

§ 380-31.1. Permitted uses.

- A. Any use permitted in a residential district, but when used for residential purposes all the requirements of Residential District R-2 shall apply.
- B. Stores and other buildings and structures where goods are sold or services are rendered primarily at retail, including package stores.
- C. Business and professional offices, banks and other financial institutions, medical and dental clinics.
- D. Indoor restaurants and other food and beverage service establishments subject to the provisions of Article 8.
- E. Manufacture, processing or assembling of goods for sale only on the premises and at retail, except that no earth products shall be screened, washed, crushed or otherwise processed in any business district.
- F. Undertakers' establishments, newspaper and job printing.
- G. Cleaning agencies and retail or self-service cleaning establishments, laundry agencies and retail or self-service laundry establishments.
- H. Indoor theaters and assembly halls.
- I. Research laboratories.
- J. Hotels/motels, veterinary hospitals, and bowling alleys.
- K. Cold-storage locker plants.
- L. Automobile service stations; public garages; automobile, trailer and farm equipment sales room; outdoor sales and public parking area. (Self-service automobile service stations are not permitted.)
- M. Business, commercial or vocational schools, whether operated for profit or not.
- N. Off-street parking facilities, whether accessory to permitted use or not.
- O. Signs as provided in Article 63.
- P. Accessory uses customary with and incidental to any aforesaid permitted use.
- Q. Drive-through facilities subordinate to a bank, financial institution or food establishment.
[Added 10-17-2019]
- R. Tattoo, body-piercing and similar establishments.
[Effective date: 05/04/2026]

Planning & Zoning Commission Notice of Decision

Legal Notices

Posted on April 17, 2026 | Last Updated on April 17, 2026

Legal Notice of Decision Beacon Falls Planning & Zoning Commission

Notice is hereby given that at the Monthly Meeting of the Town of Beacon Falls Planning & Zoning Commission on April 16, 2026, the following decision was made: The Commission voted to **Approve:** Application PZC-03192026-TA Text Amendment to the Beacon Falls Zoning Regulations Article 31, Section 31.1 Permitted Uses. **Effective Date: May 4, 2026.** Respectfully Submitted, Michael Rupsis, Chair, Planning & Zoning Commission.

Published in the Republican American 4/18/2026.



Town of Beacon Falls
Planning & Zoning Commission
Public Hearing Minutes- April 16, 2026
C/O Town Clerk, Denise Hendricks
10 Maple Ave Beacon Falls, CT 06403

- The chicken coop is located approximately 3.5 feet from the property line and does not meet setback requirements.
- The structure was installed without permits and is not a pre-existing nonconforming structure.
- Runoff and potential contamination concerns were raised by the neighboring property owner.

Commission Discussion:

- Commissioners expressed concern over enforcement consistency and zoning compliance.
- A consensus emerged that relocation of the structure is required rather than engineering mitigation alone.

Motion:

To require that the chicken coop at 19 Stoddard Place be relocated a minimum of **10.5 feet from the property line**, brought into full zoning compliance, and that a **water runoff collection system** be installed. The property owner must also comply with regulations related to the **maximum allowable number of chickens** based on lot size.

Motion made by Conte, seconded by Testa

Vote: Aye-8 Oppose-0 Abstain-0

All in favor; motion carried.

Action Item:

Staff will issue a formal notice of violation and compliance requirements to the property owner.

b. Town Engineer

No formal report, engineer comments addressed within applications.

6. New Business

a. PZC-03192026-TA 840 S Main St. Text Amendment

i. Discussion and Possible Vote

Proposed zoning text amendment to allow tattoo, body piercing, and similar establishments within the Business District.

- Referral had been sent to the Naugatuck Valley Council of Governments, which determined no significant regional impact.

Motion:

To approve Zoning Text Amendment PZC-03192026-TA, amending Article 31, Business District, Section 31.1 for 840 South Main Street, to include tattooing, body piercing, and similar establishments, effective May 4, 2026.

Motion made by Conte, seconded by Pratt

Vote: Aye-8 Oppose-0 Abstain-0

All in favor; motion carried.

b. PZC-03192026-EG 40 Lancaster-Excavation & Grading Permit

i. Discussion and Possible Vote

Town Engineer and staff comments sent to applicant. Applicant will work on addressing comments prior to meeting Wetlands Commission regarding stormwater management.