

BURLINGTON

Zoning Regulations



Burlington Planning & Zoning Commission
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I. INTRODUCTION

A. AUTHORITY

These regulations are adopted by the Burlington Planning and Zoning Commission under the authority of Chapter 124 of the Connecticut General Statutes, as amended.

B. PURPOSES

These Regulations are adopted for the following purposes:

1. TO FURTHER PUBLIC PURPOSES

- a. To further the purposes set forth in Chapter 124 of the Connecticut General Statutes.
- b. To promote, with the greatest efficiency and economy, the coordinated development of the town and the general welfare and prosperity of its people.

2. TO GUIDE DEVELOPMENT

- a. To guide the further development of the town in accordance with a comprehensive plan so that the town may realize its potential as a desirable place in which to live.
- b. To aid in the implementation of the Plan of Conservation and Development for the Town of Burlington.
- c. To provide suitable areas for desirable commercial and industrial development within the town, and to reserve the most appropriate land for such uses, in order to promote the growth of employment conveniently located for residents of the town, and to facilitate the provision of adequate public services on an economical basis.

3. TO PROMOTE COMPATIBILITY

- a. To help bring about the most beneficial relationship between the uses of buildings and land and the circulation of traffic through and within the town, with particular emphasis on safe, adequate, and convenient access, and on avoiding congestion in the streets.
- b. To achieve the best possible relationships among residential, commercial, and industrial areas, with due consideration for the particular suitability of each area for various uses; and conditions and trends in population, economic activity, use, and building development.
- c. To encourage an orderly pattern of residential development in the town, in order to facilitate the adequate provision of schools and other public services on an economical basis, and to avoid the disorderly and blighting pattern of unguided development.
- d. To protect the value of land and the value of buildings appropriate to the various zones and to protect and improve the general visual appearance of the town.

4. TO PRESERVE NATURAL FEATURES

- a. To protect and maintain a level of environmental quality through the prudent use and management of natural resources, including designated Inland Wetlands and Watercourses, in order to safeguard the health and tranquility of Burlington residents and preserve the valuable natural beauty for future residents.

C. ZONING DISTRICTS

1. ZONE TYPES

For the purpose of these Regulations, the Town of Burlington is hereby divided into the following zoning districts for the use of land and buildings:

R-44	Residential Zone	NB	Neighborhood Business Zone
R-15	Residential Zone	CB	Central Business Zone
		I	Industrial Zone

2. ZONE LOCATIONS

The boundaries of such districts or zones are shown on a map entitled "Zoning Map-Town of Burlington", adopted March 7, 1958 as amended, which is filed in the office of the Town Clerk. Such map, with all explanatory material thereon, is hereby declared to be a part of these Regulations as if set forth herein.

The water surface of any lake, pond, reservoir or stream and land thereunder shall be subject to the regulations of the applicable Zone district in which they are located.

3. ZONE BOUNDARY INTERPRETATION

- a. Unless otherwise indicated in figures on the Zoning Map, zone boundaries shall be constructed as follows:
 - i. Following the centerline of a street, highway, railroad, right-of-way, or easement.
 - ii. Following the lines of a particular geophysical feature including brooks, streams, floodplains, or steep slopes.
 - iii. Following lot lines, such being lines of record at the time of adoption of these Regulations or relevant amendments hereto.
 - iv. Where zone boundaries are set back from such lines, they shall be considered running parallel thereto, at distances indicated.
- b. In case of uncertainty on the Zoning Map, the Commission shall determine the Zone Boundary.

II. INTERPRETATION

A. GENERAL INTERPRETATION

1. PROHIBITED IF NOT PERMITTED

Use of land, buildings or structures not clearly permitted in the various zoning districts is prohibited. Activities not clearly permitted in the Regulations are prohibited.

2. MINIMUM OR MAXIMUM STANDARDS

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements unless the context clearly indicates that such provision is intended to be a maximum limitation.

3. IN THE EVENT OF CONFLICT

Where these Regulations impose greater restrictions upon land, buildings or structures than is imposed or required by any existing provision of law, ordinance, covenant, rule, regulation, permit, contract, or deed, the provisions of these Regulations shall control.

B. INTERPRETATION OF TERMS

1. INTERPRETATION OF SPECIFIC TERMS

For the purpose of these Regulations, certain words and terms shall be interpreted as follows:

- a. As defined in Section II of the Regulations.
- b. When not inconsistent with the context:
 - i. words in the present tense include the future and vice-versa,
 - ii. words in the singular include the plural and vice-versa, and
 - iii. words used in the masculine include the feminine and neuter and vice-versa.
- c. The word "shall" is mandatory and not discretionary.
- d. The word "may" is permissive.
- e. The words "zone", "zoning district", and "district" have the same meaning.
- f. The phrase "used for" shall include the phrases "arranged for", "intended for", "maintained for", and "occupied for".
- g. The word "person" also includes a partnership, association, trust, corporation or other legal entity.
- h. The phrase "these Regulations" shall refer to the entire Zoning Regulations.

2. INTERPRETATION OF OTHER TERMS

The precise meaning of other words and terms shall be determined by the Planning and Zoning Commission after reference to:

- a. the Connecticut General Statutes,
- b. Black's Law Dictionary,
- c. The Illustrated Book of Development Definitions, and
- d. Webster's Third New International Dictionary.

C. DEFINITIONS

ACRE Forty-three thousand, five hundred sixty (43,560) square feet.

ACCESSORY Customarily and actually incidental and subordinate to a principal use, building, or structure which is located on the same lot.

ACCESSORY APARTMENT A separate dwelling unit, containing both a bathroom with sink, toilet and tub or shower and a kitchen with a stove, sink and refrigerator, accessory to and located within or having a common wall at least 12 feet in length with a single family residential dwelling.

ACCESSORY USE OR BUILDING A use or building customarily and actually incidental and subordinate to the principal use or building which is located on the same lot as such principal use or building.

ADULT USE A use deriving a substantial or significant portion of its stock or trade in sexually oriented media or entertainment.

ALCOHOLIC BEVERAGE The term alcoholic beverage shall include all spirituous and intoxicating liquors, all mixed liquors, all mixed liquor of which a part is spirituous and intoxicating, all distilled spirits, all Jamaica ginger, all wine, ale, port, and all beer manufactured from hops and malt or from hops and barley.

ANTENNA Any device used to collect or transmit telecommunications or radio signals. Examples include but are not limited to panel, whip and dish antennae.

BARN A building used primarily to house livestock, or intended for such use, but not used for human habitation.

BASEMENT A story which is partly underground and has less than 6 feet of its foundation height above the average level of the ground along all walls of the building.

BED & BREAKFAST Overnight accommodations and a morning meal in a dwelling unit provided to transients for compensation.

BOARDING HOUSE Room and/or board in a dwelling unit provided to transients for compensation for periods of several days or longer.

BUILDABLE AREA An area of contiguous buildable land at least 50 feet wide that is intended to ensure adequate area for construction of a permitted use with associated utilities.

BUILDABLE LAND The amount of land area available for development on a parcel after the reduction factors have been applied. The reduction factors are as follows:

- Flood Plain – zero percent may be used,
- Wetland – zero percent may be used,
- Watercourse – zero percent may be used,
- Slopes in excess of 15 percent - 75 percent may be used,
- Other land – 100 percent may be used provided that such land meets all other applicable criteria and regulations.

Section II – INTERPRETATION

BUILDING Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals, vehicles or materials.

BUILDING AREA The area enclosed by the exterior dimensions of a building, together with the area of all covered porches and other roofed portions.

BUILDING HEIGHT The vertical distance from the average ground level at the building walls to the highest point of the roof surface of a flat roof, to the deck line of a mansard roof, to the mean height level between the highest eaves and ridge for hip, gabled and gambrel roof.

BUILDING SETBACK LINE A line within a lot defining the minimum required distance between any adjacent street or lot line and a building or structure.

CLUB An organization of persons incorporated pursuant to the provisions of the membership corporations law or the benevolent orders law which:

- is comprised of bona fide members who maintain membership by payment of annual dues in a bona fide manner in accordance with club by-laws, and whose name and address are entered on the list of membership,
- is the owner, lessee or occupant of an establishment operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose but not for pecuniary gain,
- shall cater only to its members or guests accompanying them but not the general public at an establishment so operated, and
- does not include any such association or establishment the chief activity of which is a service customarily carried on as a business enterprise.

COMMERCIAL Any use facilitating the barter, sale, or exchange of things of value, or sale of services or exchange of services, and includes the storage of goods.

COMMISSION The Planning and Zoning Commission of the Town of Burlington.

DWELLING OR RESIDENCE A building primarily intended or used for human habitation.

DWELLING, MULTI-FAMILY A building designed or intended to be occupied as a residence for three or more families living independently of each other.

DWELLING, SINGLE-FAMILY A building designed or intended to be occupied as a residence for one family.

DWELLING, TWO-FAMILY A building designed or intended to be occupied as a residence for two families living independently of each other.

DWELLING UNIT One or more rooms providing complete living facilities for one family, including equipment for cooking or provision for the same, and including room or rooms for living, sleeping, eating, bathing and sanitary facilities.

Section II – INTERPRETATION

- ELDERLY HOUSING** A dwelling unit designed exclusively for the needs of single people age 55 or over or couples with at least one member over age 55.
- FAMILY** Any number of individuals related by blood, marriage, legal adoption or legal guardianship and up to two (2) additional unrelated persons, living and cooking together in the same dwelling unit as a single housekeeping unit.
- FARM** A parcel of land containing no less than five acres, used principally for the raising of livestock, poultry or dairy products or a parcel of land containing at least two acres used principally for the growing and harvesting of crops, plants or trees.
- FARMING** Using the land in part or wholly for agricultural purposes such as the raising of crops, livestock, poultry, dairy products, plants or trees, including orchards, truck and nursery gardening, dairy farming, livestock and poultry raising, but excluding the commercial raising of pigs and fur bearing animals.
- FLOOD PLAIN** Areas of special flood hazard which include all land adjacent to the Farmington River and other watercourses which falls below the 100-year-flood-frequency profile as determined by the Federal Emergency Management Agency in their Flood Insurance Study, which establishes detailed flood profile and elevations, or as otherwise mapped on the Floodway Flood Boundary and Floodway Map, as revised.
- FLOODWAY** The channel of a river or other watercourse and adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one (1) foot as shown on the Federal Emergency Management Agency's Flood Insurance Rate Maps for the Town of Burlington, CT.
- FRONTAGE** The front lot line adjacent to a street; the distance along the front lot line adjacent to the street; or that portion a building facade facing the street.
- GARAGE, PRIVATE** A detached accessory building or a portion of a main building for the parking of automobiles belonging to the occupants of the premises, for storage of household or recreational equipment and materials, and in which no occupation or business for profit is carried on.
- GARAGE, PUBLIC** A building or part thereof, other than a private garage, used for maintenance, repair and storage of motor vehicles.
- GENERAL STATUTES** The General Statutes of Connecticut, as amended.
- HOME OCCUPATION** Any use conducted within a dwelling carried on for compensation.
- HOTEL** A building or buildings designed or used exclusively for temporary occupancy by transients, which may include the serving of food, alcoholic beverage, and rooms for public assembly.
- JUNK** Any article or material or collection thereof which is worn out, cast off, or discarded and which is ready for destruction or has been collected or stored for salvage or conversion.

Section II – INTERPRETATION

- JUNK YARD** The use of any area of any lot, whether inside or outside a building, for the storage, keeping, or abandonment of junk, scrap, discarded materials, or two or more unregistered motor vehicles, or for the dismantling, demolition, or abandonment of automobiles or other vehicles or machinery, or parts thereof.
- KENNEL** Any premises, other than a farm, on which four or more dogs, cats, or other animals six months old or older are kept.
- LANDSCAPED AREA** An open area consisting of existing vegetation, lawn, natural ground cover, plantings and trees, and may include walks and drives to and from a street.
- LANDSCAPED BUFFER** An area consisting of walls, fencing, existing vegetation, or proposed vegetation to provide a visual or other barrier.
- LAND SURVEYOR** A licensed land surveyor registered in the State of Connecticut.
- LIVESTOCK** Animals (other than dogs or cats) kept for use or profit.
- LIVING AREA** That portion of the Building Area actually utilized for living, sleeping, cooking or eating and excluding garages, basements, rooms used for heating equipment, open or closed outside vestibules, porches or verandahs, and those portions of rooms having less than 7'6" ceilings and further excluding common stairways, halls, and basements in multiple family dwellings.
- LOT** A plot or parcel of land occupied, or capable of being occupied, by a principal building or, where permitted, a group of principal buildings and the accessory buildings or uses customarily incidental to it.
- LOT AREA** The actual area in square feet enclosed by all boundaries of the lot.
- LOT, CORNER** A lot abutting on two or more streets at their intersection.
- LOT COVERAGE** The percentage of lot area covered by the sum of the Building Areas of all buildings on the lot.
- LOT LINE** Any property line bounding a lot.
- LOT, REAR** A lot without the required lot width for the zone in which it is located.
- LOT WIDTH** The distance between the side lines of a lot measured along the street line except where the street line is an arc or the side lines converge toward the street line, in which case the distance may be measured along the minimum front yard setback line.
- MERCHANDISE DISPLAY** The display of merchandise or other finished products for sale or rent.
- MOBILE HOME** A movable or once portable dwelling built on a chassis, and which is, has been, or may be, mounted or moved on wheels, connected to utilities, and designed without a permanent foundation for year-round occupancy and exceeding 19.5 feet in length, used for sleeping, living, working quarters or other human habitation but excluding "modular homes" as defined by statute.

Section II – INTERPRETATION

MOBILE HOME CAMP OR PARK A lot, parcel or area which is divided into two or more sites for the purpose of leasing, but not for the sale of, sites and/or mobile homes to be occupied for living purposes.

MOTOR FUEL SALES STATION A building or structure and required accessories designed or used for the retail sale or supply of fuels, lubricants, air, water, and other operating commodities for motor vehicles (see Motor Vehicle Repair and Services also).

MOTOR VEHICLE REPAIR AND SERVICES, GENERAL The business of repairing, overhauling, removing, adjusting, or replacing parts of any motor vehicle and body, including the business of a "Repairer" as defined by Section 14-51 of the Connecticut General Statutes.

MOTOR VEHICLE REPAIR AND SERVICE, LIMITED The business of minor repairs to any motor vehicle such as repairs and replacement of cooling, electrical, fuel exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing and repair and replacement of shock absorbers excluding anything covered in the business of a "Repairer" as defined by Section 14-51 of the Connecticut General Statutes.

NON-CONFORMING BUILDING A building which does not conform to all the applicable provisions of these Regulations, and which legally existed at the time of the adoption of these Regulations or of any amendments.

NON-CONFORMING USE A use of land, including buildings or premises, which does not conform to all the applicable provisions of these Regulations and which legally existed at the time of the adoption of these Regulations or of any amendments.

NURSERY An agricultural operation or portion thereof that propagates and grows flowers, plants, shrubs and trees for sale.

OUTDOOR STORAGE The storage or display of merchandise, finished products, raw materials, or other materials outside of a building or structure unless permitted as Merchandise Display under the provisions of these Regulations.

PARCEL A contiguous tract of land owned and recorded as the property of the same person or persons or controlled by a single entity.

PLAN OF CONSERVATION AND DEVELOPMENT The adopted Plan of Conservation and Development, as amended, and all the land use studies and fact sheets leading to it and all adopted detail portions of the Plan of Conservation and Development referred to in Section 8-23 of the Connecticut General Statutes.

PREMISES A lot, including all land and improvements thereon, or other parcel of land.

PROFESSIONAL ENGINEER A qualified professional engineer registered in the State of Connecticut.

Section II – INTERPRETATION

PROFESSIONAL OFFICE The office of recognized professions such as accountants, doctors, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers and others, who through training or experience are qualified to perform services of a professional, as distinguished from a business nature.

RESTAURANT An establishment with full kitchen facilities where food and beverages are served only at tables within a building.

RESTAURANT, DRIVE-THROUGH An establishment which dispenses food or beverages at counters or windows for consumption on or off the premises.

SIGN Any natural or artificial structure, object, device, light or display which is used to advertise, identify, or attract attention to any object, product, institution, organization, business, service, or location by any means, including but not limited to letter, number, banner, flag, insignia, device, designs, symbols, fixtures, colors, illumination or logo, and which is situated so that it can be seen from a street or from any lot other than the lot on which the sign is located.

SIGN, DETACHED A sign supported by one or more permanent supports placed in or upon the ground.

SIGN, ATTACHED A sign which has its rear side mounted parallel and attached to any surface or plane of a building and which does not extend above the top of the wall surface or mansard roof of such structure.

SIGN, ROOF A sign erected and maintained upon or above the main roof of a building.

SIMILAR USE A use which, in the judgment of the Commission, is similar to a permitted use as to the type of operation, employment, traffic generated, the effects of the use upon the district and the appropriateness of the use in accomplishing the stated objectives of the district in which it is to be located.

STORY That portion of a building above the basement between any floor and the ceiling or roof and above it, other than a half-story.

STORY, HALF That portion of a building between a gable, hip or gambrel roof and the floor below which has a height of at least 7'6" for more than one-half of its area.

STREET Any right-of-way used as a public thoroughfare, dedicated and accepted for public travel, and any right-of-way recorded in the office of the Town Clerk constructed and accepted before the passage of these Regulations.

STREET LINE The dividing line between the street and the lot.

STRUCTURE Anything constructed or erected which required location on the ground or attachment to something having location on the ground including foundations, signs and fences, but excluding parking lots.

STRUCTURAL ALTERATION Any change in or addition to the supporting members of a structure such as bearing walls, columns, beams or girders.

Section II – INTERPRETATION

TELECOMMUNICATION FACILITY Towers, antenna, associated equipment, and other support structures used in conjunction with the provision of wireless communication services such as cellular communications, personal communications services, paging, ham radio, am/fm radio, and television installations.

TELECOMMUNICATION FACILITY, CO-LOCATED A telecommunication facility that shares land, towers, buildings or other structures for the placement of antennae with one or more telecommunication provider.

TELECOMMUNICATION TOWER A structure intended and/or used to support one or more antenna and other telecommunications equipment in the provision of telecommunications services, including but not limited to monopoles, self-supporting lattice and guyed towers.

TELECOMMUNICATION TOWER, HEIGHT The height of a telecommunication tower measured from the ground level to the top of the tallest feature.

TELECOMMUNICATIONS, PERSONAL WIRELESS SERVICES Commercial mobile services, licensed wireless services, or common carrier services.

TOWN The Town of Burlington, Connecticut.

WATERCOURSES Watercourses as defined by Section 22a-38(16) of the Connecticut General Statutes.

WETLANDS Wetlands as defined by Section 22a-38(15) of the Connecticut General Statutes.

YARD, FRONT An open space extending across the full width of the lot between the street line and a parallel line set back a distance equal to the front yard requirement. A corner lot shall have two front yards.

YARD, REAR An open space extending across the full width of the lot between the rear lot line and a parallel line set back a distance equal to the rear yard requirement. A corner lot may have one rear yard.

YARD, SIDE An open space extending rearward from the front yard between the side lot line and a parallel line set back a distance equal to the side yard requirement. A corner lot shall have two side yards. On a lot with no rear yard, the side yard shall extend to the rear line of the lot.

ZONE Any portion set aside on the Zoning Map having separate requirements established by these Regulations.

III. GENERAL REGULATIONS

A. APPLICABILITY

1. CONFORMITY OF BUILDINGS AND LAND

- a. No building, structure or premises shall be used or occupied except in conformity with these Regulations.
- b. No building or other structure or part thereof shall be erected, raised, moved, replaced, reconstructed, extended, enlarged, or altered except in conformity with these Regulations.
- c. No lot shall be diminished in area nor shall any yard, setback, or other open space be reduced except in conformity with the provisions of these Regulations.
- d. The subdivision of land shall be subject to the appropriate regulations herein contained for the zone shown on the zoning map.

2. APPROVAL REQUIRED

In all cases where these Regulations require approval of applications and/or plans by the Commission, no Building Permit shall be issued by the Building Official except upon authorization of, and in conformity with, plans approved by the Commission.

B. GENERAL PROVISIONS APPLICABLE TO ALL ZONES

1. PRINCIPAL BUILDINGS

No lot shall be occupied by more than one permitted principal building or, when specifically authorized by the provisions of these Regulations and the review and approval procedures established herein, a group of permitted principal buildings.

2. ACCESSORY USES

- a. Accessory uses shall be permitted only in compliance with the same standards and procedures that govern the principal use of a property.
- b. The use of land for access to, or for parking in connection with and adjacent to, a use shall be considered to be accessory to, and part of, such use.

3. LOTS IN TWO OR MORE ZONE DISTRICTS

Where a lot is divided by one or more zone boundary lines, the lot and building requirements for the portion of such lot lying within the less restrictive zone may extend not more than 30 feet into that portion of the lot lying within the more restrictive zone, provided the lot has frontage in the less restrictive zone district.

4. EXCEPTIONS TO REQUIREMENTS

a. Yards

- Typical projections such as pilasters, sills, cornices and bay windows may extend not more than two feet into any required yard.
- When the lots adjoining on each side of the proposed site of a structure are developed, the minimum front yard set back on the proposed site may be reduced to the average depth of the adjoining front yards.
- A wall or fence shall be exempt from the yard requirements for the zone in which it is located if it is eight feet or less in height.

b. Height

- The height provisions of these Regulations shall not apply to belfries designed primarily for ornamental purposes, flag staffs, chimneys, flues, water tanks, necessary mechanical appurtenances normally carried above roof level, and silos provided that such features shall be erected only to such height as is necessary to accomplish their purpose.
- The height provisions of these Regulations shall not apply to residential radio or television antennas provided that such antennae do not exceed twice the maximum height limitation for the zone in which they are located and they are set back from the property line at least the height of the antenna.

5. CORNER VISIBILITY

No planting, structure, fence, wall or obstruction to vision, more than 3 feet in height, shall be placed or maintained within the triangular area formed by intersecting street lines and a straight line connecting points on said street lines, each of which points are 25 feet distant from the point of intersection.

6. ESTABLISHMENT OF STREET LINES

Where street lines are not established by monuments, walls, or other definite markers, the street line shall be considered as being:

- a. thirty (30) feet from the center line of the paved travel way for Arterial or Collector streets designated in the Subdivision Regulations or the Plan of Conservation & Development, or
- b. twenty-five (25) feet from the centerline of the paved travel way for other roads.

7. ALCOHOLIC BEVERAGES

- a. No building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used for the sale or consumption of spirituous and alcoholic liquors if any part of said building or ancillary improvements is situated within 300 feet in a direct line from the improved portion of the site to any Residential zone or structure, or within 1500 feet of any school.
- b. This provision shall not apply to the sale of alcoholic beverage for consumption upon the premises when approved by the Commission as part of a bona fide:
 - restaurant or hotel as defined by the Connecticut General Statutes and licensed under the provisions of the Liquor Control Act of the State of Connecticut, or
 - ski area or golf course which shall have obtained a permit from the Commission provided that the applicant for such permit shall be able to show that the sale of liquors under such permit will not result in noise or activity on the premises so as to injure the health or comfort of others, or to disturb the tranquillity of the surrounding residential neighborhood.

C. PERFORMANCE STANDARDS

The following performance standards shall apply to all uses of land, buildings and other structures wherever located:

1. DUST, DIRT, FLY ASH AND SMOKE

No dust, dirt, fly ash and smoke shall be emitted into the air so as to endanger the public health and safety, to impair the value, and enjoyment of other property to constitute a critical source of air pollution, or to create a nuisance.

2. ODORS, GASES AND FUMES

No offensive odors or noxious, toxic or corrosive fumes or gases shall be emitted into the air except for the odors in connection with the spreading of manure or fertilizer.

3. OUTDOOR LIGHTING & GLARE

- a. All external illumination shall be directed or shielded in such a manner that the source (bulb, tube, etc.) of light will not be visible from any street or from any adjoining property.
- b. No light shall be directed outside the lot where it originates.

4. NOISE

No noise that is objectionable due to intensity, intermittence, beat frequency or shrillness shall be transmitted outside the property where it originates. No noise shall be emitted beyond the boundaries of a parcel in excess of the noise levels established below:

Receptor Zone		Emitter's Zone		
		Industrial	Business	Residential/ Agricultural
Residential	7 PM to 7 AM	51 dBA	45 dBA	45 dBA
	7 AM to 7 PM	61 dBA	55 dBA	55 dBA
Business		66 dBA	62 dBA	55 dBA
Industrial		70 dBA	62 dBA	62 dBA

An exception may be provided for farm implements, farm animals, time signals, fire, police or ambulance sirens, the noise customarily involved in the use of home implements, the construction or demolition of buildings and other structures, site development in accordance with approved plans, blasting activities approved by the Fire Marshal, exemptions in accordance with Regulations of the Connecticut Department of Environmental Protection, and aircraft operations in accordance with federal guidelines.

5. VIBRATION

With the exception of vibration necessarily involved in the construction or demolition of buildings and other structures or blasting approved by the Fire Marshal, no vibration shall be transmitted outside the property where it originates.

6. DANGER

No radioactive material shall be manufactured or disposed of within the Town of Burlington.

7. DRAINAGE

No structure shall be used, erected or expanded and no land shall be graded or hard surfaced unless provisions have been made for the proper disposal of drainage water, particularly from parking areas and driveways, from the areas contiguous to property lines and from low areas which tend to collect water.

8. REFUSE AND POLLUTION

- a. No refuse or other waste materials and no liquids shall be dumped on any lot or dumped or discharged into any river, stream, water course, aquifer, storm drain, pond, lake or swamp.
- b. No refuse or other waste materials including, but not limited to, garbage, sewage, trash, refuse, junk, inoperable machinery, vehicles or parts thereof, or waste materials of any kind shall be disposed of by abandonment or accumulated for commercial purposes, including the establishment, operation or maintenance of a motor vehicle junk yard or motor vehicle junk yard business, except by or under the direction of the municipality or its agents or with the approval of the Planning & Zoning Commission.

9. INTERFERENCE WITH COMMUNICATIONS

No use on any lot shall cause interference with radio, television, or telephone reception on any other lot, and any use shall conform to the regulations of the Federal Communications Commission with regard to electromagnetic radiation and interference.

D. USES PERMITTED IN ANY ZONE

1. CONSERVATION USES

Forestry and forest reserves, fish and wildlife refuges, watershed management and similar conservation uses.

2. FARMING USES OR BUILDINGS

Farming provided that buildings for the purpose of growing plants, housing livestock, or housing more than 20 poultry shall be located at least 100 feet from any street or lot line.

3. FARM ACCESSORY USES OR BUILDINGS

For Farms in any Zone, the following uses will be considered as accessory uses:

- a. All buildings which are customarily a part of the farm use such as barns, sheds, silos, greenhouses, stables, chicken houses, garages for motor vehicles and farm machinery provided that any buildings used for the housing of any livestock or any poultry in excess of twenty birds shall be located at least 100 feet, or the measure provided in the Public Health Code whichever is greater, from any street line, lot line, water supply or swimming pool.
- b. Warehouses, processing plants, refrigeration plants and other secondary uses frequently a part of the primary agricultural use; and
- c. Roadside stands.

4. ROADSIDE STANDS

The Building Official may issue a permit in any zone for a roadside stand for the retail sale of farm produce, milk, honey, cider, or other foods or non-alcoholic beverages provided that:

- a. Items for sale have been grown, made or produced upon the premises or upon land leased by the applicant.
- b. The stand shall be located behind the established building line and have a building area of no more than 200 square feet.
- c. An open area of not less than 600 square feet suitably graded and surfaced so as to provide off-street parking space for customers is provided and maintained adjacent to the stand.

5. MUNICIPAL USES

The Commission may approve municipal facilities and uses in any zone by granting of a Special Permit in accordance with the criteria established in Section VIII.

6. PUBLIC UTILITY USES

The Commission may approve the following public utility uses in any zone by granting of a Special Permit.

- a. Public utility stations and buildings essential to public convenience or welfare, except plants disposing of sewage and/or garbage.
- b. Public Service Corporation buildings and facilities provided that:
 - above-ground buildings shall not exceed 100 square feet in area or 10 feet in height,
 - the facility shall be located on a lot or easement of not less than 400 square feet.
 - minimum setback from any property or easement line shall be 10 feet.
 - sufficient landscaping and screening shall be provided and maintained to insure that the facility is in harmony with the zone and the surrounding neighborhood.
 - all utility wires from adjacent poles to the facility shall be underground.

7. TELECOMMUNICATION FACILITIES

The Commission may approve telecommunication facilities and uses in any zone by granting of a Special Permit and compliance with the standards of Section IX.F.

E. USES PROHIBITED IN ALL ZONES

The following uses, which normally produce noise, glare, air and water pollution, fire hazards and safety hazards, are prohibited in all zones and shall not be permitted by variance in any district:

1. The cooking, distillation, processing and incineration of animal or vegetable products, including but not limited to brewery, distillery, fermentation (except of cider), slaughterhouse, fat rendering, soap manufacture, tannery, paper manufacture, wool-scouring and cleaning, cotton textile sizing, scouring, bleaching, dyeing and similar operations;
2. The production of corrosive and noxious chemicals including, but not limited to, acids, acetylene gas, ammonia, chlorine, and bleaching compounds;
3. The production, and/or processing of coal, coal tar, petroleum and asphalt products including, but not limited to, coke manufacture, illuminating gas production, petroleum refining, asphalt production, linoleum manufacture, oil cloth manufacture, and roofing material manufacture;
4. The production of materials or power by nuclear fission or fusion;
5. The use of hammer mills, ball mills, rolling mills or drop forges in any industrial process;
6. Operations of a blast furnace;
7. Manufacture or storage of explosives;
8. Manufacture of fertilizer;
9. Foundries including the use of electric, electronic and induction heating of metals, and the manufacture and storage of chemicals or plastics; and
10. Any other use which is noxious or offensive by reason of emission of dust, liquids, solids, odor, smoke, gas fumes, noise or vibration.
11. Mobile homes.

F. NON-CONFORMING USES AND STRUCTURES

1. GENERAL PROVISIONS

Any non-conforming use of a building lawfully existing or in use at the time of the adoption of these Regulations or any amendments thereto may be continued and any building so existing which was designed, arranged, intended for or devoted to a non-conforming use may be reconstructed and structurally altered, and the non-conforming use therein changed subject to the following provisions.

2. NON-CONFORMING USES

- a. No non-conforming use may be changed except to a conforming use, or, with the approval of the Zoning Board of Appeals, to another non-conforming use of a less intensive character.
- b. No non-conforming use shall, if once changed into a conforming use, be changed back into a non-conforming use.
- c. No non-conforming use, and no building containing a non-conforming use shall be extended or expanded.
- d. Structural alterations may be made which do not materially alter the characteristics or exterior appearance of a building containing a non-conforming use.

3. NON-CONFORMING STRUCTURES

- a. No building which does not conform to the requirements of these regulations regarding building height, area and width of lot, percentage of lot coverage and required yards shall be enlarged unless such enlarged portion conforms to the Regulations applicable to the zone in which the building is located.
- b. Any non-conforming building which has been damaged by fire, storm, explosion accident, or act of God may be repaired, rebuilt, or replaced within one (1) year of such damage, provided that such repairs, rebuilding, or replacement does not extend or expand the previously existing non-conforming building.

4. DISCONTINUANCE

Any non-conforming use of building or premises that has been discontinued for a period of one(1) year or abandoned must thereafter conform.

5. ILLEGAL USE

Nothing in these regulations shall be construed as an authorization for or approval of the use of building or lot illegally constructed or in violation of the Zoning Regulations then in effect.

6. CHANGE OF TITLE

No change of title, possession or right of possessions shall be deemed to affect the right to continue a non-conforming use, building or other structure.

7. PRE-EXISTING LOTS

Where safe and adequate disposal of sewage and a safe water supply, as required by the Public Health Code, can be provided without endangering the health and safety of adjoining residents, nothing in these Regulations shall prevent the construction of a permitted building or the establishment of a permitted use on a lot containing less than the prescribed area or width which at the time of adoption hereof or any pertinent amendment hereto was:

- Owned separately from any adjoining lot and filed in the Burlington land records, or
- Shown on a plan of subdivision approved by the Planning and Zoning Commission and filed in the Burlington land records.

G. FLOOD PLAIN

1. PURPOSE

It is the purpose of this section to regulate land uses and activities in the flood plain in order to minimize loss of life and injury to persons and property, and to preserve the flood plains as a valuable natural resource that can accommodate flooding with minimal adverse effects.

2. PERMITTED USES

The following uses are permitted provided that no regrading or filling is necessary:

- a. Agriculture/farming
- b. Forestry
- c. Nurseries

3. SPECIAL PERMIT USES

The following uses and activities may be permitted within the Flood Plain when authorized by the Commission as a Special Permit in accordance with the criteria established in Section VIII and the applicable criteria contained in this section:

- a. Golf courses, playgrounds, recreation areas, parks, and open spaces;
- b. Municipal or public utility uses not subject to major flood damage;
- c. Parking areas as an accessory use;
- d. Buildings, structures, and signs accessory to a permitted principal use located outside the Flood Plain provided that such accessory structures are located so as to minimize potential flood damage;
- e. Filling or regrading of land within the Flood Plain, outside the Floodway:
 - where the Commission evaluates:
 - the impact of flooding on the proposed use,
 - the availability of public services and facilities during and after flooding,
 - whether any loss of flood storage volume can be compensated for the provision of equivalent flood storage volume elsewhere on the site,
 - any adverse effects that the proposed use or activity will have on flooding, flow velocity or direction on the site and surrounding properties,
 - the cumulative effect of filling in the flood plain,
 - and the Commission determines that:
 - it is a logical extension of land lying at higher elevations.
 - no net fill shall result below the 100-year flood plain elevation,
 - equal storm water conveyance will not be impaired and no increase of the 100-year flood level will result,
 - the area proposed for regrading is designated as commercial or industrial in the Plan of Conservation & Development,
 - the resulting landscape is enhanced,
 - the neighborhood's essential characteristics are not negatively altered, and
 - the regrading results in a community benefit, such as a recreational or environmental benefit, which can be clearly demonstrated; and the regrading improves the overall aesthetic character of the site.

4. MINIMUM SITE DEVELOPMENT REQUIREMENTS

a. Building Floor Elevations

- The floor elevation of all stories to be used for human occupancy in any building shall be raised above the Flood Plain elevation.
- stories used exclusively for mechanical or storage equipment may be built below the Flood Plain elevation provided that: the building is designed to remove the hazards of flooding and provided that approval is granted by the Commission based upon hydrologic study and recommendation by the Town Engineer. Methods to reduce flood damage may be required.

b. No structural use and no filling shall be permitted within the floodway unless permitted by the Commission as a Special Permit for such public purposes as road crossings, minor recreational improvements, or safety improvements, provided that no increase occurs in flood levels during the base flood discharge.

IV. RESIDENTIAL ZONES

A. R-44 RESIDENTIAL ZONE

1. PURPOSE

This residential zone is established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of Burlington residents, both present and future.

2. PERMITTED PRINCIPAL USES

The following uses, or additions thereto, are permitted:

- a. Single family detached dwellings or additions thereto.
- b. Farms and farming.
- c. Any community residence which houses six (6) or fewer mentally retarded persons and two (2) staff persons and which is licensed pursuant to Section 17a-227 of the Connecticut General Statutes.
- d. Rear lots provided that:
 - The land characteristics and site conditions make rear lot development practical.
 - The minimum lot area, exclusive of accessway shall not be less than 3 acres.
 - Each rear lot shall have an accessway at least 25 feet wide extending to an accepted Town road or to a road in an approved subdivision.
 - The accessway shall be owned in fee simple by the owner as part of the lot.
 - The total number of adjoining accessways shall not exceed two.
 - The grade of the finished driveway shall not exceed 5% within 20 feet of its intersection with the accepted or approved road or 15% thereafter.

3. PERMITTED ACCESSORY USES OR BUILDINGS

The following accessory uses or buildings and additions thereto, are permitted:

- a. A private garage provided that it shall:
 - observe the appropriate yard requirements except that it may be located within 10 feet of the lot line if located to the rear of the principal building,
 - not exceed 36 feet x 40 feet in size,
 - not exceed a height of 1.5 stories, and
 - not contain any occupation or business for profit.
- b. Sheds, not exceeding 320 square feet, when located a minimum of 10 feet from any side or rear property line.
- c. The storage within a building or garage of one commercial vehicle which is owned or operated by the owner or tenant of the premises.
- d. A day care home.
- e. Recreational uses such as decks, patios, free standing screen houses, swimming pools, pool houses, pool decks and tennis courts provided that said uses shall:
 - comply with the side yard requirements in the zone, and
 - not encroach in the rear yard more than one-third the distance from the rear yard as measured from the rear yard line.

- f. The keeping of livestock having or which will have an adult weight exceeding 250 pounds, for the exclusive use of the occupant(s) of the principal building provided that:
 - the lot contains at least 3 acres for the first such livestock kept and 1 acre for each additional livestock kept,
 - no structure used for the housing of such livestock shall be located within the greater of 100 feet, or the distance provided in the Public Health Code, from any street line, lot line, water supply or swimming pool.
- g. The storage of recreational vehicles including boats, boat trailers, camping trailers, camping buses, pick-up campers or other recreational vehicles not exceeding an overall length of 27 feet that are owned or leased by a resident of the premises and used solely by members of the household provided that:
 - the vehicle shall be stored to the rear of the principal building a minimum of 10 feet from any lot line,
 - the vehicle shall not be occupied or used and no utilities shall be connected to such vehicle while it is on the premises (except for maintaining a battery charge),
 - appropriate visual barriers are provided so that such storage will not be detrimental to, or adversely affect the value of property in the neighborhood,
 - such vehicle or storage is not for business or commercial purposes, and
- h. The temporary parking of a recreational vehicle for a period not to exceed fourteen (14) days in any one month but in no case more than 28 days per calendar year.

4. SPECIAL PERMIT USES

The following uses, or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII. and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Professional offices or customary home occupations in accordance with the standards established in Section IX.B.
- b. Accessory apartments in accordance with the standards established in Section IX.C.
- c. Cluster development subject to the provisions of Section IX.E.
- d. Living units on a farm in addition to the permitted principal residential use.
- e. Accessory buildings that do not comply with the requirements of Section IV.A.3.
- f. The storage of recreational vehicles that does not comply with the requirements of Section IV.A.3.
- g. Bed and breakfast operated by the resident owner of the property.
- h. Day care centers.
- i. Municipal facilities and uses.
- j. Public and private schools and colleges.
- k. Churches, synagogues and other places of worship.
- l. Cemeteries.
- m. Recreational facilities or private clubs that are non-profit.
- n. Commercial recreation uses that promote the retention of open space such as golf courses, ski areas, riding academies and stables.
- o. Hospitals, convalescent and nursing homes, but not correctional institutions or drug treatment centers, provided that:
 - the minimum lot size on which such activity occurs is at least 5 acres in size; and
 - all structures are located at least 100 feet from any lot or street line.

5. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet of buildable land	<ul style="list-style-type: none">• for any lot created and recorded after January 1, 2002• for any lot created by subdivision and recorded after October 1, 1983
	30,000 square feet	<ul style="list-style-type: none">• for lot in existence as of October 1, 1983
Minimum Buildable Area	15,000 square feet	
Minimum Lot Width	150 feet	
Minimum Front Yard	35 feet	
Minimum Side Yard	25 feet	
Minimum Rear Yard	60 feet	
Minimum Living Area	1,050 square feet	
Maximum Lot Coverage	20 percent	
Maximum Building Height	35 feet or 2 ½ stories	

B. R-15 RESIDENTIAL ZONE

1. PURPOSE

This residential zone is established to provide for residential neighborhoods that are in harmony with development patterns that pre-dated the adoption of these Regulations and that help meet the housing needs of Burlington residents, both present and future.

2. PERMITTED PRINCIPAL USES

- a. Any building or use permitted in the R-44 Residential Zone.

3. PERMITTED ACCESSORY USES OR BUILDINGS

- a. Any accessory use or building permitted of right in Residential Zone R-44.

4. SPECIAL PERMIT USES

The following Special Permit Uses, or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Any building or use allowed by Special Permit in the R-44 Residential Zone;
- b. A two-family dwelling subject to the following conditions:
 - A lot of record shall contain an area of not less than 30,000 square feet and shall meet or exceed the minimum lot width requirement,
 - Each dwelling unit shall have a minimum living area of 750 square feet,
 - The gross ground floor area after conversion shall not exceed 25% of the lot area,
 - Water supply and sewage disposal system shall comply with all aspects of the Health Code of the State of Connecticut, and
 - The external single family appearance of the building and the general character of the neighborhood shall be preserved and exterior stairs for access to the second floor (if any) shall be enclosed.
- c. Multi-family dwellings subject to the provisions of Section IX.D.

5. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet	<ul style="list-style-type: none">• for any lot created and recorded after January 1, 2002• for any lot created by subdivision and recorded after October 1, 1983
	15,000 square feet	<ul style="list-style-type: none">• for lot in existence as of October 1, 1983
Minimum Lot Width	100 feet	
Minimum Front Yard	35 feet	
Minimum Side Yard	15 feet	
Minimum Rear Yard	45 feet	
Minimum Living Area	900 square feet for a single family dwelling	
Maximum Lot Coverage	25 percent	
Maximum Building Height	30 feet or 2 ½ stories	

V. GENERAL PROVISIONS FOR BUSINESS & INDUSTRIAL ZONES

A. CONSOLIDATED PARCELS

In order to promote integrated development in non-residential zones, any number of separate contiguous parcels may be consolidated for the purpose of development, and the consolidated parcels shall be deemed to be one lot when computing building coverage and yard requirements, provided:

1. REQUIREMENTS

- a. The consolidated parcel shall be developed with an integrated plan of buildings, utilities, storm drainage, open spaces and planting, lighting, parking and unloading and signs as provided in Section VII.
- b. The owner of each lot shall give to the owner of each lot in the consolidated parcel, by deed, easement, or agreement filed in the Office of the Town Clerk, the right of ingress, egress, passage, parking and loading in the consolidated parcel.

2. COMMON ACCESS

The Commission may require use of common access driveways to one or more parcels, whether or not under separate ownership, in order to assure safe traffic movement onto the street and to avoid traffic congestion.

B. OUTDOOR MERCHANDISE DISPLAY

Outdoor merchandise display may be permitted in the Central Business zone under the following conditions:

1. MERCHANDISE

- a. No perishable items shall be displayed outside, except for farm stands.
- b. No merchandise shall be displayed outdoors that will attract animals or insects.
- c. No leaching or goods with broken packaging shall be displayed.

2. LOCATIONAL REQUIREMENTS

- a. Any area used for outdoor merchandise display shall have been designated on an approved Site Plan.
- b. No merchandise display shall be allowed if it will reduce the amount of parking in parking areas below the minimum required for the site.
- c. Displayed merchandise shall not be stacked higher than six (6) feet.
- d. All lighting and signs shall meet regulations specified in Section VII.
- e. No outdoor merchandise display shall be allowed within the front yard setback with the following exceptions:
 - as part of a permitted Roadside Stand, or
 - at least 25 feet from the established street line providing the total area in square footage is no more than three (3) times the lineal feet of principal road frontage.

3. CHRISTMAS TREE SALES

The sale of Christmas trees may be permitted, at the sole discretion of the Zoning Enforcement Officer, as an exception to the above requirements provided that:

- a. an application is submitted,
- b. adequate parking and crowd control is provided, and
- c. all unsold trees shall be removed by December 31st of the year in which they were for sale.

C. OUTDOOR STORAGE

Except for the Neighborhood Business zone, outdoor storage may be permitted in business and industrial zones under the following conditions:

1. MATERIALS

- a. All outdoor bulk storage items, including recyclable materials, shall be in approved, enclosed containers.
- b. No outside storage shall be placed outdoors that will attract animals or insects.
- c. No perishable merchandise shall be stored outdoors.

2. LOCATIONAL REQUIREMENTS

- a. Any outdoor storage and all structures required for stored materials shall have been shown and designated on an approved Site Plan as outdoor storage
- b. No outdoor storage shall be allowed in the required front, side, or rear yards, or buffers.
- c. No outside storage shall be allowed such as will reduce the amount of parking in parking areas below the minimum required for the site.
- d. All lighting and signs shall meet regulations specified in Section VII.
- e. All outdoor storage shall be buffered from residential zones and uses with a 20' wide landscaped buffer.
- f. Outdoor storage shall be screened so as not to be visible from any adjacent street.
- g. Maximum height of stored material shall be six (6) feet except as provided in Section V.C.3.d below.

3. INDUSTRIAL ZONE REQUIREMENTS

In the industrial zones, outside storage of materials shall be subject to the following additional provisions:

- a. Outside storage shall be located to the rear of the façade of the principal building,
- b. A landscape buffer shall be provided surrounding all storage areas,
- c. Box trailers are permitted provided such storage is screened, and
- d. Outside storage may include storage of vehicles of any height and storage of materials to a maximum height of 25 feet.

VI. BUSINESS & INDUSTRIAL ZONES

A. NEIGHBORHOOD BUSINESS ZONE (NB)

1. PURPOSE

The purpose of the Neighborhood Business Zone is to establish a district to allow for small scale business uses to furnish convenience goods and services for the daily needs of the residents of the neighborhood, and for small specialty stores, offices, and other compatible land uses which do not generate large volumes of traffic and which would be compatible with the surrounding neighborhood.

2. GENERAL REQUIREMENTS

Development within the Neighborhood Business zone shall comply with the following general requirements:

- a. The buildings constructed within the district shall be of residential design, similar in scale, architecture and exterior materials to residential buildings in the neighborhood.
- b. No premises shall be used for the conducting of business with the public between the hours of 10:00 PM and 6:00 AM;

3. PERMITTED USES

The following uses or additions thereto are permitted in Neighborhood Business Zones (NB), subject to Site Plan approval:

- a. Business and professional offices, financial institutions and agencies.
- b. Small convenience goods stores.
- c. Retail stores.
- d. Restaurants.
- e. Package stores.

4. PERMITTED ACCESSORY USES OR BUILDINGS

Off-street parking and loading spaces are permitted as accessory uses.

5. SPECIAL PERMIT USES

The following Special Permit Uses, or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Single family residence.
- b. Mixed residential/neighborhood business use.
- c. Personal service establishment.
- d. Buildings containing more than 2,500 square feet of floor area.
- e. Other uses similar to the permitted uses and which will not, in the opinion of the Commission, be detrimental to the character of the zone.

6. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area	43,560 square feet
Minimum Lot Width	150 feet
Minimum Front Yard	40 feet
Minimum Side Yard	25 feet, 50 feet where abutting a Residential District
Minimum Rear Yard	25 feet, 50 feet where abutting a Residential District
Minimum Floor Area	1,000 square feet
Maximum Floor Area	2,500 square feet for business uses
Maximum Lot Coverage	10 percent
Maximum Building Height	30 feet or 2 ½ stories

B. CENTRAL BUSINESS ZONE (CB)

1. PURPOSE

The purpose of the Central Business Zone is to establish a central shopping district consisting of larger stores and satellite shops for the convenience of shoppers, and to encourage the development of business by consolidating individual parcels of land into a total integrated plan. This zone is intended to be the primary retail sales and service areas in the community, focusing and expanding upon the historic and commercial center of Burlington.

2. PERMITTED USES

The following uses, or additions thereto, are permitted in a Central Business Zone (CB) subject to Site Plan approval:

- a. Business and professional offices.
- b. Financial institutions and agencies.
- c. Personal service establishments.
- d. Retail stores.
- e. Restaurants.
- f. Hotels; boarding houses.
- g. Clubs and lodges; community center buildings; museums; day care centers; funeral parlors;

3. PERMITTED ACCESSORY USES OR BUILDINGS

The following uses shall be considered as accessory uses in a Central Business (CB) Zone:

- a. On-street parking spaces with the approval of the Commission.
- b. Off-street parking and loading spaces.
- c. Garages for commercial vehicles used by the tenant of the premises.

4. SPECIAL PERMIT USES

The following Special Permit Uses, or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Any building or use allowed by a Special Permit in a Neighborhood Business (NB) Zone except single family residences.
- b. Drive-through restaurants or other drive-through facilities.
- c. Motor fuel sales stations if a Certificate of Location Approval has been obtained from the Zoning Board of Appeals as provided in the Connecticut General Statutes.
- d. Limited motor vehicle repair and service if a Certificate of Location Approval has been obtained from the Zoning Board of Appeals as provided in the Connecticut General Statutes.
- e. Car washing establishment.
- f. Multi-family dwellings in accordance with the requirements of Section IX.D.;
- g. Indoor theaters;
- h. Printing, publishing and reproduction establishments employing not more than 5 persons,
- i. Business, secretarial or vocational schools,
- j. Bowling alleys, assembly halls, and video game parlors;
- k. Self-service laundrettes; laundries.
- l. Cemeteries.
- m. Other uses similar to the permitted uses that will not, in the opinion of the Commission, be detrimental to the character of the zone.

5. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area	43,560 square feet
Minimum Lot Width	150 feet
Minimum Front Yard	40 feet, 75 feet where lot abuts a State Highway
Minimum Side Yard	20 feet, 50 feet where abutting a Residential District
Minimum Rear Yard	20 feet, 50 feet where abutting a Residential District
Minimum Floor Area	2,500 square feet
Maximum Lot Coverage	25 percent
Maximum Building Height	35 feet or 2 ½ stories

C. INDUSTRIAL ZONE (I)

1. PURPOSE

It is the purpose of this Section to provide for offices, warehouses, light assembly and other compatible uses in what is commonly thought of as an industrial park, and to permit flexible site development in order to retain the natural features and open character of the area.

2. GENERAL REQUIREMENTS

Development within the Industrial zone shall comply with the following general requirements:

- a. Industrial Zone shall consist of an area of land containing not less than 25 acres, whether in one or more ownerships.
- b. Where a residential zone abuts the Industrial Zone, no building or parking shall be closer than 100 feet from such zone boundary.
- c. Where a business zone abuts the Industrial Zone, no building or parking shall be closer than 25 feet from such zone boundary.

3. PERMITTED USES

The following uses, or additions thereto, are permitted in Industrial Zones, subject to Site Plan approval:

- a. Office buildings;
- b. Warehouse and distribution facilities.
- c. The packaging or assembly of components or goods;

4. PERMITTED ACCESSORY USES OR BUILDINGS

In Industrial Zones the following uses shall be considered as accessory uses:

- a. Off-street parking and loading spaces;
- b. Garages for commercial vehicles or vehicles necessary in connection with the principal uses; and
- c. Cafeterias or clinics necessary in connection with the principal use, and used exclusively by the employees of the principal use.

5. SPECIAL PERMIT USES

The following Special Permit Uses, or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Any building or use allowed in Neighborhood Business Zone (NB), except residential uses;
- b. General aviation airports and accessory uses;
- c. Research laboratories;
- d. The manufacture or processing of components or goods;
- e. Plants for the processing and distribution of milk, dairy and food products for human consumption, and for bottling or packaging beverages;
- f. Furniture manufacturing, woodworking and millwork;
- g. Tool and die making; extrusion and stamping of small metal products and plastics; metal fabrication, light and sheet metal, machining of parts handled by hand;
- h. Fabrication and installation of glass;
- i. Building of boats and spars from wood, plastics, fiberglass or metal;

- j. Newspaper publishing plant, printing, photo-engraving, blueprinting and similar graphic reproduction service;
- k. Telecommunication facilities;
- l. General motor vehicle repair and service if a Certificate of Location Approval has been obtained from the Zoning Board of Appeals as provided in the Connecticut General Statutes;
- m. Contractors' materials and equipment storage yards and buildings, including pipe;
- n. Building materials sales and storage yards and buildings;
- o. Car washing establishment;
- p. Taxi services, trucking terminals, and other transportation services;
- q. Greenhouses;
- r. Kennels;
- s. Adult use in compliance with Town ordinances related to adult-oriented establishments provided that such establishments are located at least one mile from a school and at least 1,000 feet from a residential zone;
- t. Uses of the same general character as those listed as permitted uses and which, in the opinion of the Commission:
 - will be appropriate for the site given the size of the plant, the number of employees, and the relationship of the use to the function of the development or zone, and
 - will not be detrimental to the character of the zone.

6. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area	43,560 square feet
Minimum Lot Width	200 feet
Minimum Front Yard	40 feet, 75 feet where lot abuts a State Highway
Minimum Side Yard	20 feet
Minimum Rear Yard	30 feet
Maximum Lot Coverage	25 percent
Maximum Building Height	35 feet or 2 stories

VII. SITE DEVELOPMENT REGULATIONS

A. LANDSCAPED AREA REQUIREMENTS

1. OVERALL LANDSCAPED AREA REQUIREMENTS

- a. At least 25 percent of any lot developed for business or industrial use shall be maintained as a landscaped area.
- b. Any proposed trees shall be suitably planted and, when planted, shall be not less than:
 - two inches (2") in caliper for deciduous trees, or
 - six feet (6') in height for evergreen trees.
- c. Wherever possible, major existing trees shall be saved by appropriate welling or mounding and incorporated into landscaped areas.
- d. Preservation of stone walls and existing trees over 12" in diameter shall be encouraged to the maximum extent possible.
- e. All landscaped areas shall be maintained in a living and healthy condition, with the owner of the property replacing dead, or diseased, trees or shrubs.

2. PERIMETER LANDSCAPED AREA REQUIREMENTS

- a. Unless modified by the Commission, any lot developed for business or industrial use shall provide a minimum 15-foot landscaped area between the street line and the paved area.
- b. Wherever possible, landscaped areas bounding property lines or sidewalks along a street shall be mounded and planted to afford reasonable screening from the adjacent property or public street.

3. PARKING AREA LANDSCAPING REQUIREMENTS

- a. Any parking area accommodating 10 or more cars shall provide internal landscaped areas shall be equal to at least 10 percent of the gross parking lot area.
- b. Such internal landscaped areas shall be provided with not less than one tree for each 10 cars in the parking area, suitably located in landscaped islands within the parking area so as to enhance the appearance of the lot.
- c. Any planting islands used to satisfy this requirement shall have an area of not less than 160 feet and shall be protected by curbing.
- d. Wherever possible, major existing trees over 12 inches in diameter shall be saved by appropriate welling or mounding and incorporated into parking lot islands.

4. LANDSCAPING REQUIREMENTS

Any landscaping material required to be installed by the Commission shall be maintained by the property owner. Prior to the granting of a Certificate of Occupancy, the property owner shall provide:

- a bond guaranteeing the replacement of any trees or shrubs that die within one year, or
- evidence of a guarantee from the landscaping contractor or supplier that any trees or shrubs that die within one year will be replaced.

5. LANDSCAPED BUFFER REQUIREMENTS

For the purposes of this section, a landscaped buffer shall consist of an area containing no fewer than two rows of suitable evergreen trees of at least 6 - 8 feet in height, planted 15 feet apart, staggered in adjoining rows to provide a visual barrier or other landscaping treatment deemed acceptable by the Commission.

- a. Business zones shall be separated from adjoining residential zones by a landscaped buffer not less than 20 feet wide.
- b. All lots in Industrial Zones shall be screened by a landscaped buffer not less than 50 feet wide where adjoining any residential zone and 35 feet wide where adjoining any business zone.
- c. Where appropriate, in the judgment of the Commission, walls, fencing, or existing vegetation may be used as part of the required buffer.
- d. Front yard landscaped buffers may be required by the Commission where necessary to preserve and protect residential character.
- e. Earth berms shall be made an integral part of any such area where they will complement design, increase aesthetics and/or reduce noise levels.

B. PARKING & LOADING REGULATIONS

1. PURPOSE

These parking regulations are adopted for the purpose of providing sufficient parking facilities off the street and on the same lot as the building they serve for all existing and proposed uses.

2. NUMBER OF PARKING SPACES

- a. Unless waived or modified by the Commission, parking spaces shall be provided on the same lot in sufficient number to accommodate the motor vehicles of all occupants, employees, suppliers, customers and persons normally visiting the premises at any one time or as specified in the table in this Section.
- b. In the CB zone, the Commission may consider the availability or provision of on-street parking spaces, off-street parking spaces, and parking spaces provided on nearby sites in determining compliance with the parking requirements.
- c. The Commission shall determine the required number of parking spaces for all uses not included in the table, based on those criteria.
- d. Where two or more different principal or accessory uses are located on the same premises the parking requirements for the different uses shall be computed separately and cumulatively.
- e. When computation of required parking spaces results in a fraction of a car space the required number of spaces shall be increased to the next whole number of spaces.
- f. No area shall be credited as a parking space that is in any part credited or used as a loading space or travel way.
- g. No required parking space shall be used for the sale, storage, or display of goods.

MINIMUM PARKING REQUIREMENTS

RESIDENTIAL

One And Two Family Dwellings	2 spaces per dwelling unit
Multi-Family Dwellings	2.5 spaces per dwelling unit
Housing For Elderly	0.75 spaces per unit
Bed & Breakfast And Boarding Houses	1 space per room offered for separate occupancy, plus 2 spaces for the resident family
Home Occupation / Professional Office:	As determined by the Commission as part of the Special Permit.

HOSPITALITY / LODGING

Restaurants	1 space per 75 square feet of customer space or 1 space per 3 customer seats, whichever is greater
Restaurants, Drive-through	As determined by the Commission as part of the Special Permit.
Hotels	1 space per room, plus 1 per 2 employees on the largest shift, plus 1 per 50 square feet of conference area
Night Clubs, Taverns, Cocktail Lounges Or Other Drinking Places	1 space per 35 square feet of gross floor area, excluding basement area

Section VII – SITE DEVELOPMENT REGULATIONS

RETAIL / SERVICE

Retail Stores And Service Establishments	1 space per 200 square feet of gross floor area
Gasoline Filling Stations	5 spaces
Motor Vehicle Repair And Service	3 spaces per bay plus 1 space per employee
Car-Washing Establishments	1 car space per employee, plus stacking space of 10 cars per bay
Bowling Alleys	1 car space per employee, plus 5 spaces per bowling lane

OFFICE

Business Offices And Financial Institutions	1 space for each 200 square feet of gross floor area
Medical And Dental Offices	1 space for each 150 square feet of gross floor area

INDUSTRIAL USES

Industrial Operations	The greater of 1 parking space per employee on the largest shift, 1 space per 1,000 square feet of gross floor area, or other standard as determined by the Commission.
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PUBLIC ASSEMBLY

Churches, Theaters, Auditoriums, And Places Of Assembly And Recreation	1 space per 3 seats, or 1 parking space for each 50 square feet of gross floor area available to patrons where capacity is not determined by the number of seats
Funeral Establishments	1 space for each 25 square feet of public floor area

INSTITUTIONAL

Convalescent Or Nursing Homes:	1 space per staff member on the largest shift plus 1 space per 4 patient beds
Hospitals	1 space per bed plus 1 space per employee and physician on the largest shift
Philanthropic Or Non-Profit Institutions	1 space for each 200 square feet of office space

OTHER USES

Roadside Stands	1 space per 200 square feet of gross floor area
Other Uses	The number of parking spaces as specified by the Commission in order to maintain the purpose and intent of this Section.

3. DIMENSIONS OF SPACES

- a. A parking space shall be of such shape as to contain a rectangle 9 feet by 18 feet and have sufficient vertical clearance, access and slope.
- b. Such rectangle may be reduced to 8.5 feet by 18 feet if the space is located within a building.
- c. Such rectangle may be reduced to 9 feet by 16 feet if it is located adjacent to a landscaped area or any existing or proposed sidewalk that is at least 8 feet in width.

4. REDUCTION OF PARKING FACILITIES

- a. Temporary Change In Use Reduction - The Commission may waive the requirement for the installation of additional spaces when a change in the use of the premises results in a parking deficit of less than 15 percent of the number of required spaces.
- b. Temporary Installation Reduction - The Commission may waive the immediate installation of up to 25% of the required parking spaces where sufficient evidence has been presented, in the judgment of the Commission, to show that the reduced parking facilities will adequately serve the proposed use. Before approval of a waiver by the Commission, the applicant shall show upon the Site Development Plan the complete layout for the full parking requirements. The owner shall file that plan in the Office of the Town Clerk, stipulating that the owner, or the successor and assigns of the owner, will install as many of the waived parking spaces as the Commission deems necessary within 6 months of the Commission's request, when, in the opinion of the Commission, such installation is needed.
- c. Permanent Shared Use Reduction - The Commission may, by Special Permit, allow a reduction of up to 25% of the required parking spaces due to shared use of parking facilities when the parking needs of the joint users occur at different hours of the day.
- d. Permanent Compact Space Reduction - In parking lots in excess of 50 spaces in the Industrial Zones, the Commission may allow the installation of compact spaces, not to exceed 25% of the total number of spaces installed, at 8 feet by 16 feet. These spaces shall be clearly designated as compact car parking. This reduction may only be considered for single-tenant buildings where there is reasonable assurance of private control.

5. SURFACE TREATMENT

Except for single-family residential uses, all parking spaces, loading facilities, and access roadways shall have:

- a. at least six inches of process stone and 2.5 inches of bituminous concrete as surface treatment unless waived by the Commission for other surface treatment which, in the opinion of the Commission, will provide an adequate all-weather surface.
- b. a slope of not less than one percent nor greater than four percent,
- c. adequate drainage and stormwater control, and
- d. storm water detention areas integrated within the overall design of the parking lot.

6. HANDICAPPED SPACES

- a. Parking spaces designed for handicapped persons shall be provided in all parking lots in excess of 10 cars.
- b. Spaces shall be clearly delineated at 15 feet by 18 feet and shall be posted for use by handicapped persons only.
- c. Spaces shall be provided in not less than the number required by the General Statutes of the State of Connecticut.
- d. Such facilities shall not be located so that physically handicapped persons are compelled to wheel or walk behind parked cars to reach entrances, ramps, walkways and elevators.

7. INTERNAL CIRCULATION

All off-street parking and loading spaces shall be designed and constructed in accordance with the following standards:

- a. Driveways to parking and loading spaces shall not exceed a grade of 6%.
- b. No building shall be erected without access to the rear of the building for fire protection, servicing, loading and unloading, and the necessary drives serving these areas.
- c. All parking areas shall be provided with travel aisles for safe and convenient circulation of vehicles and pedestrians.
- d. Each parking space shall be provided with adequate area for approach, turning and exit without need to use any part of a public street right-of-way.

8. LOADING SPACES

- a. Unless waived or modified by the Commission, every non-residential use with an aggregate floor area of 1,000 square feet or more shall provide an appropriate number of off-street truck loading spaces as determined by the Commission.
- b. Each truck loading space shall be at least 12 feet wide by 55 feet long and 15 feet high and shall be located and designed to accommodate a truck having an overall length of 55 feet.
- c. Each loading space shall be provided with adequate area for approach, turning and exit of the vehicle for which it was designed.
- d. No loading space or access thereto shall be:
 - located closer than 50 feet to any lot in any Residence Zone unless wholly within a completely enclosed building or unless enclosed on all sides by a wall or opaque fence not less than 6 feet in height.
 - located in a required front or side yard, nor located less than 20 feet from any property line.
 - designed or arranged in a manner that vehicles must use any part of a public street right-of-way to maneuver into or out of such space.
- e. No area shall be credited as a loading space that is in any part credited or used as a parking space or travel way.
- f. No required loading space shall be used for the sale, storage, or display of goods.

9. OPERATION AND MAINTENANCE

Parking or loading facilities shall remain in existence so long as the use which they serve exists and shall at all times be exclusively reserved for, and available to, the persons occupying or visiting the land or improvement, the use of which such facilities are provided to serve.

C. SIGNS

1. PURPOSE

The general purposes of the Sign Regulations is to set forth standards to control the location, size, number, lighting, and character of signs located in all zones in order to further the purposes of the Zoning Regulations, and to avoid conditions of clutter and unsightliness.

The specific purposes of the Sign Regulations are to:

- preserve the public health and public safety by controlling a sign's size, location and character so it will not confuse, distract, mislead or obstruct the vision necessary for traffic safety; and
- preserve the general welfare by controlling the aesthetics and attractiveness of signs in order to:
 - protect the residential, business, industrial and historic character of each zone;
 - mitigate any negative impacts on adjoining properties;
 - assist in achieving a more desirable environment in order to maintain property values and to encourage economic growth; and to avoid negatively altering the essential characteristics of the area.

2. GENERAL REGULATIONS

No sign shall be established, constructed, reconstructed, enlarged, extended, moved or structurally altered except in conformity with these Regulations and until a sign permit, if required by this Section, has been issued. Any sign not expressly permitted is prohibited.

3. MEASUREMENT OF SIGN AREA

- a. The sign area shall be the smallest area that encompasses all letters, designs, symbols, and logos including the advertising surface. The sign area shall include any background material if such material is designed to be an integral part of the sign because of its texture, color or building material.
- b. Supports that affix a sign to the ground or a building shall not be included in the area of the sign unless such supports are obviously designed to be part of the sign. When attached to a wall, the area of the sign shall not include the wall itself unless the background is different from the balance of the wall and is designed as an integral part of or is obviously related to the sign.
- c. Any sign may be double-faced provided that both sides are equal in area; only one face shall be counted in determining conformity to sign area limitations.

4. SIGN CONTENT

- a. Signs shall pertain only to goods sold or manufactured, services rendered and establishments, persons, organizations or facilities on the lot where the sign is located.
- b. Signs may only designate two of the following items: one name, address, logo, type of business, or principal product. Where the logo appears along with other information, the logo shall be limited to no more than 25% of the sign area.
- c. The Commission may modify the number of items on a sign and the percent of the sign occupied by a logo by Special Permit in accordance with the criteria established in this Section.

5. SIGN LOCATION

- a. No sign shall be located within or hang over the right-of-way of any street, nor shall any sign project or hang over any driveway, walkway, roadway or accessway. No sign shall be located or maintained so as to be a hazard to traffic or pedestrians, to obstruct any door, window, ventilation system, fire escape or exit or to cause any other hazard to public health or safety.
- b. Signs attached to buildings shall be parallel thereto and project no more than 12 inches from the face of the building.
- c. Roof signs are prohibited, except that the Commission may approve a sign or signs mounted flush with the vertical or near-vertical portion of mansard roofs.
- d. Any wall or mansard roof sign shall not extend higher than the top of the exterior wall surface or mansard roof surface of any structure to which it is affixed.
- e. Detached signs shall be located at least 20 ft. from any property line, except that signs may, with approval of the Commission, be located a lesser distance in the Central Business or Industrial Zones. For rear lots, the sign shall be located within the right of way giving access to the rear lot.
- f. Uses in the Central Business or Industrial Zones that abut and derive access from more than one street shall be deemed to have more than one front and may display sign areas on each front.
- g. A sign permitted in any Business or Industrial Zone that is prohibited in any Residential Zone shall be displayed only on a side of a structure or property facing upon a street which may legally provide access to the property.

6. SIGN HEIGHT, CONSTRUCTION, & ILLUMINATION

- a. All signs shall be constructed of sound materials, firmly supported and maintained in good condition and repair.
- b. Detached signs, including supports shall not exceed a height of five feet in a Residential zone, or 15 feet in a Business or Industrial zone, above the surface of the ground where located. The surface of the ground where such sign is located or supported shall not exceed 5 feet above the average elevation of the land within 50 feet.
- c. No flashing, intermittent, intensity variations of light, or exposed neon lights are permitted, except for signs indicating time, date and/or temperature provided that the longest dimension of such a sign does not exceed 5 feet.
- d. Signs may be externally illuminated provided that the source of light is shielded from the road and adjacent properties.
- e. Internally illuminated signs shall consist of a dark background with light lettering, unless waived by the Commission. No internally illuminated signs are permitted in the NB Zone.
- f. Colored lights shall not be used where they conflict with traffic safety.
- g. Sign Motion - No sign or any part thereof shall be moving whether by mechanical or other means, except a traditional barber shop pole provided the longest dimension of such pole does not exceed 3 feet.

7. TEMPORARY SIGNS

Temporary detached signs may be displayed in accordance with the criteria specified below:

Type	Description	Require Permit?	Max. No. Allowed	Max. Area Per Sign
Real Estate	<ul style="list-style-type: none"> A sign pertaining to the sale, lease or rental of property on which it is located. 	No	1	4 SF.
Construction	<ul style="list-style-type: none"> Signs pertaining to and during the construction, repair or improvement of residential buildings or property on which they are located. Signs pertaining to and during the construction, repair or improvement of business buildings or property on which they are located. 	No	1 OR 4	4 SF 32 SF OR 4 SF per contractor
Development	<ul style="list-style-type: none"> Sign(s) identifying an approved subdivision or other development with lots and/or homes for sale for up to 12 months, unless extended. 	Staff	1/10 lots 2 max.	32 Sq. Ft.
Civic Organizations	<ul style="list-style-type: none"> Signs of civic and non-profit organizations for not more than 90 days within any 12-month period. Banner signs placed across a highway, at least 18 feet above the pavement, for a period up to 18 days for special events conducted by civic or non-profit organizations. 	Staff	n/a 2	32 Sq. Ft. 45 Sq. Ft.
Business Promotions	<ul style="list-style-type: none"> One non- illuminated wall sign for sales or special events One “sandwich-board” sign per lot in business zones for up to 4 weeks when located near the main sign One sign per lot in business zones not more than twice in the same calendar year, for up to 2 weeks each time. 	Staff	1	12 SF
New Business Identification	<ul style="list-style-type: none"> One non- illuminated sign for any business that moves into a new location in a commercial zone for up to 30 consecutive days. 	Staff	1	12 SF
Political Signs	<ul style="list-style-type: none"> Non-illuminated signs identifying persons running for political office or issues subject to local referendum for up to 8 weeks before the primary election, the regular election, town meeting, or the referendum. 	No	2	16 SF

8. PERMANENT SIGNS PERMITTED IN ANY ZONE

Permanent signs may be displayed in any zone in accordance with the criteria specified below:

Type	Description	Require Permit?	Max. No. Allowed	Max. Area Per Sign
Bulletin Boards	<ul style="list-style-type: none"> Bulletin boards on the premises of churches or other religious institutions and municipal buildings. 	Staff	1	12 Sq. Ft.
Civic Organizations	<ul style="list-style-type: none"> Emblems, badges, and insignias to identify governmental, charitable, philanthropic, civic, religious, or similar organizations located on numbered highways. 	Staff	n/a	2 Sq. Ft.
Agricultural	<ul style="list-style-type: none"> A sign to identify the location of a farm 	PZC	4	12 Sq. Ft.
	<ul style="list-style-type: none"> Directional signage for an agricultural trade or business approved by the State Department of Agriculture for the Agricultural Directional Signage Program (ADSP), 	PZC	4	4 Sq. Ft.
Governmental Organizations	<ul style="list-style-type: none"> One detached permanent sign for identification of public and government facilities 	PZC Spec. Permit		12 Sq. Ft.
Pre-Existing Use	<ul style="list-style-type: none"> Signs in connection with the advertising of a legally existing non-conforming use. 	PZC Spec. Permit	1	12 Sq. Ft.
Development	<ul style="list-style-type: none"> One-sided masonry, stone, or other low maintenance sign(s) not exceeding five feet in height identifying a subdivision or other development containing multiple buildings provided that permanent arrangements for sign maintenance are recorded on the Land Records. 	PZC Spec. Permit	1 per entrance	12 Sq. Ft.

9. SIGNS PERMITTED IN A RESIDENTIAL ZONE

Signs may be displayed in residential zones in accordance with the criteria specified below:

Type	Description	Require Permit?	Max. No. Allowed	Max. Area Per Sign
Identification	<ul style="list-style-type: none"> A sign giving the name and address of the property and/or the occupant. 	No	1	1 SF
Special Permit Uses	<ul style="list-style-type: none"> A sign used in connection with a Special Permit authorized by the Commission, excluding Customary Home Occupations and Professional Offices 	PZC Spec. Permit	1	32 Sq. Ft.

10. SIGNS IN BUSINESS AND INDUSTRIAL ZONES

Where more than one occupant exists in a building or on a site, all signs shall be of compatible shape, lettering, materials and placement on the building. Signs may be displayed in business and industrial zones in accordance with the criteria specified below:

Wall Signs:

Type	Description	Require Permit?	Max. No. Allowed	Max. Area Per Sign
NB Zone	<ul style="list-style-type: none"> Attached wall sign for each business unit in relation to the lineal foot of building frontage occupied by each unit No sign shall exceed 100 SF in area 	Staff	1	1 SF/LF
Other Zones	<ul style="list-style-type: none"> Attached wall sign for each business unit in relation to the lineal foot of building frontage occupied by each unit No sign shall exceed 200 SF in area 	Staff	1	2 SF/LF

Detached Signs:

Type	Description	Require Permit?	Max. No. Allowed	Max. Area Per Sign
Gas Price	<ul style="list-style-type: none"> A sign mounted on pump island or main identification sign indicating the price of gasoline being sold on the premises for a period not to exceed 2 years letters/numbers shall not exceed 15 inches in height, sign height shall not exceed 8 feet. 	PZC Spec. Permit	1/Lot	12 SF
Detached Sign	<ul style="list-style-type: none"> Identifying a commercial or industrial building, complex or park and/or the individual tenants thereof No sign shall exceed 15 feet in height above the ground No detached signs are allowed in the NB Zone 	PZC Spec. Permit	1/Lot	12 SF
Low Profile Detached Sign	<ul style="list-style-type: none"> Identifying a commercial or industrial building, complex or park and/or the individual tenants thereof No sign shall exceed 5 feet in height above the ground No low-profile detached signs are allowed in the NB Zone The Commission may allow two low-profile detached signs as a Special Permit where it finds that: <ul style="list-style-type: none"> both signs are one-sided and identical in size, content, and design; only one sign will be visible from any traveling direction on the adjacent street; the proposed design and its incorporation into the landscape is more attractive on the particular site. 	PZC Spec. Permit	1/Lot	24 SF

11. SPECIAL PERMIT CRITERIA SIGNS

Before granting Special Permit approval for a sign the Commission must find that:

- a. The location, size and other aspects of the proposed sign will be in harmony with the orderly development of the area and will not alter the essential characteristics of the area,
- b. The landscaping, lighting, materials and design elements of the proposed sign are attractive and suitable in relation to site characteristics, the architecture of the building and the style of other buildings in the immediate area, and
- c. One or more special circumstances or conditions, which are unique to the premises and not shared by other premises in the neighborhood, diminish recognition of the business conducted therein; limit easy identification of a commercial complex; or create a potential traffic hazard. Such special circumstances or conditions shall include, but not be limited to the location of the building on the lot; location of buildings on adjacent lots; topography; or the configuration of the lot.

12. SIGN REVIEW PROCEDURES

- a. All permanent signs shall obtain a sign permit from the Building Department before the sign is erected. Application shall include a plan of the sign and its location on the site or building, the height, width, and lighting of the sign, the area of each sign face and the total area, and gross area of signs on the parcel..
- b. Prior to obtaining a building permit for a sign, all new or replacement signs larger than 75 square feet shall be approved by the Commission.
- c. As part of the review for Site Plan applications or modifications to Site Plan applications, the Commission shall review and approve a sign concept. A sign concept review shall include information on the size, shape, materials, lighting and location of signs. The purpose of this review is to ensure compliance to these regulations and compatibility to the building and surrounding properties. No permits shall be issued for signs that conflict with the approved sign concept.

13. NON-CONFORMING SIGNS

- a. The replacement of a non-conforming sign shall be in accordance with these Regulations.
- b. Repairs or alterations to non-conforming signs are permitted with a permit from the Zoning Enforcement Officer provided that the cost of such repairs or alterations does not exceed 25% of the replacement cost, and provided that the nonconformity is not increased or enlarged.

D. EROSION AND SEDIMENT CONTROL

1. APPLICABILITY

- a. Each application submitted under these regulations shall include measures to minimize soil erosion and sedimentation resulting from land development.
- b. The performance standards herein specified shall be of continuing application to properties constructed hereunder.

2. STANDARDS

Measures for controlling erosion and sediment shall equal or exceed those contained in "Connecticut Guidelines for Soil Erosion and Sediment Control," January, 1985, as amended.

3. REQUIREMENTS

- a. If the cumulative disturbed area shall exceed more than one-half acre, erosion and sediment control plans shall be submitted, certified, and site inspected in accordance with the requirements of the Town Engineer.
- b. In addition thereto, the Zoning Enforcement Officer or his designee may direct that sites take special measures to control dust in accordance with "Connecticut Guidelines for Soil Erosion and Sediment Control," January, 1985, as amended.

4. INSPECTION & ENFORCEMENT

The Town Engineer, Zoning Enforcement Officer, or a designee is authorized to make inspections and take measurements to determine compliance herewith.

E. OUTDOOR ILLUMINATION

1. PURPOSE

This section is intended to control the number, size, location, and intensity of outdoor illumination in order to protect the public health, safety and general welfare.

2. STANDARDS

All illumination on all sites shall be designed and constructed in accordance with the following standards:

- a. Any outdoor lighting shall be directed to avoid glare outside the property line or boundary.
- b. Any lighting used to illuminate any required off-street parking or loading area shall be so arranged that the illuminated areas shall be confined to the property where it originates.
- c. Any lighting used to illuminate any building shall be so arranged that the illuminated areas shall be confined to the property where it originates.
- d. The maximum height of such lighting shall be 14 feet in Residential Zones and 25 feet in all other districts.
- e. Light standards shall be located so as not to interfere or conflict with traffic movement or parking and shall be shown on the Site Plan.
- f. Flood lighting shall be avoided except for loading areas.

F. REFUSE STORAGE

1. PURPOSE

This section is intended to control the number, size, location, and screening of refuse storage areas in order to protect the public health, safety and general welfare.

2. REQUIREMENTS

- a. Facilities for the storage of refuse and garbage shall be located in such a manner as to make the facilities inconspicuous to residents and the general public.
- b. Refuse storage areas shall be enclosed and screened from view with fencing, wall or hedge/shrubs unless waived by the Commission.
- c. Refuse storage areas shall be easily accessible for service vehicles and building occupants and shall not interfere with required parking spaces or travel lanes.
- d. Refuse storage areas shall have a concrete pad unless waived by the Commission.
- e. No other outside sheds or storage bins for refuse will be allowed unless specifically approved by the Commission.

G. ACCESS MANAGEMENT

1. PURPOSE

This section is intended to control the number, size, and location of driveways and access points for business uses, especially those that front on heavily trafficked roads and state highways, in order to promote overall traffic control and promote public safety and welfare.

2. CONSIDERATIONS

- a. The Commission shall review parking layout and configuration, traffic circulation within the site, the number and location of access points to and from the site, the nature and type of traffic circulation on adjacent roadways, and the type and condition of adjacent roadways to ensure that public safety and welfare is promoted with the greatest efficiency.
- b. The applicant shall submit plans to the State Highway Department for approval of necessary curb cuts or driveway openings on State highways prior to approval of site plans by the Commission.

3. REQUIREMENTS

- a. Where a parcel has adequate frontage, the centerlines of access drives to streets shall be no closer than 250 feet apart. In all other cases, they shall be not less than 150 feet apart.
- b. Where street geometry, traffic volumes or traffic patterns warrant, the Commission may:
 - limit the number of driveways that serve a specific site,
 - designate the location of any driveway
 - require the use or provision of a shared driveway with associated easements, and
 - limit access to a major street and require access from a minor street.

- c. As part of application approval, the Commission may require an applicant or owner to:
- establish mutual driveway or other easements to provide a single point of access for two or more abutting properties in a location acceptable to the Commission and the Traffic Authority,
 - file such easements on the land records in favor of the abutting property owners and/or the Town of Burlington as shall be acceptable to the Commission and the Town Attorney, and/or
 - utilize a mutual driveway or other easement that exists on abutting property in lieu of having a separate curb cut onto a road or street.
- d. Any easements filed shall be unused by the owner or owners of abutting property, and shall not be deeded by the Town to the owner or owners of abutting property, until an abutting owner shall have paid:
- the then-owner of the burdened premises the sum which the Town reasonably determines to be the fair share of the abutting owner with regard to the fair market value of the easement at the time of its use or transfer,
 - the Town of Burlington for the costs of any appraisal secured to determine fair market value if the owners are unable to agree on compensation, and
 - the Town of Burlington for such other transactional costs as may be incurred by the Town in effecting any transfer.

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VIII. SPECIAL PERMITS

A. GENERAL CONSIDERATIONS

All Special Permit uses are declared to possess such special characteristics that each shall be considered as an individual case. In authorizing any such use, the Commission:

- shall take into consideration the public health, safety and general welfare,
- shall determine that the standards outlined in Section VIII.B. are met, and
- may impose reasonable conditions and safeguards to any approval granted.

B. SPECIAL PERMIT FINDINGS

1. ACCORDANCE WITH THE PLAN OF CONSERVATION & DEVELOPMENT

That the proposed use is in general accordance with relevant provisions of the Plan of Conservation & Development.

2. HARMONY WITH THE AREA

- a. That the proposed use shall be of such location, size and character that, in general, it will be in harmony with the appropriate and orderly development of the area in which it is proposed and will not be detrimental to the orderly development of adjacent properties.
- b. That the kind, size, location and height of the structure and the nature and extent of the landscaping on the lot will not hinder or discourage the appropriate use of adjoining property or diminish the value thereof.
- c. That the proposed use will not alter the essential characteristics of the area or adversely affect property value in the neighborhood.

3. ADEQUATE ACCESS

- a. That streets providing access to the proposed use are adequate in width, grade, alignment and visibility, and have adequate capacity for the additional traffic generated by the proposed use, and that the proposed use will not impede the implementation of the Town Traffic Circulation Plan.
- b. That the parking and loading facilities are adequate and properly located, and the entrance and exist driveways are laid out to achieve maximum safety.
- c. That the proposed use shall have easy accessibility for fire apparatus and police protection.

4. ADEQUATE INFRASTRUCTURE

That the water supply, the sewage disposal and the storm water drainage systems shall conform with accepted engineering criteria and comply with all standards of the appropriate regulatory authority.

5. NATURAL RESOURCE CONSERVATION

That the proposed plans have provided for the conservation of natural features, drainage basins and the protection of the environment of the area.

6. COMPATIBLE DESIGN

That the design elements of the proposed development are:

- attractive,
- suitable in relation to the site characteristics and style of other buildings in the immediate area, and
- appropriate with the overall character of the community as outlined in the Plan of Conservation & Development.

7. PUBLIC HEALTH, SAFETY, & WELFARE

That the proposed use will not have a detrimental effect upon the public health, safety, welfare, convenience and property values.

8. RESIDENTIAL IMPACT

That, in the case of any use located in or directly adjacent to a Residential Zone, the proposed use or the proposed activities will not hinder or discourage the appropriate use or development of adjacent land and buildings in the Residential Zone or impair the value thereof after considering:

- the location and size of the proposed use,
- the nature and intensity of operations involved in or conducted in connection with the proposed use, or
- the site layout and the relation to access streets of the proposed use.

IX. SPECIAL REGULATIONS

A. MOVING AND PROCESSING OF EARTH PRODUCTS

1. PURPOSE

It is the purpose of this Section to regulate the excavation, removal, filling, grading, and processing of earth, sand, stone, gravel, loam, fill, clay, and other earth products in order to:

- a. eliminate conditions that are detrimental to the public safety, health, and general welfare,
- b. conserve and preserve natural resources, and
- c. ensure that the land itself will be compatible for further useful purposes.

2. REQUIREMENT FOR PERMIT

Any proposed excavation, removal, filling, grading, or processing of earth, sand, stone, gravel, loam, fill, clay, and other earth products shall be required to obtain a Special Permit from the Planning & Zoning Commission except in direct connection with and in accordance with:

- a. construction plans or grading plans approved by the Commission or with a valid building or health permit provided that the activity does not result in more than 1,000 cubic yards removed off site.
- b. street, utility, or parking lot improvements with appropriate authorization.
- c. a bona fide agriculture, nursery or bedding plant operation.
- d. a quantity of no more than one hundred (100) cubic yards of earthen material on any lot.
- e. operation or maintenance of public improvements or facilities by the Town of Burlington.

3. COMPLIANCE WITH PERMIT

If any operation involving excavation, removal, filling, grading or processing of earth products shall not conform to the standards and conditions outlined in this Section or as applied by the Commission, the Commission may deny or rescind the Special Permit.

4. APPLICATION REQUIREMENTS

Applications for a Special Permit shall indicate:

- a. the purpose of the earth removal operation,
- b. the period of operation,
- c. the proposed dates of completion of major milestones (removal, rough grading, finish grading, stabilization, restoration),
- d. the amount of material to be removed by a registered professional engineer of,
- e. how the bonding requirements will be met and maintained through a letter from a bonding company or other appropriate entity,
- f. how the insurance requirements will be met and maintained by a letter from an insurance agent or company.

5. GRANTING OF PERMIT

Any approval granted under this section:

- a. shall be valid for a period:
 - i. established by the Planning & Zoning Commission,
 - ii. not to exceed two years from the date of approval,
- b. may be renewed by the Commission prior to the expiration date for up to one year following submission from a Registered Professional Engineer of updated maps showing existing conditions and a written report regarding compliance with approved plans,
- c. shall automatically terminate should the liability insurance policy lapse, and
- d. shall not be granted if the applicant has previously demonstrated an inability to maintain and restore the site in accordance with the requirements of the Commission.

6. PROVISION OF INSURANCE & BONDS

- a. Before any excavation occurs, the applicant shall provide a letter to the Town providing permission to enter and inspect the property at any time.
- b. Before any excavation occurs, the applicant shall provide a certificate of insurance to the Town evidencing a liability insurance policy covering all operations to be conducted pursuant to the permit for the proposed site naming the Town of Burlington as an additional insured and subject to notice should the policy lapse, with a limit of not less than One Million (\$1,000,000) Dollars as to personal injury, including death, and One Million (\$1,000,000) Dollars as to property damage.
- c. Before any excavation occurs, the following bonds in amounts satisfactory to the Town Engineer and forms satisfactory to the Town Attorney shall be provided to the Town:
 - i. a cash bond or passbook savings account to guarantee erosion and sediment control during the operation and until released by the Commission, and
 - ii. a cash bond, passbook savings account, performance bond, or letter of credit to guarantee the restoration of the site until released by the Commission.
- b. Such bonds shall guarantee the completion of the project in accordance with the approved plans and timetable, including stabilization and restoration of the site.
- c. Such bond shall be released once the earth removal has been completed, the site has been stabilized in accordance with the approved plans, and mylar as-built plans have been provided to and approved by the Commission.

7. HOURS OF OPERATION

Unless otherwise specified by the Commission for exceptional cause, operating hours (truck loading, processing, and similar activities) shall be limited to the hours of 8 AM to 5 PM Monday through Friday. Equipment may be lubricated and warmed up prior to 8 AM.

8. MINIMUM STANDARDS AND CONDITIONS

- a. All operations shall be carried out in accordance with the maps and plans as approved by the Commission, unless waived by the Commission. No material shall be stockpiled, equipment operated, or structures located beyond the limits of the specific area approved by the Commission. The applicant shall provide for reasonable means of screening operations from the view of highway traffic and neighboring property owners.
- b. All measures for erosion and sedimentation control, surface restoration and construction procedures shall equal or exceed those contained in "Connecticut Guidelines for Soil Erosion and Sediment Control" January 1985, as amended.
- c. At no time shall more than five (5) acres be opened within the lot.
- d. All excavation, removal, filling or grading shall be located at least fifty (50) feet from any property line, public street, road or highway right-of-way. There shall be no stockpiling or materials within one hundred (100) feet of any property line, public street, road, highway or right-of-way.

9. OPERATIONS & RESTORATION

- a. Operations shall not result in excessively steep slopes, pits or depressions, soil erosion, sedimentation, improper drainage, dust, wind erosion, or other conditions which would impair the reasonable reuse and development of the lot or which would impair or damage the use of adjacent or neighboring lots or streets or would cause health or sanitary hazards.
- b. Temporary slopes shall not exceed 1 vertical to 1 horizontal at the end of any workday.
- c. Finished slopes shall not exceed a 1 vertical to 3 horizontal slope.
- d. The required slope may be increased or decreased by the Commission where appropriate for soil stability, safety, and reasonable reuse and development of the lot.
- e. Upon completion of operations or any substantial portion thereof:
 - i. all debris, overburden and loose boulders shall be buried or removed from the lot,
 - ii. all disturbed areas shall be graded to conform with the approved finished grades on the Grading Plan,
 - iii. all areas shall be covered with topsoil or loam to a depth of not less than 4 inches,
 - iv. all areas shall be seeded with a perennial rye grass or similar cover crop,
 - v. ground cover shall be maintained until the surface is completely stabilized with a dense perennial growth and there exists no danger from erosion, and
 - vi. any additional planting measures, required at the discretion of the Commission, have been installed and maintained.

10. BUILDINGS, STRUCTURES & IMPROVEMENTS

- a. During the operation, all accesses to the operation shall be barred by a structural gate.
- b. No buildings or structures related to the earth products operation shall be erected on the premises except as shown on the approved plan.
- c. Any such buildings and structures shall be located a minimum distance of one hundred (100) feet from any property line, public street, road, highway or right-of-way.
- d. Any such structure shall be removed from the premises not later than sixty (60) days after termination of the operation or expiration of the special permit, whichever is sooner.
- e. The removal of any such building or structure or other improvement shall be guaranteed by the provision of an adequate bond.

11. TEMPORARY ON-SITE PROCESSING

- a. No screening, sifting, washing, crushing or other forms of processing shall be conducted on any premises, except as specifically authorized by the Commission and subject to such conditions and restrictions as are consistent with the standards and conditions of these Regulations.
- b. The Commission may, at its discretion, limit the hours of operation and the duration of the operation of any processing activities.
- c. Unless modified by the Commission, all processing equipment and machinery shall be located a minimum distance of four hundred (400) feet from any property line or public street, road, highway or right-of-way.
- d. No fixed processing machinery or equipment shall be permitted, erected or maintained on the premises.
- e.
 - 1. Any temporary processing equipment shall be "transportable," with "self-contained power," meaning, it shall be on wheels and able to operate on its own self-contained power, requiring no concrete or steel foundations or permanent structures of any kind for support.
 - 2. The initial location on site of any temporary processing equipment shall be shown and labeled on the construction plans submitted to the Commission.
- f. If a stone crusher is desired, only a jaw-type no longer than 12 x 36 inches is permitted; no gyrators, roll or impact crushers of any size are permitted.
- g. No other machinery not required for the operation shall be on site unless specifically approved by the Commission.
- h. All machinery and equipment shall be maintained in good repair and operated or stored in such a manner as to minimize noise, vibrations, smoke, dust, unsightly conditions and any other nuisance.
- i. Such machinery and equipment shall be dismantled and removed from the premises by the owner not later than sixty (60) days after the termination of the processing operations or expiration of the special permit, whichever is sooner.
- j. The applicant shall provide a fence or embankment or other screening methods, where necessary, for the reasonable means of screening said proposed processing operations from the view of the highway and neighboring property owners.

12. ENFORCEMENT

If an inspection finds that any aspect of the approved plan has not been adhered to, the following procedures shall be used:

- a. the Commission or its designee shall notify the applicant by certified mail of such permit violation and the applicant shall promptly remedy such conditions.
- b. If the applicant fails to take affirmative steps to address or remedy the violation within 10 days of such notice, the Commission or its designee shall, by certified mail, send a Notice to Comply apprising the applicant and the company issuing any bond that failure to immediately address the violation and bring the site into compliance will result in action by the Commission to void the Special Permit and cause the posted bond to be called.
- c. If within ten days following receipt of an Order To Comply, the applicant still refuses or fails to comply, the Commission shall schedule a Show Cause Hearing and provide notice to the applicant,
- d. at the Show Cause Hearing, upon receiving testimony, the Commission may declare the Special Permit to be null and void and may thereupon declare the bond to be in default,
- e. the Commission may then take whatever steps are necessary to call such bond and to undertake such improvements necessary to bring the site into conformance with these Regulations.

B. HOME OCCUPATIONS IN RESIDENTIAL ZONES

1. PURPOSE

These regulations are intended to permit professional offices and customary home occupations as a Special Permit in residential zones, when appropriate.

2. PLAN REQUIREMENTS

Applications for a professional office or a customary home occupation are specifically exempted from the site plan requirement of Section X provided that the application is accompanied by the following information:

- a. an "as built" survey of the property,
- b. a statement of the total square footage of the dwelling excluding unimproved attic, garage and unfinished basement areas,
- c. a statement of the square footage of the dwelling devoted to living area, and
- d. a statement of the square footage of the dwelling devoted to existing non-residential uses, including professional offices, customary home occupations, etc.

3. USE REQUIREMENTS

- a. Such uses may be approved by the Commission and be operated by the applicant provided that the use shall:
 - i. be limited to one per dwelling, inclusive of existing non-residential uses,
 - ii. be limited to an area not to exceed 20% of the living area of the dwelling, which shall not include unimproved attic and basement areas and garages.
 - iii. be granted only to a specific applicant and shall not run with the land,
 - iv. be carried on entirely within the dwelling by occupants thereof;
 - v. employ not more than two non-residents of the premises,
 - vi. be clearly incidental and subordinate to the use of the dwelling for residential purposes by the occupants thereof;
 - vii. generate only limited patronage visiting the premises, or infrequent shipments by common carrier, relative to current normal traffic levels;
- b. Such uses may be approved by the Commission and be operated by the applicant provided that the use shall not:
 - i. change the residential character of the dwelling or neighborhood;
 - ii. create objectionable noise, odor, vibrations, or unsightly conditions;
 - iii. create interference with radio and television reception in the vicinity;
 - iv. create health or safety hazards;
 - v. include outside storage;
 - vi. be carried on or located within the garage portion of the main building or within a detached accessory building;
 - vii. display products in windows, doors, or the exterior of the premises, or signs advertising products or services.
- c. Home occupation uses shall not include beauty salons, barber shops, animal grooming, kennels, massage parlors, dry cleaning, laundry, or retail sales of any type.

C. ACCESSORY APARTMENTS

1. PURPOSE

A single-family dwelling may be converted for the incorporation of one accessory apartment per principal dwelling in any residential zone subject to Special Permit and Site Plan approvals as follows:

2. STANDARDS

- a. The principal dwelling shall be served by public sewer and public water supply. If not, the subject lot shall have a minimal buildable area or areas required by the Bristol Burlington Sanitarian, a public health department approved septic system and driven well.
- b. At least one of the occupants of the principal dwelling shall be the owner of record of said dwelling or shall have permanent life use residency of said dwelling as evidenced by legal documentation satisfactory to the Commission.
- c. Occupancy of the accessory apartment shall be limited to the children, parents, grandparents, brothers or sisters, or aunts or uncles of the owner of the principal dwelling or permanent life use resident.
- d. The accessory apartment shall not exceed 40% of the total living area of the principal dwelling excluding unimproved attic and basement areas and garages, or a maximum net floor area of 1500 square feet, whichever is less, and a maximum of two bedrooms.
- e. There shall be a minimum of 350 square feet for a one bedroom or studio apartment, plus an additional 150 square feet for an additional bedroom.
- f. The approval of an accessory apartment shall neither reduce the total living area (as defined in d.) of the primary dwelling to less than 1050 square feet for R-44 zones or 900 square feet for R-15 zones nor create any other non-conformity.
- g. An accessory apartment shall be self-contained, with separate cooking, sanitary and sleeping facilities for the exclusive use of the occupant(s).
- h. No accessory apartment shall be located in a basement or cellar unless one wall thereof opens to grade; no accessory apartment shall be located over or in a detached accessory building.
- i. The principal dwelling and accessory apartment shall conform to all requirements of the applicable building, health, fire, sanitary and zoning codes.
- j. Expansion of a principal dwelling shall be permitted to accommodate an accessory apartment via dormer(s) or an addition beyond the existing foundation.
- k. No accessory apartment shall be created as an addition to an attached garage unless the accessory apartment is created as a second floor over the garage or unless the accessory apartment and the principal dwelling to which it is accessory share at least one common wall.
- l. The accessory apartment shall be designed so that, to the degree reasonably feasible, the appearance of the dwelling remains that of a single-family residence. In general, any new entrances shall be located on the side or rear of the dwelling and external stairways shall not be permitted.
- m. A notarized affidavit certifying that the owner of the principal dwelling or permanent life use resident thereof is one of the occupants of the principal dwelling shall be submitted to the Commission as part of the application for Special Permit.
- n. As a requirement for the continuance of an approved accessory apartment, the owner of principal residence and the occupant(s) of the apartment shall submit notarized affidavits to the Zoning Enforcement Officer by January 31st of each year certifying conformance to all applicable regulations. The timely filing of both affidavits shall constitute an “annual renewal” until the next following 31st day of January. If such affidavit is not filed on or before January 31st, the Special Permit of the accessory apartment shall cease to exist and the occupant(s) shall vacate.
- o. A copy of the Special Permit shall be filed on the land records by the Commission.
- p. This Special Permit shall be non-assignable and does not run with the land.

D. MULTI-FAMILY DWELLINGS

1. PURPOSE

These regulations are intended to permit the establishment of multi-family dwellings as a Special Permit in certain zones, when appropriate.

2. LOCATIONAL CRITERIA

- a. The minimum lot area for multi-family dwellings shall be 4.75 acres.
- b. The applicant shall demonstrate how such multi-family development will serve as a transitional use and intensity between single-family and commercial or industrial development.
- c. Access to a public street shall be provided by a strip of land not less than 50 feet wide.
- d. The lot shall be served by adequate sewage and water supply;

3. SITE DEVELOPMENT STANDARDS

- a. The minimum buildable land area per dwelling unit shall be 10,000 square feet or, in the case of Elderly Housing, 6,000 square feet per dwelling unit.
- a. No building shall be closer than 60 feet to any street or lot line;
- b. The minimum distance between buildings shall be 50 feet, unless specifically reduced by the Commission, but in no case less than 35 feet;
- c. No building shall exceed a height of 35 feet above the ground;
- d. No building shall contain more than 8 dwelling units;
- e. Each dwelling unit shall be provided with at least two parking spaces provided as follows:
 - i. a two or more space carport or enclosed garage,
 - ii. a one-car carport or enclosed garage and a dedicated parking space for not less than one additional car.
 - iii. in a multi-family dwelling for the elderly, dedicated exterior parking spaces may be provided.
 - iv. Carports and/or enclosed garages shall be set back at least 20 feet from the travel portion of the access roads in order to provide a backup or visitor space.
- f. Each dwelling unit shall contain not less than 650 square feet of living area in which there shall be no more than one bedroom. For each additional bedroom, the overall area of the dwelling unit shall be increased by at least 200 square feet.

4. OPEN SPACE & LANDSCAPING REQUIREMENTS

- a. Each lot line shall be have a landscaped area at least 20 feet wide, planted with a mixture of evergreen and deciduous trees and shrubs, which shall be properly maintained;
- b. Open space for the use of tenants shall be provided at a minimum rate of 600 square feet per dwelling unit.
- c. Except for housing for the elderly, a designated play space for children shall be provided with not less than 400 square feet in area for each family housed,
- d. Such open space or spaces shall be protected by suitable walls or planting from parking areas, driveways, garages, service areas and streets;

E. CLUSTER DEVELOPMENT

1. PURPOSE

It is the purpose of this section to permit variations in residential developments which would not otherwise be possible; permit flexible site design so that development may be constructed in harmony with and preserve natural site features; preserve significant open space; and permit residential developments which are sensitive to parcel configuration, topography, natural features, and the surrounding neighborhood.

2. PROCEDURE

- a. Cluster developments may only be permitted by the Commission as a Special Permit and the Commission shall determine that all specific conditions of Section VIII are met.
- b. Applications that propose subdivision of the property shall submit plans of the proposed subdivision complying with the Subdivision Regulations of the Town of Burlington.
- c. Before any building permits are issued for buildings in a given phase, a bond in a form and amount satisfactory to the Commission shall be submitted by the developer to guarantee the construction of the site improvements, provision of as-built drawings of site improvements, and to cover erosion and sediment control.

3. PERMITTED USES

- a. Single-family dwellings
- b. Playgrounds, recreation areas, parks, open spaces, and natural areas
- c. Accessory uses and structures; such as private garages, swimming pools, clubhouses, recreation facilities, and other structures and facilities; which are customarily incidental and subordinate to the principal uses.

4. AREA AND HEIGHT REQUIREMENTS

Density	Gross Density shall not exceed that of the existing zone.
Minimum Parcel Size	10 acres
Maximum Lot Coverage	15% on the overall parcel 30% on individual lots
Maximum Building Height	35 feet
Maximum Building Height	2 1/2 stories

5. LAND USE AND SITE DEVELOPMENT REQUIREMENTS

- a. Open Space - Consolidated open space shall be provided within a Cluster Development as much as possible. Areas not committed to residential use and containing significant natural features shall be preserved through the use of conservation easements or through dedication to the Town of Burlington, if requested, or suitable conservation organizations. Substantial roadside buffers shall be encouraged, where appropriate, to preserve Burlington's rural character.
- b. Roads - All roads shall be built to the structural specifications of the Subdivision Regulations of the Town of Burlington. Main roads within the development shall be public, but cul-de-sacs may be private. The Commission may modify the width of pavement, curbs, and drainage requirements for private cul-de-sacs upon recommendation of the Town Engineer.
- c. Utilities - All utilities shall be underground.
- d. Water & Sewer - An adequate water supply and adequate sewage disposal capability, as determined by the Director of Health, is required.
- e. Buffering - A landscape buffer shall be provided around the perimeter of the property and the Commission may require additional perimeter buffering in sensitive areas at its discretion. Where variations in topography, natural features, existing vegetation or compatible land uses obviate the need for such buffer, the Commission may modify or waive this requirement.
- f. Landscaping - The Commission may require suitable landscaping within a Cluster Development to assure privacy of individual residential units.
- g. Building Locations - All buildings erected in a Cluster Development shall observe the following location requirements:
 - All buildings adjacent to public streets shall observe the front yard setback requirements established in Section IV.A. of these Regulations.
 - All buildings shall be set back at least 10' from any property line within a Cluster Development.
 - Principal buildings shall also be separated at least:
 - 30 feet or the height of the building, whichever is greater, from another principal building, or an accessory building on a separate lot;
 - 10 feet or the height of accessory building, whichever is greater, from an accessory building on the same lot; and
 - 30 feet from the edge of pavement of any private street.
 - Accessory buildings shall be located at least 20 feet from the edge of pavement of any private street, or other accessory building.
 - Garages exiting directly onto cul-de-sacs shall have driveways at least 20 feet in length.
 - Porches and decks shall observe the above separation requirements.
 - The Commission may modify the requirements of this section provided that in the Commission's sole discretion, the public health, safety and welfare are safeguarded.
- h. Living Area - The living area requirements of Section IV shall apply.
- i. Maintenance - In Cluster Developments, the applicant shall present sufficient information to the Commission to demonstrate that adequate provisions have been made for the sustained maintenance of the development in general and also for the sustained maintenance of the roads and open space.

F. TELECOMMUNICATION FACILITIES

1. PURPOSE

These regulations are intended to regulate the siting and operation of telecommunication facilities to:

- serve the public interest, convenience, and necessity while protecting community interests and character,
- provide for locations consistent with the Plan of Conservation & Development and these Regulations, and
- minimize adverse visual effects through design, siting, and screening.

2. GENERAL

- a. The following requirements apply to any telecommunication facility except:
- Those which come under exclusive Federal, State, or other jurisdictional authority,
 - Facilities owned by the Federal government, the State of Connecticut, a recognized public service company, or an entity certified by the Department of Public Utility Control to provide certain intrastate telecommunications services;
 - Community antenna television towers, head end structures and associated equipment;
 - Cellular facilities as defined in CFR Title 47, Part 22;
 - Privately-owned telecommunication structures, such as residential satellite signal receiving units; am-fm radio antennae, short wave, or ham radio installations that are:
 - no higher than two times the building height stated for each zoning district, and,
 - no greater than four feet in diameter or height.
- b. Any new facility co-located on an existing facility shall require a Site Plan application to the Commission. Any other telecommunication facility shall require a Special Permit application and a Site Plan application to the Commission.

3. SITING HIERARCHY

- a. The regulations are intended to promote the following facility hierarchy:

Priority	Location
Highest	<ul style="list-style-type: none"> • industrial and business districts, • Town-owned property, • public utility facilities, • open space land,
Lowest	<ul style="list-style-type: none"> • residential districts,.
Lowest	<ul style="list-style-type: none"> • historic districts.

Priority	Characteristics
Highest	<ul style="list-style-type: none"> • where existing topography, vegetation, or structures provide appropriate screening
Lowest	<ul style="list-style-type: none"> • other sites.

Priority	Design
Highest	<ul style="list-style-type: none"> • on or in existing structures • co-location on existing telecommunications towers
Lowest	<ul style="list-style-type: none"> • new towers.

4. APPLICATION REQUIREMENTS

- a. Basic Documentation — In addition to the basic requirements of Section X of these Regulations, the applicant shall submit:
- documentation that it is a licensed carrier authorized by the Federal Communications Commission to construct, and operate, and provide telecommunication services from the proposed type of facility.
 - documentation that municipal and public safety departments were offered the opportunity to locate their facilities on the proposed telecommunications tower.
 - a copy of any proposed lease(s) or agreements for the proposed facilities.
- b. Site Selection Information - Any application shall include the following:
- maps showing:
 - the extent of planned communications coverage in Burlington and adjacent communities including detailed propagation (at -70 dBm and -95dBm) and antenna separation analysis,
 - the location of existing telecommunication facilities,
 - the location of the site search area at 1:24,000 scale, and
 - the location and service area of the proposed telecommunication facility.
 - a written narrative describing the following:
 - the need for the proposed facility (coverage, signal strength, other);
 - the siting criteria used for the proposed facility, sites identified (alternatives), and reasons for the selection of the proposed site.
 - the process by which other possible sites in the search area were considered and/or eliminated for legal, technological, economic, environmental, or other reasons.
- c. Site Design Information - Any application shall include the following:
- a written narrative describing the following:
 - a description of the proposed telecommunications facility and any associated equipment (such as transformer, emergency generator, air conditioner),
 - the design criteria used for the proposed facility, including site search criteria;
 - reasons for the selection of the proposed design (tower, antenna)
 - the process by which other possible designs were considered and/or eliminated for legal, technological, economic, or other reasons; ,
 - technological alternatives to the proposed facility and the economic or other implications associated with those alternatives;
 - how the proposed facility complies with the concept of multiple use and/or concealment and how tower sharing or co-location would facilitate the telecommunication needs of municipalities and other entities to reduce the need to construct additional telecommunication towers;
 - how the proposed telecommunications tower has been designed to be extended and/or accommodate additional service providers in the future;
 - how additional service providers will be accommodated on the proposed telecommunications tower in the future; and with potential effects on the characteristics of the facility and the surrounding environment,
 - any requirements of other government agencies regarding illumination, colors, airport approach surfaces, or other requirements.

- maps showing:
 - the proposed facilities and closest occupied buildings,
 - proposed access including nearest public street, and
 - any other land uses on the proposed site;
 - a recent aerial photograph at a scale of 1:2400 showing the proposed facility location and surrounding areas within 1,000 feet of the proposed facility,
 - drawings showing:
 - scaled elevation drawings of the proposed facilities (including tower, existing and proposed antenna mounting locations, ice shields, lights, guy cables, associated equipment shelters, and other structures relevant to the facility),
 - the number and type of antennae that can be accommodated (proposed and future, if known) as well as the proposed location of all mounting positions for co-located antennas and the minimum separating distances for antennas,
 - topographic profiles at no more than 10-foot contours (running up/down slope and cross slope, at a minimum) showing the location of the proposed facilities and sight lines in relation to surrounding areas and structures within 500 feet,
 - a colored plan or plans clearly indicating the proposed color of any existing features or proposed facilities or equipment
 - architectural or photographic rendering of the proposed facility.
- d. Additional Relevant Information - Any application shall include the following:
- a written statement by a certified radio frequency engineer:
 - indicating the radio frequency electromagnetic power densities at the tower base and nearest property boundary of all proposed and possible future antennae, equipment, and facilities operating at maximum power calculated in accordance with FCC OET Bulletin 65 Edition 97-01, as amended,
 - stating that the facility will comply with federal emissions standards, and
 - describing the impact on public health and safety associated with radio emissions (signal frequency, intensity, electro-magnetic radiation power density from all antennas operating simultaneously at maximum output power);
 - a written statement by a certified structural engineer describing the tower structural integrity;
 - consideration of future use or re-use of the site with provisions for facility removal and site restoration;
 - proof of mailing of a copy of the legal notice regarding the proposed telecommunications facility to property owners within 500 feet of the proposed facility at least ten days prior to the public hearing.

5. STANDARDS FOR TELECOMMUNICATION FACILITIES

a. Overall Location

- In reviewing an application, the Commission may require the applicant to investigate alternative locations not previously presented and report back to the Commission on their feasibility.
- Unless waived by the Commission, each telecommunications tower shall be sited below visually prominent ridgelines.

b. Height

- All accessory structures associated with telecommunication facilities shall not exceed the height requirements of the zoning district in which the structure is located, except as otherwise provided in this section.
- The Commission may permit telecommunication tower structures including support features such as antennas, aircraft obstruction lights, ice shields, and cable guards to extend to a height of not more than 200 feet in height, provided such facility shall not interfere with an airport approach surface.
- The height of a telecommunications tower structure shall not exceed 125 percent of the linear distance from the tower's base to any adjoining property line unless modified by the Commission.
- In reviewing an application, the Commission may require the applicant to simulate the telecommunications tower structure height during daylight hours by balloon or other method that will evaluate scenic impact and may require the applicant to publish a legal notice informing the public of the date of such simulation.

c. Co-Location

- A telecommunication provider shall co-locate on an existing communication tower whenever space is available on such structure, pursuant to the provisions for such sharing as cited in CGS 16-50aa.
- A telecommunications tower shall be designed to provide for a minimum of three co-locations by multiple users unless modified by the Commission.

d. Construction

- If located in a residential zone, a telecommunications tower structure shall be a monopole design unless otherwise approved by the Commission.
- Tower design and construction shall be subject to all applicable standards of the American National Standards Institutes ANSI/EIA-222-F manual, as amended.
- No future antenna additions shall exceed these specifications and wind loading characteristics without tower structural reinforcement and Commission approval.
- Telecommunication tower structures and associated support features shall have either a galvanized finish or be painted in a non-contrasting gray, blue or other neutral color or otherwise camouflaged in a manner approved by the Commission, to blend as much as possible with the surrounding environment.

e. Illumination

- No illumination of any telecommunications tower structure shall be permitted unless specifically requested by the applicant and specifically approved by the Commission.
- No signs or lights shall be installed on a telecommunication tower structure unless recommended by the Federal Aviation Administration or any other governmental agency having jurisdiction and approved by the Commission.
- Limitations on illumination shall be made a condition of any approval provided such illumination conforms to all FAA specifications and standards and town requirements.

f. Site Location & Design

- The location of all structures associated with telecommunication facilities shall be subject to Site Plan approval.
- All associated structures shall comply with the setback requirements of the underlying zoning district
- New buildings used for the housing of telecommunications equipment shall not exceed 250 square feet per carrier in area nor exceed 8 feet in height with a flat roof or 15 feet in height for a pitched roof and shall be finished to a look compatible with the zone unless modified by the Commission.
- No new telecommunication tower facility shall be established within 200 feet from an existing unrelated building unless modified by the Commission.
- Any telecommunications tower structures shall be designed to collapse upon itself, and shall be designed to fall entirely on the parcel on which it is located.
- All utilities shall be located underground unless otherwise approved by the Commission.

g. Antennae

- Panel antenna shall not exceed sixty inches in height by twenty-four inches in width by twelve inches in depth.
- Dish antenna shall not exceed four feet in diameter.
- Facade-mounted antennae may be attached to a non-residential building or structure provided it shall not:
 - project more than three feet beyond the wall or facade,
 - project above the cornice line.
- Roof-mounted antennae may be attached to a non-residential building or structure and shall be set back at least 10 feet from the roof edge.
- Antennae shall be disguised from view or shall blend with the materials and color of the building to the extent possible.
- The above criteria may be modified by the Commission as a Special Permit when adequate information is provided as to why such modification is technically necessary.

h. Landscaping and Screening

- Unless modified by the Commission, all associated structures shall be screened from public view by ornamental shrubs, evergreen trees, fences, walls, or other landscaping to maintain a natural-looking environment.
- Additional landscaping and screening around the facility may be required by the Commission.
- Telecommunication tower facilities shall be enclosed with a chain link security fence, a minimum of eight feet in height unless modified by the Commission.

i. Bond

- A bond shall be required prior to the construction of any facility to ensure that any required repair, replacement, or removal shall be accomplished.
- The bond shall identify the Town as an Additional Insured and shall provide for 90 days written notice to the Commission before terminating the bond.
- The face amount of the bond shall be determined by Town staff.

6. MAINTENANCE AND ABANDONMENT

- a. Improvements associated with any telecommunications facility shall be regularly inspected and maintained.
- b. The facility owner shall submit to the Commission or its designee, an annual report, due by each anniversary date of the approval of the application, indicating:
 - Any change in facility ownership, owner’s representatives, address, or parent company;
 - Whether the facility is in use;
 - That the facility has been inspected on a regular basis and the inspection dates of the facility during the past year;
 - The actual measurements of power densities at various locations around the facility and a statement that the facility is in compliance with standards for radio frequency, electro-magnetic radiation power densities at the designated frequencies and power levels;
 - Whether the facility is in compliance with the conditions of any approval;
 - That contact was made with the Zoning Enforcement Officer to identify any issues with regard to the telecommunications tower, who was contacted, what the issues are, and detailing the proposed responses to any issues.
- c. The owner shall, upon reasonable notice, permit the Zoning Enforcement Officer to periodically inspect the facility.
- d. In the event that the Zoning Enforcement Officer shall determine that any component of a telecommunication facility is unsafe or is not in compliance with any requirements, the owner shall, within 30 days of written notification, repair, replace or remove the facility or the unsafe condition to the satisfaction of the Zoning Enforcement Officer.
- e. Any telecommunications facility not used, maintained, inspected, or providing an annual report shall be considered abandoned and shall be removed by the owner within ninety days and the site restored.
- f. In the event that owner fails or refuses to repair, replace or remove the facility within 30 days of notification by the Town, the Commission shall notify the applicant that the bond will be utilized for such repair, replacement or removal.
- g. After repair, replacement, or removal by the Town and restoration of the site, any remaining bond amount shall be released.
- h. Upon final removal of the facility by the owner, the outstanding bond amount shall be released.

7. ADDITIONAL CONSIDERATIONS

- a. The Commission may, at its sole discretion, require the technical expertise and study of an independent third party when reviewing either a special permit or site plan application pertaining to telecommunication facilities or in verifying any information submitted in conjunction with any application. The cost related to any study or verification shall be incurred by the applicant.
- b. The applicant shall provide any additional information required by the Commission in a timely manner.
- c. The Commission may take into consideration the findings or recommendations of any State or regional agency.

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X. ADMINISTRATION

A. PLANNING & ZONING COMMISSION

1. GENERAL

- a. Applications to the Commission shall be submitted on forms prescribed with supporting plans, materials and other information required by these Regulations.
- b. Applications, signed by the Applicant or an authorized agent, shall be submitted to the Commission at a regular meeting or at the office of the Building Official.
- c. Applications shall be accompanied by the appropriate fee(s) as established by the Commission.
- d. Proceedings on applications shall be conducted in accordance with the provisions of Chapter 124 of the Connecticut General Statutes, as amended.
- e. The Commission shall hold a public hearing on any application for a Special Permit, Zone Change, or Amendment to Zoning Regulations.
- f. Where a proposed development or activity requires multiple applications, the Commission may conduct the public hearings simultaneously or in the order they deem appropriate.
- g. On any application for a Special Permit or Zone Change, the applicant shall:
 - i. provide written notice to all adjacent property owners and shall submit proof of mailing (on forms obtained from the post office) to the Commission at the public hearing,
 - ii. post a sign or signs on the premises which is the subject of the application at least twelve (12) days before the commencement of the public hearing,
 - iii. obtain such signage from the office of the Building Official upon receipt of a cash deposit,
 - iv. locate and maintain the signage so as to be visible and readable from the street or highway upon which property has frontage for the full time of the required posting.
 - v. submit an affidavit at the public hearing that the signs were posted in accordance with these requirements,
 - vi. remove such sign or signs within ten (10) days after the completion of the hearing,
- h. An application shall not be considered complete until all of the required items have been submitted and received by the Commission at a regularly scheduled meeting.
- i. An incomplete application or an application submitted without the requisite fee shall be denied if such application is not completed or fee paid before the commencement of the public hearing.
- j. In approving any application except for a Zone Change, the Commission may attach conditions and safeguards to its approval.
- k. The Commission may:
 - retain an architect, landscape architect, or professional land use planner to review, comment, and guide its deliberations on an application, and
 - require that the applicant:
 - deposit funds with the Commission for such review, or
 - reimburse the Commission for the cost of such review.

2. SPECIAL PERMIT APPLICATION

- a. Each application for a Special Permit shall, unless waived by the Commission, be accompanied by a Site Plan Application.
- b. Whenever the Commission acts upon a Special Permit, it shall state upon its records the reason for its decision.
- c. Any use for which a Special Permit has been granted shall be deemed to be a permitted use in the zone in which such use is located provided that such approval shall affect only the specific activity for which such approval was granted.
- d. Any approved Special Permit shall become null and void if the Special Permit activity or any construction or renovation required prior to activity is not commenced within 12 months of the date of approval and an extension of time has not been granted by the Commission.
- e. No Special Permit shall remain valid if the activity has not commenced within 24 months of the date of approval.

3. SITE PLAN APPLICATION

- a. Site Plan applications shall be submitted on forms supplied by the Commission for any development of buildings, structures, activities, or uses designated in the Regulations as requiring Site Plan Approval.
- b. Approval may be granted for work which is to be commenced and/or finished in phases provided that no Building Permit shall be issued for any approved phase until a bond with security has been accepted by the Commission to ensure completion and independent viability of that phase, regardless of the state of completion of any other phase.
- c. An applicant shall be encouraged to delineate contemplated future additions or phased expansion and accompanying parking, landscaping, lighting, storm drainage on the initial application.
- d. Applications for Site Plan Approval shall be accompanied by:
 - i. a description of all proposed uses.
 - ii. approval of, a copy of an application to, or a statement that no permit is required from the Inland Wetlands and Water Courses Commission,
 - iii. a written statement that the applicant has met in the field with the State Department of Transportation concerning any proposed construction within the State Highway.
 - iv. five copies of detailed plans for review by the Commission and its designees that comply with the requirements of Appendix A.
- e. The Commission may require the submission of additional information as is deemed necessary to make a reasonable review of the application with regard to:
 - i. soil conditions - including locations and depth of rock ledge, ground water conditions, and other such information,
 - ii. a soils-engineering investigation - including a report addressing the nature, distribution, and strength of existing soils and conclusions and recommendations for grading procedures and design criteria for corrective measures,
 - iii. easements and/or rights-of-way - including copies of any instrument evidencing such a right and a statement that the applicant has notified such parties of the proposed alterations to the parcel and the impact such alterations would have on the right.

- f. In the review of site plans the Commission shall give specific consideration to the design of the following:
- i. Traffic Access - That all proposed traffic access ways are:
 - adequate but not excessive in number,
 - adequate in width, grade, sight distances, alignment and visibility; and
 - not located too near street corners or other places of public assembly.
 - ii. Circulation and Parking -:
 - that adequate parking and loading spaces are provided for vehicles of any persons connected with or visiting the use, and
 - that the interior circulation system is adequate to provide safe accessibility to all required off-street parking.
 - iii. Landscaping and Screening -
 - That all playground, parking and service areas are reasonably screened at all seasons of the year from the view of adjacent lots and streets and
 - that the general landscaping of the site is in character with that generally prevailing in the neighborhood.
 - iv. Illumination - That lighting from the installation of outdoor flood or spot lighting and illuminated signs:
 - are of a reasonable intensity of illumination for the purpose served and
 - will be properly shielded so that such lighting will not adversely affect any abutting property or public street.
 - v. Character and Appearance - That the character and appearance of the proposed use, building, and/or outdoor signs will be in general harmony with the character and appearance of the surrounding neighborhood and that of the Town of Burlington.
- g. No work shall be commenced until:
- i. record mylar plans have been submitted by the applicant,
 - ii. the applicant has filed a bond with the Commission in an amount acceptable to the Town Engineer and the Commission and form acceptable to the Town Attorney guaranteeing completion of those items specified by the Commission and these Regulations, and
 - iii. the Chairman of the Commission has affixed his signature to the record mylar plans.
- h. Site plan approval shall become null and void in one year from the date of approval if the activities have not commenced and the site plan shall be considered to be disapproved.
- i. Bonds will not be released until:
- i. the release has been requested, in writing, by the developer,
 - ii. the Highway Superintendent has submitted a letter stating that all required improvements have been satisfactorily completed and that all conditions and requirements of the Commission's approval have been satisfied.
 - iii. the applicant's engineer or surveyor has certified to the Commission, through submission of a set of detailed "Record" plans on translucent cloth or polyester film, that all public improvements are in accordance with submitted site plans.
- j. Proposed modifications to approved site plans shall be submitted to the Zoning Enforcement Officer for review. Minor changes may be approved by the Zoning Enforcement Official or submitted to the Commission for review. Major changes (additional building area, alteration of building location) shall be submitted to the Commission for additional review.

4. CHANGE IN USE OR STRUCTURE APPLICATION

- a. All additions to existing uses or structures, including any modifications to parking, grading, storm drainage, planting or signing, as well as such changes in or revisions to approved Site Plans, must be submitted to the Town Engineer and Zoning Enforcement Official for review. Such activities may then be referred to the Commission for approval.

5. CONCEPT PLAN APPLICATION

- a. At any time prior to submission of a formal application, an applicant shall have the right, but shall not be required, to meet informally with the Commission at either a regular or special meeting to discuss a proposed application.
- b. An informal conference with the Commission can be obtained by submitting a letter to the Commission at a regular meeting specifically requesting such a conference and being placed on the agenda of a subsequent meeting.
- c. Such an informal discussion is recommended in order to facilitate general review of the factors and problems affecting the site plan before the applicant proceeds with formal application and final plans and documentation required for formal consideration by the Commission.
- d. The informal review is provided as a courtesy to the applicant in the belief that plans or concepts presented in preliminary rather than final form, and alterations or changes suggested by the Commission, may be made more readily and economically.
- e. The nature, details, and degree of accuracy of submitted information, studies, reports and maps, shall be at the option of the applicant. It should, however, be recognized that the value of the conference to the applicant will reflect and be directly related to the amount of preliminary data provided at the conference.
- f. Neither informal plans nor the informal review by the Commission shall be deemed to constitute any portion of the official and formal procedure of reviewing and approving site plans.
- g. The Commission shall take no action either to approve or disapprove such proposed site plans on the basis of such informal conference.
- h. Any plans, maps or other documents discussed by the Commission at the informal conference shall be retained by the applicant.

6. ZONE CHANGE APPLICATION

- a. The boundaries of any Zone District established hereunder may from time to time be amended, modified, or changed by the Commission on its own initiative or by petition.
- b. Unless initiated by the Commission, all petitions for a change of zone must be made by the owners of record of the property involved, their authorized agents, or the holder of an option to purchase.
- c. Any petitions for amendment shall be submitted in writing at a regular meeting of the Commission on forms prescribed.
- d. Applications shall be accompanied by:
 - i. three (3) copies of a Class "D" survey map prepared at 24" x 36" at the same scale as the Assessor's maps and,
 - ii. the names, addresses and zip codes (when available) of all parcel owners as per the latest Assessor's records, keyed by parcel number, and
 - iii. the appropriate application fee, except that the Commission shall be exempt from any application fee.
- e. The maps shall show:
 - i. existing zone district lines (depicted by a heavy, broken line)
 - ii. property for which the zone change is requested (shown in a shaded pattern)
 - iii. a line representing the locus of points 500 feet in all directions from the parcel(s) for which the change in classification is requested
 - iv. lots and streets lying wholly or partially within 500 feet in all directions
 - v. appropriate legend indicating the specific request as well as the name of the applicant and owner(s) of land included in the proposed change
 - vi. lot or parcel numbering consistent with the system used by the Assessors office.
 - vii. north arrow and location key map at a scale of 1" = 1000'
 - viii. the Town line, when located within 500 feet of a proposed zone change
 - ix. appropriate professional certification and clarification by a land surveyor
- f. Any amendment or change may be adopted only after due notice and public hearing in accordance with the provisions of Chapter 124 of the Connecticut General Statutes.
- g. In approving any change in the Zoning Map, the Commission shall be guided by the adopted Plan of Conservation & Development.
- h. No petition for amendment which has been rejected by the Commission shall be heard again within one year from the date of rejection except that the Commission may grant a re-hearing before one year if it finds, on facts presented in writing, that a material change in the situation justifies this action in the interest of the public as well as the petitioners.

7. TEXT CHANGE APPLICATION

- a. These Regulations may from time to time be amended, modified, changed or repealed by the Commission on its own initiative or by petition.
- b. Any petitions for text amendment shall be submitted in writing at a regular meeting of the Commission on forms prescribed and shall be accompanied by the following:
 - i. 10 copies of the precise wording of the existing and proposed text, and
 - ii. the appropriate application fee, except that the Commission shall be exempt from any application fee.
- c. Any amendment or change may be adopted only after due notice and public hearing in accordance with the provisions of Chapter 124 of the Connecticut General Statutes.
- d. No petition for amendment which has been rejected by the Commission shall be heard again within one year from the date of rejection except that the Commission may grant a re-hearing before one year if it finds, on facts presented in writing, that a material change in the situation justifies this action in the interest of the public as well as the petitioners.

B. ADMINISTRATION BY STAFF

1. ZONING PERMIT

- a. An application for a Zoning Permit shall be submitted to the Zoning Enforcement Officer prior to:
 - the construction, reconstruction, change of use, enlargement, extension, moving or structural alteration of any building, sign, or other structure (other than a permitted fence);
 - any occupancy, use or change in commercial occupancy or any change in use of any land, building or other structure or part thereof.
- b. A Zoning Permit is not required for repairs or alterations as to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the use thereof.
- c. An application for a Zoning Permit shall be accompanied by a plot plan certified by a land surveyor showing such information as necessary to enable him to decide whether the proposed building, alteration or use complies with all the provisions of these Regulations and including, at a minimum, the following:
 - the actual dimensions of the lot to be built upon,
 - the exact size and location of the existing buildings and buildings proposed to be erected,
 - the dimensions of all open spaces and established building lines, and
 - existing and proposed water supply and sewage disposal on the premises for which the application is made and within 100 feet of the applicant's premises.
- d. If the Zoning Enforcement Officer finds the proposed use, building or other structure in compliance with these Regulations, he shall issue a Zoning Permit, provided no such Permit shall be issued for a use requiring a Special Permit until such Special Permit has been granted.
- e. A Zoning Permit shall automatically become void if construction is not started within a period of one year, and shall expire two years from date of issue. A new Permit must be obtained if construction is not completed within two years.

2. BUILDING PERMIT

- a. No building or structure shall be erected, altered or moved until an application therefore has been approved by the Building Official and a Building Permit issued.
- b. No Building Permit shall be issued unless a Zoning Permit has been issued.
- c. No Building Permit shall be issued unless the Health Officer or his agent has approved any existing or proposed water or sewer systems.

3. CERTIFICATE OF ZONING COMPLIANCE

- a. An application for a Certificate of Zoning Compliance shall be submitted to the Zoning Enforcement Officer prior to:
 - the issuance of any Certificate of Occupancy by the Building Official,
 - the renewal or change of a non-conforming use.
- b. An application for a Certificate of Zoning Compliance shall be accompanied by:
 - a plot plan as required for a Zoning Permit,
 - a letter from the Town Highway Superintendent, or his designee, stating that all site improvements, as approved by the Commission as part of a site plan, have been completed.
- c. The Zoning Enforcement Officer shall issue a Certificate of Zoning Compliance upon finding that:
 - the building, structure, sign or use is in compliance with an approved site plan, Special Permit, and with these Regulations,
 - the use legally existed at the time of the adoption of these Regulations, or
 - the renewal or change of the non-conforming use is in conformity with the provisions of these Regulations.
- d. A Conditional Certificate of Zoning Compliance may be issued:
 - when winter conditions cause exceptional hardship from the strict application of this section and such conditions delay completion of some required work that is not essential to protection of public health, safety or welfare,
 - for individual buildings within a Special Permit area that are in compliance with the provisions of this Section even though other structures in the complex are not yet in compliance, or
 - provided a Bond or other surety in an acceptable amount and form has been deposited with the Commission under terms specified in these Regulations.
- e. A Certificate of Zoning Compliance shall be deemed to authorize a use and is required for both initial and continued occupancy and use of the building or land to which it applies, and shall continue in effect as long as such building or land and the use thereof is in full conformity with the provisions of these Regulations and any requirements pursuant thereto.
- f. A Certificate of Zoning Compliance shall become null and void thirty (30) days from the date of the Zoning Enforcement Officer serving notice of any violation of any of the provisions or requirements of these Regulations and a new Certificate of Zoning Compliance shall be required for any further use of such building or land unless:
 - the violation is corrected within said thirty (30) days, or
 - it is shown that the violation does not exist.
- g. A record of all Certificates of Zoning Compliance shall be kept on file in the office of the Zoning Enforcement Officer.

4. CERTIFICATE OF OCCUPANCY

- a. No building or structure or any addition or alteration thereto hereafter erected shall be occupied or used, in whole or in part, for any purpose until a Certificate of Occupancy shall have been issued by the Building Official.
- b. Every application for a Certificate of Occupancy shall submit a written statement from the local Health Official approving the finished water and sewer systems.
- a. An application for a Certificate of Occupancy shall be accompanied by a plot plan as required for a Zoning Permit.
- c. No Certificate of Occupancy shall be issued unless a Certificate of Zoning Compliance has been issued.
- d. No Certificate of Occupancy shall be issued for any dwelling unit until the right-of-way to such building is made accessible to 4-wheel vehicular traffic.

C. ENFORCEMENT

1. AUTHORITY

- a. These Regulations shall be enforced by the Planning & Zoning Commission.
- b. The Commission may appoint a Zoning Enforcement Officer as the Commission's duly authorized agent for enforcement of these Regulations.
- c. The Zoning Enforcement Officer is hereby authorized to inspect and examine any building, structure, place, or premises and to order, in writing, the remedying of any condition found to exist there in violation of any provision of these Regulations.

2. VIOLATIONS

- a. If the Zoning Enforcement Officer shall find that any of the provision of these Regulations are being violated, he shall notify in writing the person responsible for such violations, indicating the nature of the violation, and ordering the action necessary to correct it.
- b. The Zoning Enforcement Officer shall order:
 - i. discontinuance of illegal use of land, buildings, structures, additions, alterations, or structural changes thereto,
 - ii. discontinuance of any illegal work being done, or
 - iii. shall take any action authorized by these Regulations to ensure compliance with or to prevent violation of its provisions.
- c. Penalties for illegal acts shall be as provided in the Connecticut General Statutes.

D. BOARD OF APPEALS

1. POWERS AND DUTIES

The Zoning Board of Appeals shall have the following powers and duties:

- a. To adopt, from time to time, such rules and procedures as may be deemed necessary to carry into effect the provisions of these Regulations.
- b. To hear and decide appeals in conformity with the terms of these Regulations where it is alleged there is error in any order, requirement, decision or determination by the Zoning Enforcement Officer in the enforcement of these Regulations.
- c. To determine and vary the application of the Zoning Regulations in harmony with their general purpose and intent and with due consideration for conserving the public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially affecting such parcel, but not affecting generally the district in which it is situated, a literal enforcement of such regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured.
- d. The Board shall have such other powers and duties as provided in the Connecticut General Statutes.

2. PROCEDURES

- a. Any application to the Board shall be submitted in writing on forms prescribed and available at the office the Building Inspector/Zoning Enforcement Officer.
- b. Appeals from any order, requirement or decision of the Zoning Enforcement Officer shall be filed within fifteen (15) days of the rendition of such order, requirement or decision.
- c. Completed application forms shall:
 - i. be filed in duplicate with the Town Clerk and
 - ii. be accompanied by the appropriate application fee, and
 - iii. include the data necessary for a clear understanding and intelligent action by the Zoning Board of Appeals.
- d. A Public Hearing shall be held on all applications for variance.
- e. Proceedings on applications shall be in accordance with the provisions of Chapter 124 of the Connecticut General Statutes.
- f. All parties in interest or citizens may appear in person, or by agent or attorney;
- g. The concurring vote of four members of the Zoning Board of Appeals shall be necessary to reverse any order, requirement, decision or determination of the Zoning Enforcement Officer, to decide in favor of the application of any matter upon which the board is required to pass under these Regulations, or to vary the application of these Regulations.
- h. In granting any variance, the Zoning Board of Appeals may prescribe appropriate conditions and safeguards in conformity with these Regulations.
- i. Violations of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of these Regulations and punishable under the Regulations.
- j. Approval of a variance under this Section shall be conditioned upon the applicant's filing of the variance on the Burlington Land Records within 30 days of the publication of the notice of the approval as required by the Connecticut General Statutes.

3. VARIANCES

A variance from the terms of these Regulations shall not be granted by the Board of Appeals unless and until the Board shall make a written finding in its minutes as to all of the following:

- a. That special conditions and circumstances exist that are peculiar to the land, structure, or building involved and are not applicable to other lands, structures, or buildings in the area;
- b. That these special circumstances relate to the condition of the land or parcel;
- c. That the special conditions and circumstances are not related to the circumstances of the applicant and have not resulted from the actions of the applicant or any predecessor in title;
- d. That the special circumstances constitute an exceptional difficulty or unusual hardship not of the applicant's making and are not solely a financial detriment;
- e. That literal interpretation of the provisions of these Regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district;
- f. That granting the variance requested will not confer upon the applicant any special privilege or use that is denied by these Regulations to other lands, structures, or buildings in the same district.
- g. That these circumstances justify the granting of the variance,
- h. That the variance, if granted, is the minimum variance that will make possible the reasonable use of the land, building, or structure; and
- i. That the granting of the variance will be in harmony with the general purpose and intent of these Regulations, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

4. ADDITIONAL REQUIREMENTS FOR USE VARIANCES

- a. A variance shall not be granted which would permit a use that would not otherwise be allowed unless the applicant demonstrates that no reasonable use of the subject property is possible under any permitted use.
- b. No use variance shall be granted by the Zoning Board of Appeals which would permit:
 - A use prohibited either implicitly or explicitly by these Regulations;
 - The expansion of a non-conforming use;
 - The number of dwelling units on a lot to exceed the maximum allowed in the zone in which the lot is located; or,
 - A use otherwise allowed by Special Permit in the zone in which the use is located.
- c. In instances where a use variance is proposed, written notice shall also be given, by registered or certified mail, of said hearing, by the applicant to all owners of property within 200 feet from any boundary of the property which is the subject of the application;
- d. Prior to any action on a use variance the Board of Appeals shall submit the application for such use variance to the Planning and Zoning Commission and any report submitted by the Commission shall be read at the Public Hearing and be a part of the record of application.

5. LIMITATIONS

No non-conforming use of the neighboring lands, structures or buildings in the same district, and no permitted or non-conforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance;

E. VALIDITY & EFFECTIVE DATE

1. REPEALER

Any previously enacted "Zoning Regulations of the Planning and Zoning Commissions of the Town of Burlington", and all amendments thereto are hereby repealed and replaced with these Regulations as of the effective date hereof.

This repeal shall not affect or impair any act done, offense committed or right accruing, accrued or acquired or any liability, penalty, forfeiture or punishment incurred prior to the times such repeal took effect, but the same may be enjoined, asserted, enforced, or prosecuted as fully and to the same extent as if such repeal had not been effected.

2. SEPARABILITY

Should any phrase, clause, or section of these Regulations be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of any other phrase, clause or section of these Regulations.

If a court of competent jurisdiction finds the application of any provision of these Regulations to any use, land or improvement to be invalid or ineffective in whole, or in part, the effect of such decision shall be limited to the person, property or situation immediately involved in the controversy and the application of any such provision to other persons, property or situations shall not be affected.

3. EFFECTIVE DATE

Section X – ADMINISTRATION

Zoning Regulations were originally adopted in Burlington with an effective date of March 7, 1958.

These Regulations, and any amendment or change hereto, shall be in full force and effect from the date established by the Commission in accordance with the Connecticut General Statutes.

APPENDIX A

SITE PLAN REQUIREMENTS

1. GENERAL

Each plan submitted shall:

- a. be prepared by, and bear the seal(s) of a registered professional as appropriate for the type of drawing submitted,
- b. be on a sheet size of 24" by 36",
- c. be drawn to a scale of not more than 40 feet to the inch or 100 feet to the inch in the case of an earth removal application,
- d. contain a title block with property address, names of applicant and owner, date of map
- e. contain a north arrow, graphic and written scales, and an approval block.
- f. contain a location key map, at a scale of one inch equals 1,000 feet, showing the property and all surrounding property, zoning districts, Town lines, and streets within 500 feet.
- g. be updated to reflect the date, number, and content of any revision.

2. PROPERTY SURVEY

An A-2 property survey plan shall be submitted showing the following information unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. certification by a licensed land surveyor,
- b. date of survey,
- c. total acreage of the parcel.
- d. location and names of owners of record of abutting property and subdivisions, including those located across public or private streets.
- e. location of all existing monuments and pins and the Town Line, where applicable.
- f. lengths and directions of present property lines, with dimensions on all lines to the hundredth of a foot; all bearings or interior angles to the nearest second, and the central angle, tangent distance and radius of all curves.
- g. rights-of-way, easements, or other property encumbrances or appurtenances including the names of the affected party and the volume and page where the instrument evidencing such right is recorded in the land records.

3. SITE DEVELOPMENT PLAN

A site development plan shall be submitted showing the following information unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. The professional seal of a registered professional engineer or a licensed landscaped architect as appropriate for the type of information presented,
- b. Natural Resource Information
 - i. existing and proposed contours at two foot intervals, based on field data or aerial photogrammetry with proper ground control,
 - ii. spot elevations at high and low points for a distance at least 100 feet beyond the construction limits,
 - iii. location of existing waterbodies, water courses, swamps and marshes with the direction of flow and water surface elevations within the property and for at least 50 feet beyond the boundary lines,
 - iv. accurate delineation of all soil types designated as Inland Wetlands,
 - v. delineation of flood hazard areas, and
 - vi. any existing trees greater than 12 inches in caliper.
- c. Infrastructure Information
 - i. existing and proposed sewage disposal systems, wells and other uses on the subject property and adjacent properties for a distance of 100 feet from the boundary.
 - ii. size, top of frame, and invert elevations for all existing and proposed culverts manholes, or catch basins,
 - iii. existing streets and appurtenances adjacent to or abutting the property, including walls, fences, pins, and monuments of both sides of such streets, locations and width of pavement, utility poles and their numbers, storm drainage structures, public utilities, driveways, intersections with other streets and street lights.
 - iv. existing and proposed storm drainage, sanitary sewer and water supply facilities and easements including the location of all facilities as proposed in Burlington's Plan of Conservation & Development.
- d. Development Information
 - i. existing and proposed buildings on the subject property and adjacent properties for a distance of 100 feet from the boundary.
 - ii. recognized landmarks, including walls, fences, private roads and ways on the property and adjacent properties for a distance of 50 feet.
 - iii. location and height of all existing and proposed structures including signs and lighting.
 - iv. location of all uses not requiring a structure.
 - v. Permanent bench mark plus an additional permanent elevation reference for every 5 acres, or part thereof.
 - vi. Fences or embankments where necessary for the protection and safety of vehicular and pedestrian traffic.
- e. Traffic and Parking Information
 - i. location of driveways, loading and parking areas showing the number of spaces.
 - ii. proposed interior traffic circulation system, adequately designed to provide safe accessibility to all required off-street parking as well as providing police and fire protection to all structures, equipment and materials.
 - iii. proposed provisions for pedestrian traffic including concrete sidewalks and/or easement where required by the Commission.
 - iv. limits of areas to be permanently paved and provided with lip curbing, and parking and planting islands.

4. LANDSCAPING PLAN

A landscaping plan shall be submitted showing the following information unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. The professional seal of a licensed landscaped architect or a licensed professional engineer.
- b. Existing Conditions
 - i. present wooded areas indicated by a foliage line,
 - ii. significant rock outcrops.
- c. Proposed Conditions
 - i. details of landscaping showing the type, location and extent of all proposed planting or vegetation to be retained, or otherwise provided for on the site in order to prevent erosion and related hazards.
 - ii. buffer areas and means of screening development from the view of highway traffic and neighboring property owners.

5. ARCHITECTURAL PLANS

Architectural plans shall be submitted showing the following information unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. The professional seal of a licensed architect.
- b. schematic architectural floor plans
- c. exterior building elevations showing:
 - i. proposed structures and/or changes to existing structures
 - ii. all exterior building materials, clearing labeled.

6. ADDITIONAL PLANS

The following additional information shall be submitted unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. erosion and sediment control plans clearly showing:
 - i. proposed safeguards against wind and water erosion,
 - ii. those areas where topsoil is to be preserved and seeding is to take place.
 - iii. measures to minimize soil erosion and sedimentation resulting from land development that equal or exceed those contained in "Connecticut Guidelines for Soil Erosion and Sediment Control," January 1985.
- b. construction details including:
 - i. cross-sections detailing the construction of proposed sidewalks, driveways, parking areas, storm drainage structures, and other site improvements.
 - ii. storm drainage data showing drainage areas and estimated run-off of the area to be served by existing drainage facilities together with detailed plans and specifications of all proposed drainage facilities and other protective devices to be constructed in connection with proper drainage of the premises both during and after completion of the proposed operation.

7. EARTH REMOVAL

For applications involving the excavation, removal or filling of earth materials, the following additional information shall be submitted unless specifically waived by the Zoning Enforcement Officer or the Commission:

- a. the quantity of material to be removed,
- b. the limits of the proposed excavation, removal, filling, grading or processing with limit markers spaced a maximum of 200 feet apart and tied to the property boundary and/or major reference points with accurate bearings and distances.
- c. detail of the proposed limit markers that shall equal or exceed 2" x 2" wood posts, brightly painted extending minimum of two feet above the surface of the ground.
- d. the proposed location of a permanent bench mark plus an additional permanent elevation reference for every five acres, or part thereof.
- e. storm drainage data showing all existing and proposed drainage facilities to ensure proper drainage of the premises both during and after completion of the proposed operation.
- f. buffer areas and adequate provision for lateral support of adjacent properties.
- g. fences or embankments where necessary for the protection and safety of vehicular and pedestrian traffic.
- h. proposed vehicular access to and egress from the site and proposed work roadways within the site.
- i. the limits of any proposed processing and the specific location of any proposed processing equipment.
- j. Location of topsoil test pits together with individual soil profiles.



Planimetrics

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