

ZONING

180 Attachment 3

Appendix A
Table of Use Regulations
[Added 11-19-2018 by TOR-2018-13]

Districts

Principal Use	RA1	RA2	RA3	RA4	RA5	RA6	RB	AG	BA	BB	IA	IB	O
Residential Uses													
Single-family dwelling	Y	Y	N	N	Y	Y	Y	Y	Y	Y ¹	N ²	N ²	NA
Two-family dwelling	N	N	N	N	Y	Y	Y	N	Y	Y ¹	N ²	N ²	NA
Apartment/garden apartment with not more than 8 dwelling units	N	N	Y	N	N	N	N	N	N	N	N	N	NA
Multifamily dwelling with not more than 4 dwelling units	N	N	Y	N	N	N	Y	N	Y	Y ¹	N	N	NA
Boardinghouse	N	Y ³	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Facilitated and independent senior living	N	N	N	N	N	N	SP	SP	SP	SP	SP	SP	NA
Second housekeeping unit	N	V	N	N	N	N	Y	V	Y	Y	Y ¹	Y ¹	NA
Home occupation	Y ⁴	Y ⁵	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Lodging house	N	N	N	N	N	N	Y	N	Y	Y	N	N	NA
Age-restricted housing	N	N	N	N	Y	N	N	N	N	N	N	N	NA
Low-density multifamily community	N	N	N	N	N	Y	N	N	N	N	N	N	NA
Exempt and Institutional Uses													
Use of land or structures for religious purposes	Y	Y	Y	Y	N	N	Y	Y	Y	Y	Y	Y	NA
Adult day-care facility	SP	SP	SP	SP	N	N	SP	SP	SP	SP	SP	SP	NA
Child-care facility	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than 5 acres in area	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	NA

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Facilities for the sale of produce and wine and dairy products, provided that during the months of June, July, August and September of every year, or during the harvest season of the primary crop, the majority of such products for sale, based on either gross sales dollars or volume, have been produced by the owner of the land containing more than 5 acres in area on which the facility is located	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Cemeteries ⁶	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Municipal facilities	Y	Y	N	N	N	N	Y	Y	Y	Y	Y	Y	NA
Airport ⁷	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	NA
Hospitals/sanitariums/charitable institutions ⁸	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	NA
Commercial Uses													
Nonexempt agricultural use	N	N	N	N	N	N	N	N	N	N	N	N	NA
Nonexempt farm stand for wholesale or retail sale of products	N	N	N	N	N	N	N	N	N	N	N	N	NA
Nonexempt educational use	N	N	N	N	N	N	N	N	N	N	N	N	NA
Animal clinic	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Animal hospital	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	NA
Animal kennel ⁹	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	NA
Private club or lodge	N	N	N	N	N	N	Y	N	Y	Y	Y	Y	NA
Nursing or convalescent home ¹⁰	N	N	N	N	N	N	N	SP	SP	SP	SP	SP	NA
Funeral home	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Motel or hotel	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Retail stores and services not elsewhere set forth	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Motor vehicle sales and rental	N	N	N	N	N	N	N	N	N	Y	Y	Y	NA
Motor vehicle body repair	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Restaurant, drive-in and drive-through	N	N	N	N	N	N	N	N	SP	SP	SP	SP	NA

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Business or professional office, including medical	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Bank, financial agency	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Roller-skating rink	N	N	N	N	N	N	N	N	N	Y	Y	Y	NA
Bowling alleys, arcades, amusement parks	N	N	N	N	N	N	N	N	N	Y	Y	Y	NA
Golf course ¹¹	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	NA
Service establishment	N	N	N	N	N	N	N	N	Y	Y	Y	Y	NA
Adult entertainment establishment	N	N	N	N	N	N	N	N	SP	SP	SP	SP	NA
Wireless communications facilities ¹²	N	N	N	N	N	N	N	N	N	N	N	N	SP
Other Outdoor Commercial Recreation													
Retail shopping centers ¹³	N	N	N	N	N	N	N	N	N	SP	N	N	N
Mixed-use district (Business C)	N	N	N	N	N	N	N	N	N	N	N	N	Y ¹⁴
Medical marijuana facilities	N	N	N	N	N	N	N	N	N	N	SP	N	N
Solar energy systems	N	N	N	N	N	N	N	SP ¹⁵	N	N	Y	Y	N
Major commercial project													
Industrial Uses													
Removal of topsoil, sand and gravel	SP	SP	SP	SP	N	N	SP	SP	SP	SP	SP	SP	NA
Light manufacturing	N	N	N	N	N	N	N	N	N	Y ¹⁶	Y	Y	NA
Warehouse, self-storage, mini-warehouse, or distribution facility	N	N	N	N	N	N	N	N	N	Y	Y	Y	
Manufacturing	N	N	N	N	N	N	N	N	N	Y ¹³	Y	Y	NA
Trucking terminal	N	N	N	N	N	N	N	N	N	SP	SP	SP	NA
Other Uses													
Transient parking	N	N	N	N	N	N	N	N	N	N	N	N	NA

NOTES:

- ¹ No new building or other structure shall be erected for residential purposes unless the land so located in the Business B District is part of a subdivision plan duly recorded prior to the enactment of this section or unless individual building lots have been similarly recorded.
- ² All residential development is prohibited, except that alterations, reconstruction, extension or structural change to any existing residential structure is permitted.
- ³ The renting of rooms and the furnishing of table board to not more than four resident persons in a dwelling occupied as a private residence. No display, sign or other advertising device, illuminated or otherwise, shall be visible from the street except a nonilluminated announcement sign having an area of not more than 144 square inches.

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- ⁴ The office of a physician, surgeon, dentist or lawyer residing on the premises. No display, sign or other advertising device shall be permitted except an interior illuminated, reflective or nonilluminated professional nameplate having an area of not more than 144 square inches.
- ⁵ The office or studio of a dentist, artist, architect, professional engineer or teacher of scholastic subjects residing on the premises or a beauty parlor wherein one of the residents is the sole operator. The space occupied by such office, studio or parlor shall not exceed 20% of the total floor area of the dwelling, exclusive of the basement. No display, sign or other advertising device shall be permitted except an interior illuminated, reflective or nonilluminated profession nameplate having an area of not more than 144 square inches. The studios or offices of dancing or music teachers, photographers, masseurs, veterinarians, riding schools and other similar businesslike pursuits are prohibited.
- ⁶ Adjacent to or in extension of existing cemeteries and crematories, provided that such crematories are situated within a cemetery.
- ⁷ No airport shall be located to the east of Suffield Street.
- ⁸ Not allowed are those for contagious diseases, for the care of epileptics or drug or liquor patients, for correctional purposes or for the care of the insane or feebleminded.
- ⁹ The subject property must be five acres or more in area, with the following additional requirements: (1) the setback shall be 500 feet from the street line; (2) the side lot line shall be 200 feet; (3) the rear yard setback shall be 200 feet. No animals shall be kept in outdoor cages, runs, kennels or yards.
- ¹⁰ Minimum parcel size shall be 10 acres.
- ¹¹ Golf courses operated for profit shall be permitted with that portion of land covered by a clubhouse to be zoned Business A. All golf courses must be on plots having a minimum of 75 acres.
- ¹² See Article XIV, Personal Wireless Service Facilities and Towers, Chapter 180, §§ 180-90 through 180-103.
- ¹³ See Chapter 180, § 180-48G.
- ¹⁴ See Article XIX, Mixed-Used Business C District, Chapter 180, § 180-143B(1).
- ¹⁵ The City Council is the special permit granting authority for solar energy systems.
- ¹⁶ No more than 20,000 square feet.