petitioned for by an application for zone change filed by any person or persons, or may be initiated by the Commission. Amendments may be made after notice and hearing in accordance with Section 8-3 of the Connecticut General Statutes (Rev. 1958), as amended, and Section 3.19 of these regulations. An amendment of these regulations, including the Official Zoning Map, shall be effective on the first business day following both the filing of a copy of such amendment in the office of the Town Clerk and publication of a notice of the Commission's decision in a newspaper having a substantial circulation in the Town; or on such later date as the Commission shall have established as the effective date for such amendment.

Before the Commission approves any amendment to these regulations, the Commission shall determine that the proposed amendment will not hinder the attainment of the purposes of these regulations, and that the public health, safety, welfare and property values will not be adversely affected.

17.2 APPLICATIONS

Applications for zone change shall be on a form approved by the Commission, accompanied by the filing fee established by the Commission, and shall be accompanied by six sets of a plan accurately drawn to a scale of 1" - 100' on a sheet 24" x 36". Such plan shall include a location map and shall show the existing and proposed zoning designations and the location of buildings, streets, driveways and other facilities on the subject land and adjoining properties within 500 feet.

Before the Commission approves a zone change, the Commission shall determine that the proposed zone change will be in conformance with the comprehensive plan and the purposes of these regulations, and that the uses permitted in the proposed zone will not adversely affect the public health, safety, welfare and property values.

17.3 PROTESTS

If a protest is filed at such hearing with the Commission against a proposed zone change, signed by the owners of 20% or more of the area of lots included in such a proposed change, or of the lots within five hundred (500) feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds (2/3) of all the members of the Commission.

Town of Winchester

Zoning Regulations

17.4 MULTIPLE PETITIONS

The Commission is not required to hear any petition or petitions relating to the same zone change(s) or substantially the same zone change(s) more than once in a period of twelve (12) months.

***SECTION 18 — VALIDITY**

*Amended and Adopted 7/22/91, Effective 8/25/91

The invalidity of any word, clause, sentence, paragraph, subsection, Section, part or provision of these Regulations shall not affect the validity of any other word, clause, sentence, paragraph, subsection, Section, part or provision which can be given effect without such invalid part or parts. The invalidity of these Regulations with respect to any particular activity shall not invalidate these Regulations with respect to other activities.