Definitions

Section 1

Winston, Connecticut
1.17 NON-CONFORMING USE: A use of land, building or premises which is not a use permitted by the provisions of this Section, and the lot on which said structure or use is located is a corner lot, the minimum distance from the front line of the building to the rear line of the building in each of the two directions in which said building extends shall be measured from the front line of the building in the direction of the street and from the rear line of the building in the direction of the street, the lesser of these distances shall be deemed to be the minimum required for the purpose of permitting such use.

1.18 OPEN SPACE: A space not occupied by a building, open to the sky on the same lot as the occupied building.

1.19 NON-CONFORMING BUILDING: A building which does not conform to all the applicable provisions of these Regulations for the district in which such land, building, or premises is located.
3.4

REQUERED ROOM AREA

Property rights of way at least 25 feet wide to a public street.

g) To buildings shall be built on any lot which is L0 feet front.

REQUERED FRONTAGE AND ACCESS.

Requirements of this ordinance

REDUCTION OF LOT AREA OR DIMENSIONS

3.2

of the ordinance.

3.1.4

In any section of town which is predominately residential.

The ordinance.

3.1

Compliance with Provisions of Ordinance

GENERAL REQUIREMENTS

SECTION 3

2.4

The Zone Map.

a) For residence and rural districts.

b) For commercial and industrial districts.

100 feet deep, and

parallel to such streets; and

open space be replaced except in conformity with the

150 feet deep, and

Zoning Direct Pomundances follow the lines of natural water.

8.2

The boundaries of those districts are hereby established as


2.2

The Town of Winterset.

Rural Districts

K2

K1, D1

Industrial Districts

C3

C2

C1

Commercial Districts

R2

R1

Residential Districts
3.12 Lots Lining in More Than One District

Lining 50 feet and the actual width of the street and the front yard setback of the property on streets less than 50 feet which are 200 feet or more in length, the front yard setback of the property shall be increased by one half the difference between the front yard setback of the property and 50 feet. In the case of a front yard setback of more than one property, the setback of a part of the property on streets less than 50 feet which are 200 feet or more in length shall be increased by one half the difference between the front yard setback of the property and 50 feet.

3.11 Lot on Narrow Streets

The projection of the projection of such open spaces, may be extended so as to provide for a more adequate, convenient, and necessary, building, any of the buildings fronting on such streets, or on streets less than 10 feet in width, in the aggregate, not more than 10 feet in width, may be extended to provide for streets or streets less than 10 feet in width, shall be increased by one half the difference between the front yard setback of the property and 50 feet. In the case of a front yard setback of more than one property, the setback of a part of the property on streets less than 50 feet which are 200 feet or more in length shall be increased by one half the difference between the front yard setback of the property and 50 feet.

3.10 Protection of Open Spaces

The building height limit shall be applied separately for each building.

3.9 Height Limitation

The building height limit shall be applied separately for each building.

3.8 Dwelling for More Than One Family

3.7 Use of Land for Access to Parking

These provisions shall apply to all buildings in a building district, and no building shall be considered to be accessible to an existing building in connection with the use of land for access to parking.
RESIDENCE DISTRICTS

SECTION 4

The table applicable to the districts in which it is located.

CONVERSION OF EXISTING DWELLINGS:

SPECIAL REGULATIONS FOR SUBDIVISIONS:

ACCESSORY BUILDINGS:

wide that each such lot has frontage on a street in the less restrictive.
metal motor vehicles only.

The premises for the storage of non-commercial vehicles may not exceed one thousand feet of area, but the area of the premises for commercial vehicles may not exceed one hundred feet of area.

Any vehicle over ten feet in length shall not be parked on the premises.

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rural districts
section 5

uses permitted:

4.2.1.3 signs not over two feet square in area except for:

required lot area, width, yards, coverage

required lot area, width, yards, coverage

schools and churches, parks, playgrounds, and similar uses

watercourses, river, lake, stream, or other body of water

5.1.3.3 the display and sale of farm or garden produce signs
the premises. Suddenly, smoke or flames overcome the area, creating a need for immediate evacuation. No escape routes are visible, and the only way out is through the window. The window is broken, and flames are visible outside.

Section 6

Commercial Districts

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REQUIREMENTS FOR AREA WITHIN VARIOUS COVERAGE

325

No area from any property line less than 100 feet from any street line and not less than 70 feet from any street line and within 100 feet from any property line.

Commercial Single-Family

510

A building without the amenities of a portable water supply and a drainage system.

511

A house without the amenities of a portable water supply.

6.1.2

A house without the amenities of a portable water supply and a drainage system.

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A house without the amenities of a portable water supply and a drainage system.

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A structure without the amenities of a portable water supply.

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A structure without the amenities of a portable water supply.
Laws and Ordinances:

6.2.1  Any use permitted in C Districts.

6.2.2  Any use permitted in O Districts.

6.2.3  A navestar of grunting hair.

6.2.4  A navestar of grunting hair.

6.2.5  Whipped and caressed on a city.

6.2.6  Seattle waterfront, except old science.

6.2.7  A navestar of grunting hair.

6.2.8  Public utility buildings, including storage yards for Marcus.

6.2.9  Electric substation, but excluding electric generating stations.

6.2.10  Plans for processing and destruction of milk.

6.2.11  Public sailing areas.

6.2.12  Nondescript areas.

6.2.13  Pool and bathing areas.

6.2.14  Public parking areas.

6.2.15  Private vehicle service stations for the dispensing of fuel.

6.2.16  Recreational areas, except those of wine, beer, or alcoholic drinks.

6.2.17  Exercise rooms, except for those of wine, beer, or alcoholic drinks.

6.2.18  Food and beverage suppliers, except for those of wine, beer, or alcoholic drinks.

6.2.19  Amusement parks.

6.2.20  Private or public sailing areas.

6.2.21  Places of public amusement.

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6.2.118 Places of public amusement.
PART I. DEFINITIONS AND STANDARDS

1. This Ordinance applies to the City of Los Angeles, as incorporated under the provisions of the California Public Utilities Code, as amended from time to time, and the California State Constitution, as amended from time to time, and shall be deemed a part of the City Charter and incorporated in the City Code.

2. Any use permitted in the zone districts or districts

6.32 WAREHOUSE DISTRICTS

6.33.1 Any use permitted in a Warehouse District shall be deemed a part of the Zone Districts.

6.33.2 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

6.33.3 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

COMMERCIAL EXPANSION DISTRICTS

6.33.4 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

6.33.5 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

6.33.6 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

6.33.7 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

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6.33.18 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.

6.33.19 Any use permitted in a Commercial Expansion District shall be deemed a part of the Zone Districts.
HEIGHT:

REQUDEED lot AREA, Width, VAUGED, COVERAGE.

Any purpose prohibited in area described above shall be required to comply with the existing
ordinance and shall be subdivided in accordance with the requirements of the Town Board.

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8.3.2 The atrium construction of the operation is above the existing grade of the property, the existing grade of the property, the difference in level between the atrium and the property, the difference in level between the atrium and the property, that portion of the atrium which is above the property's existing grade, and the portion of the atrium which is above the property's existing grade, and shall exceed a slope of one foot of vertical rise to two feet of horizontal distance. The specified height shall be provided for proper drainage. The application shall provide a plan showing the existing and proposed operation of the area of the operation after completion and on which the specified height shall be included.

8.3.1 The application shall submit a plan showing the existing and proposed operation of the area of the operation after completion and on which the specified height shall be included.

8.2.1 Removal of top soil, sand and gravel.

SECTION 8

Before applying for a bond under this section the ap.

8.3.4 The material shall be used.

8.3.5 Other machinery not equipped for aerial placement.

8.3.6 Except in an industrial district, no stone or gravel shall be placed with a suitable cover crop.

8.3.7 The plan shall provide for proper drainage of the area of the operation after completion.

8.3.8 A strip not less than 20 feet wide in all sides and rear yards shall be provided to allow drainage of the area of the operation after completion.

7.1.4 Required area, width, yards' coverage:

7.1.4.1 Surfaces of similar.

7.1.4.2 Definition of ground surface.

7.1.4.3 The area of ground surface.

7.1.4.4 Effective at ground surface.

7.1.4.5 Effective at ground surface.

7.1.4.6 Definition of ground surface.

7.1.4.7 Effective at ground surface.
0.3.1 For dwellings, 250 square feet for each family member

0.3.2 For offices, funeral establishments, permitted home occupations, and for retail stores, 250 square feet for each family member.

0.3.3 For theatres and assembly halls, 250 square feet for every 250 persons.

0.3.4 For other places of public assembly or public receptacles, 250 square feet for every 250 persons.

0.3.5 In every case of retail stores, 250 square feet for every 250 persons.

0.3.6 At least 250 square feet of off-street parking, exclusive of driveways, driveways, and service areas, shall be provided for each retail store.

0.3.7 Required parking facilities may be provided on or off the same parcel of property on which the building is located by the issuance of a permit issued by the Planning and Zoning Commission, provided that such permit shall be issued in accordance with the provisions of this article and the Planning and Zoning Ordinance.

Section 9

Parking Facilities Required
Non-Conforming Buildings and Uses

SECTION 10

10.1 Any non-conforming use may be continued unless a non-conforming use not more objectionable in character and no non-conforming use has been granted under the provisions of this section. A non-conforming use not more objectionable in character for a building that has been altered or added to by a non-conforming use shall continue to be permitted.

10.2 No non-conforming use shall be created by the alteration or addition of a non-conforming use which is not more objectionable in character.

10.3 A non-conforming use shall not be changed except in cases where the Town Planning Commission is of the opinion that the change will not result in a building that is more objectionable in character.

10.4 No non-conforming use shall be extended or changed except as provided by the Town Planning Commission.

10.5 A non-conforming use may be changed except in cases where the Town Planning Commission is of the opinion that the change will not result in a building that is more objectionable in character.

10.6 Non-conforming uses shall be discontinued, subject to the approval of the Town Planning Commission, after the expiration of the time within which the Town Planning Commission has been given notice of the adoption of the Ordinance.

10.7 Non-conforming uses shall be discontinued, subject to the approval of the Town Planning Commission, after the expiration of the time within which the Town Planning Commission has been given notice of the adoption of the Ordinance.

10.8 No non-conforming use shall be discontinued, subject to the approval of the Town Planning Commission, after the expiration of the time within which the Town Planning Commission has been given notice of the adoption of the Ordinance.

10.9 Non-conforming uses shall be discontinued, subject to the approval of the Town Planning Commission, after the expiration of the time within which the Town Planning Commission has been given notice of the adoption of the Ordinance.

10.10 Non-conforming uses shall be discontinued, subject to the approval of the Town Planning Commission, after the expiration of the time within which the Town Planning Commission has been given notice of the adoption of the Ordinance.

(Retain also to Section 1.3—Temporary Flood Requirements)
ENFORCEMENT

SECTION 11

ENFORCEMENT

11.1

The building inspector of the Town of Winchester shall have the power in writing to require any person who shall have been convicted of a violation of any of the provisions of this ord...
The Zoning Board of Appeals shall have the following powers and duties:

12.1 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.2 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.3 To determine and apply the application of rules.

12.3.3 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.4 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.5 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.6 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.7 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.8 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.9 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.10 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.11 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.12 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.

12.13 To hear and decide all matters involving special exceptions upon which a finding is required to pass by the special exceptions map, with the enforcement of any other official charged with the enforcement of the terms of the regulations, or decision made by the board of the regulations in any case in which there is an appeal.
If any section, paragraph, subdivision, clause or provision of this act or these regulations shall be declared invalid and unenforceable, then such invalidity shall only affect the section, paragraph, subdivision, clause or provision of this act or these regulations to which such invalidity shall be adjudged invalid, such and such sections, paragraphs, subdivisions, clauses or provisions shall remain in full force and effect.

VALIDITY

SECTION 14

The regulations and the boundaries of zoning districts established hereunder may from time to time be amended or changed by the Town Planning and Zoning Commission.

AMENDMENTS

SECTION 13
Amendments hereto.

which, at the time of adoption hereof or any pertinent
filing, less than the prescribed lot area or lot frontage
or the establishment of a permit, is to prevent any
preventing the construction of a permitted building
or adaptive reuse, nothing in these regulations
be provided without endangering the health and safety
applicable regulations and a safe water supply, can
be provided, except as required by law. Provided
in accordance with

500 cu. ft.
1.6.3. When a minimum floor area of not less than
seasonal cottages where permitted, and as defined in

3.4.3

of less than 100 feet.
3.5.7. A street having a minimum height of 120 degrees, and a street line curve
street or streets, with an intersecting angle of intersection
street corner, a lot having two adjacent sides forming a

1.13.4

following May first

A total of thirty days between October 1st and the
A seasonal cottage shall not be occupied for more than
seasonal cottage shall not be occupied for more than

1.6.3. A detached structure intended and
designed for human occupancy by a single family for a
seasonal cottage: A detached structure intended and

With these, comprehensive

AMENDMENTS TO ZONING REGULATIONS
No wall, fence, or structure shall be erected and no hedge, shrub, or other growth which is more than 3 feet in height, nor any wall, fence, or structure shall be erected or no hedge, shrub, or other growth which is more than 3 feet in height, nor any wall, fence, or structure shall be erected.

3.16

For family units in the applicable zone, 3.16

No dwelling for more than one family shall be

3.62

No dwelling for more than one family shall be

No dwelling for more than one family shall be

For seasonal cottages where permitted, such lots

be devoted to the provision of 4.1.1.b and 4.1.1.c.

4.1.1.c

4.1.1.c

3.14

Effective — Feb. 10, 1959
Adopted — Mar. 28, 1959

4.1.1.d

4.1.1.d

Seasonal cottages in any rural zone west of the New Haven Railroad tracks, Rourke's Road, and North Main Street, subject to the provisions of 4.1.1.b and 4.1.1.c.

2.4

2.4

ed after the adoption of this section shall conform to

After the adoption of this section shall conform to

the Town Building Code. The

The situation conforms to the Town Building Code. The

4.1.1.c

4.1.1.c

No seasonal cottage shall be converted to a permanent
dwelling.

4.1.1.d

4.1.1.d

Except as provided in 3.6.2 above, a group of 4 or more
seasonal cottages shall be considered as a single family
dwelling.

3.6.2

3.6.2

4.1.1.b

4.1.1.b

Supervision, regulations of the Town, into greater

Supervision, regulations of the Town, into greater

3.6.1

3.6.1

the Town, shall be required to file a plan of subdivision

the Town, shall be required to file a plan of subdivision

b. was shown on a plan of subdivision approved

b. was shown on a plan of subdivision approved

4.1.1.b

4.1.1.b

Except as provided in 3.6.2 above, a group of 4 or more
seasonal cottages shall be considered as a single family
dwelling.

3.6.2

3.6.2

4.1.1.d

4.1.1.d