

The following sections of §213 were impacted by the City Code Change were adopted by the Meriden City Council on November 17, 2025.

Definitions	§ 213-7 (B)
R-R	§ 213-16 (B)(1)(d) and (C)(6-7)
S-R	§ 213-17 (B)(1)(d) and (C)(5-7)
R-1	§ 213-18 (B)(1)(d) and (C)(5-7)
R-2	§ 213-19 (B)(1)(e), (B)(2)(j) and (C)(5-8)
R-3	§ 213-20 (B)(1)(e), (B)(2)(j) and (C)(5-6)
R-4	§ 213-21 (B)(1)(h), (B)(2)(j) and (C)(4-5)
C-1	§ 213-23 (B)(1)(z-cc), (B)(2)(q) and (C)(5-6)
C-1-A	§ 213-24 (B)(1)(x-z), (B)(2)(n) and (C)(5-6)
C-2 & C-3	§ 213-25 (B)(1)(w-aa), (B)(2)(o) and (C)(6-7)
C-4	§ 213-26 (B)(1)(o-q), (B)(2)(d) and (C)(5-6)
NCDD	§ 213-28 (F)(1)(h-s), (F)(2)(c) and (F)(3)(e-f)
M-1	§ 213-29 (B)(1)(h-l), (B)(2)(d) and (C)(5-6)
M-2	§ 213-30 (B)(1)(h-j), (B)(2)(d) and (C)(5-6)
M-3	§ 213-31 (B)(1)(j-m), (B)(2)(g) and (C)(5-6)
M-4	§ 213-32 (B)(1)(g-j), (B)(2)(c) and (C)(8-9)
PDD	§ 213-39 (C)(1)(n-p)

§ 213-7. Word usage; definitions.

A. Scope and meaning of certain words and terms.

- (1) Unless otherwise expressly stated, the following words and phrases shall be construed throughout this chapter to have the meanings indicated in this article.
- (2) Unless the context clearly indicates the contrary, words used in the present tense include the future, the singular number includes the plural and the plural includes the singular.
- (3) The word "person" includes a profit or nonprofit firm, corporation, company, partnership, association or individual.
- (4) The word "shall" is mandatory and not directory; the word "may" is permissive.
- (5) The word "lot" includes the word "plot."
- (6) The word "structure" includes the word "building."
- (7) The word "use" and the word "used" refer to any purpose for which a lot or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for use and to any purpose for which a building or structure or part thereof is arranged, intended or designed to be used, occupied, maintained, made available or offered for or erected, constructed, altered, enlarged, moved or rebuilt with the intention or design of using the same.

B. As used in this chapter, the following terms shall have the meanings indicated:

ABUTTING PROPERTY OWNER — The owner of a property that adjoins or abuts subject property, including property directly across a street from a subject property.

ACCEPTED STREET — A street which has been accepted by the City Council as a part of the City street system.

ACCESSWAY FOR REAR LOTS — A portion of the rear lot at least 25 feet in width connecting the rear portion of the lot to a City accepted street. The accessway must be fee simple and shall only be used for driveway, landscaping or drainage. **[Amended 4-3-2006]**

ACTIVE SOLAR ENERGY SYSTEM — A solar system, designed to provide heating, cooling, hot water or electricity, that requires external mechanical power for operation.

ADULT BOOKSTORE — See "sexually oriented business." **[Added 11-21-1994¹]**

ADULT ENTERTAINMENT — Any establishment featuring nude, topless or sexually oriented entertainment, including, but not limited to, dance halls, massage parlors, restaurants, taverns or clubs. **[Added 11-21-1994]**

ALLEY — A dedicated public thoroughfare, other than a street, which affords a secondary means of access to the rear or side of abutting property and which is 20 feet or more in right-of-way width.

AQUIFER PROTECTION AREA, LEVEL A — An underground drinking water supply protection area shown on the Zoning Map, defined in Connecticut General Statutes § 22a-354h, approved by the

Commissioner of DEP, and protected within Meriden by the City Aquifer Protection Agency (APA) regulations and the state. Within this area, certain land use activities that may affect

groundwater are regulated independent of zoning; check the APA regulations on file with the City.[Added 9-21-2009]

AUTOMOBILE RENTAL FACILITY — Any building and/or lot used exclusively for the renting and/or leasing of automobiles, provided that no repair or service work is performed on the premises.[Added 3-5-1990]

AUTOMOBILE WASH — Any building and/or lot or portion thereof used for washing and/or cleaning of automobiles.[Added 3-5-1990]

AWNING — A roof-like covering of metal, canvas or duck attached to a metal frame and attached or supported entirely from a building.

BAR — An establishment where the main use is to serve spirituous liquors to be consumed on the premises. Food may or may not be served. Usually a counter and stools are present.[Added 3-4-2019]

BASEMENT — A story in a building, the structural ceiling level of which is four feet or more above the average level of finished grade, where such grade abuts the exterior wall of such building, and the floor level of which is below finished grade at any point on the periphery of the building.

BOARDINGHOUSE — A dwelling, other than a hotel or motel, where lodging or lodging and meals for three or more persons is provided for compensation.

BREWERY — A facility where beer is manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off-premises or offered for on the premises tastings in accordance with § 213-51.[Added 11-26-2019]

BREW PUB — A facility where beer is manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food, and in accordance with § 213-51.[Added 11-26-2019]

BREW PUB-RESTAURANT — A restaurant where beer is manufactured, stored, bottled, and sold to be consumed on the premises in accordance with § 213-51.[Added 11-26-2019]

BUILDING — Any structure having a roof supported by columns or by walls and designed for the shelter or housing of any person, animal or chattel. This term shall not include mobile homes or trailers.

BUILDING LINE — A line established by this chapter which determines the minimum horizontal distance that a building or structure must be located from a lot line.

BUILDING, ACCESSORY — A building to which the use is subordinate and incidental to the main or principal use of a lot occupied by a main or principal building.

BUILDING, MAIN — A building in which is conducted the principal use of the lot and/or the building site on which it is situated.

BUILDING, RESIDENTIAL — A building designed or used exclusively for dwelling purposes.

BUILDING, SECONDARY — A detached nonaccessory building of 600 square feet or less gross floor area, located within a shopping center development or regional shopping mall with a primary use and larger building.[Added 6-7-1999]

BUILDING SITE — A lot or parcel of land in single or joint ownership which is occupied or can be occupied by a building, together with such open spaces as are required by the terms of

this chapter, and having its principal frontage on a public street, road or highway.

CELLAR — Any space in a building, the structural ceiling level of which is less than four feet above the average finished grade where such grade abuts that exterior wall of such building which fronts on any street.

CHILD CARE — A program of supplementary care for related or unrelated children on a regular basis outside of their homes.

- (1) Family child care home — A private family home providing child care which meets the definition of a “family child care home” in CGS Sec. 19a-77(a)(3) (Generally includes care for up to 6 children without the assistance of a State approved staff member, or up to 9 children with the assistance of a State approved staff member)
- (2) Group child care home – A private family home providing child care for between 7 and 12 related or unrelated children on a regular basis which is licensed by the State in accordance with CGS Sec. 19a-80.
- (3) Child care center – Any other facility providing child care services which does not meet the above definitions.

CLUB, COMMERCIAL — A business enterprise conducting leisure-time activity, including tennis, swimming, ice skating, racquetball, health and exercise facilities and similar uses, which makes facilities available to members, customers or clients on a seasonal or hourly basis and which may include incidental sale of snacks, incidental sales or rental of sports equipment and clothing, and nursery facilities. Members of a commercial club do not have a voice in the management of the club.

CLUB, MEMBERSHIP — An unincorporated association of persons for common social purpose or an association incorporated under the Membership Association Law and which association or membership corporation is not conducted for profit and is not a part of, related to or associated with a profit-making venture and whose premises are available exclusively to members and their guests and which is managed by officers or directors serving without pay and chosen or elected directly by members who form such an association or membership corporation.

COMMERCIAL AMUSEMENT ARCADE — A business enterprise which houses three or more mechanical or electronic games or amusements as its principal activity. Picture-taking and laminating machines, merchandise vending machines or electronic reading or weight machines are not considered to be part of this definition.

COMMUNITY BUILDING — A building of not more than 25,000 square feet in size which is located on a parcel of land that is currently developed with a housing development of at least 75 residential units, is 20 acres or greater in area, and is under the ownership of one common, not-for-profit owner; the building will be used primarily by residents of the housing development in which it is located, except that, in emergency situations as declared by the City, residents of the City of Meriden may use it for purposes consistent with needs arising from the declared emergency; and the building may include (but not be limited to) management offices operated for the housing development, a gathering room with kitchen, a fuel cell energy area, various programs run by not-for-profit organizations, such as a child-care/day-care program, an after-school program, training program for resident job searches, game rooms, and leisure, health, and exercise programs using building facilities (i.e., swimming, skating, gym, racket games, etc.).[Added 1-6-2014]

CONFERENCE CENTER HOTEL — A facility used in part for business or professional conferences and seminars and offering a minimum of 100 rooms for transient lodging accommodations and providing additional services such as restaurants, meeting rooms and recreation facilities. A building on site or a portion of a building must be designed to accommodate 300 or more people in assembly. Such place of assembly shall be in addition to restaurant and recreation facilities.[Added 11-19-1984]

CONFERENCE HOTEL — A building or part thereof that offers a minimum of 75 rooms for transient lodging accommodations with or without kitchenettes and is located within 1/4 mile of an approved conference center hotel.[Added 10-1-2001]

CONVALESCENT HOME — A building where two or more infirm or aged persons are housed for compensation and licensed by the State of Connecticut, including a convalescent hospital, home for the aged, rest home and similar uses.

CONVENIENCE STORE/GAS FACILITY — Any building and/or lot not used for repairing or servicing of motor vehicles but used in part for the retail sale of gasoline, methanol, diesel fuel or other common types of motor vehicle fuel, provided such use is in conjunction with the convenient dispensing of consumer goods items, i.e., prepackaged grocery and dairy products, reading and directional materials, hot snacks, small novelty items and tobacco products, etc.[Added 3-5-1990]

CORRECTIONAL INSTITUTION — An institution or facility to correct illegal patterns of behavior.

COUNTY SOIL AND WATER CONSERVATION DISTRICT — The New Haven County Soil and Water Conservation District established under Subsection a of § 22a-315 of the Connecticut General Statutes.[Added 2-3-1986]

COVERAGE — That portion of a lot that is covered by a building or buildings.²

~~DAY CARE — A program of supplementary care for related or unrelated children on a regular basis outside of their homes for a part of 24 hours in one or more days of the week.~~

~~(1) Child care provider — Class I (family care provider*): A program of supplementary care for not more than six related or unrelated children in a private residence, carried out on a regular basis for a part of the 24 hours in one or more days of the week as an accessory use to the principal residential use. (*Definitions per State of Connecticut.)~~

~~(2) Child care provider — Class II (group day care home): A program of supplementary care for not less than seven nor more than 12 unrelated children on a regular basis, for a part of the 24 hours in one or more days in a week.~~

~~(3) Child care provider — Class III (child day care center): A program of supplementary care for 13 or more related or unrelated children outside their homes on a regular basis for a part of the 24 hours in one or more days of the week. [Added 7-5-1988]~~

DEVELOPMENT — Any construction or grading activities to improved or unimproved real estate.[Added 2-3-1986]

[...]

§ 213-16. R-R Rural Residential District.

- A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-family dwellings.
 - (b) Municipal or public uses and buildings.
 - (c) Public and private utility substations.
 - ~~(d) Child care provider — Class II, provided that: **[Added 2-3-1992]**
 - ~~[1] All play apparatus must be located in the rear yard;~~
 - ~~[2] Parking shall be required at a rate of one space per 3,000 square feet of gross floor area dedicated to day care use or one per every six children, whichever is greater;~~
 - ~~[3] Sanitary sewers and public water shall be required; and~~
 - ~~[4] Residential structures converted to day care use must retain the residential character of the building and be architecturally similar to the surrounding residential properties.~~~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the following conditions:
 - [1] The minimum site area for any of the above uses shall be three acres.
 - [2] No barn, shelter or other building used for the housing of said animals or the storage of feed and supplies shall be located closer than 60 feet to any property line. Waste materials shall not be stored or located closer than 100 feet to any property line.
 - [3] The area used for grazing, exercising or training of said animals shall be securely fenced to prevent the animals from straying and to provide adequate protection to keep the general public from entering the enclosures.
 - (d) Membership clubs.
- C. Accessory uses.
- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

- (2) One sign in accordance with § 213-56N(5).
- (3) Off-street parking in accordance with § 213-55.
- (4) Keeping of horses, ponies and other animals of the equine family for the use of the occupants of the property only, subject to the following land area and setback requirements:
 - (a) There shall be a minimum lot area of one acre required for the dwelling for the first animal being kept and 1/3 acre for each additional animal, with a maximum of 10 such animals.
 - (b) No barn, shelter or other buildings used for housing of said animals, the storage of feed and supplies or the storage of waste materials shall be located any closer than 60 feet to the property line.
 - (c) The area used for the grazing, exercising or training of said animals shall be securely fenced to prevent straying and to prevent the public from entering the enclosure.
 - (d) This shall not be construed as allowing the establishment of any commercial enterprise.
- (5) Keeping of poultry. [**Added 5-4-2020¹¹**]
 - (a) The keeping of poultry shall be allowed as a noncommercial accessory use subject to the issuance of a zoning permit.
 - (b) The number of poultry permitted per this section is as follows:
 - [1] For lots smaller than 40,000 square feet: No more than six animals.
 - [2] For lots 40,000 square feet or greater: No more than 12 animals.
 - (c) Roosters (male chickens) and toms (male turkeys) are prohibited.
 - (d) Enclosure. The use shall be confined to a fenced enclosure with the following parameters:
 - [1] No more than 200 square feet in area.
 - [2] A minimum of 10 square feet of ground area per animal.
 - [3] Located in a rear yard.
 - [4] Setbacks (In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply):
 - [a] At least 25 feet from any street line.
 - [b] At least 15 feet from any residential dwelling.
 - [c] Minimum of five feet from any property line.
 - [5] Coop: All poultry shall be housed in a coop that is designed to be predator-proof, thoroughly ventilated, watertight, and easily accessed and cleaned. The coop shall be constructed with the following parameters:
 - [a] At least 10 feet from any property line.
 - [b] Minimum of three square feet of area per animal.
 - (e) Food and waste.
 - [1] Food shall be stored in watertight rodent-proof containers.

[2] Waste shall be disposed of offsite or composted no closer than 50 feet from any property line.

- (f) Poultry shall be humanely harvested within a structure such as a home, barn, shed, or garage. Outdoor harvesting is prohibited.
- (g) This subsection shall not apply to the keeping of animals as part of an approved agricultural use or within a schoolhouse, museum, or zoo for the purpose of study or observation.

~~(6) Child care provider — Class I. [Added 7-5-1988]~~ Family child care home

~~(h) Day care may not be carried on in a separate building from the main residence.~~

~~(i) All day care providers must receive a certificate of fire safety from the Fire Marshal.~~

(7) Group child care home

- D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.
- E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-17. S-R Suburban Residential District.

- A. The purpose of this district shall be to assist in the creation of areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites, and to provide for facilities and uses which serve residents of those areas and for uses which are benefited by and are beneficial to an open residential environment.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-family dwellings.
 - (b) Municipal or public uses and buildings.
 - (c) Public and private utility substations.
 - ~~(d) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (d) Membership clubs.
 - (e) Professional offices in residences, subject to the following conditions:
 - [1] Said office shall be limited to one professional who shall reside on the premises and not more than two nonresident assistants.
 - [2] Said office shall be incidental and subordinate to the residential building and shall not occupy more than 25% of the total floor area of the principal building. No office shall be located in an accessory building.
 - [3] In no manner shall the appearance of the building be altered nor shall the office within the residence be conducted in a manner that would cause the premises to lose its residential character.
- C. Accessory uses.
- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
 - (2) One sign in accordance with § 213-56N(5).
 - (3) Off-street parking in accordance with § 213-55.
 - (4) Horses, ponies and other animals of the equine family, subject to the requirements of

§ 213-16C(4).

~~(5) Child care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]~~

(5) Keeping of poultry, subject to the requirements of § 213-16C(5). [Added 5-4-2020]

(6) Family child care home

(7) Group child care home

- D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.
- E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-18. R-1 Single-Family Residential District.

- A. The purpose of this district shall be to provide for areas of relatively open character for single-family dwellings on individual lots, as well as for preservation of open space and more efficient development through cluster development on appropriate sites; to provide for facilities and uses which serve residents of those areas and for uses which are benefited by an open residential environment, and to provide opportunity for more intensive use of large older residential structures as a means of assuring neighborhood stability.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-family dwellings.
 - (b) Municipal or public uses and buildings.
 - (c) Public and private utility substations.
 - ~~(d) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.¹²
 - (c) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (d) Membership clubs.
 - (e) Home occupations, subject to the following conditions:
 - [1] Said home occupations shall be conducted by members of the family owning and residing on the premises. No more than two nonresidents shall be employed herein.
 - [2] Said home occupation shall not occupy more than 25% of the total floor area of the principal building. No home occupation shall be conducted in an accessory building.
 - [3] In no manner shall the appearance of the building be altered nor shall the occupation within the residence be conducted in a manner that would cause the premises to lose its residential character, either by the use of colors, materials, construction or lighting. No display of products shall be visible from the street, and no stock-in-trade shall be kept on the premises.
 - [4] No home occupation shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard or any other nuisance that is perceptible beyond the lot lines.
 - [5] Home occupations shall in no event be deemed to include animal hospitals, kennels, barbershops, beauty parlors, clinics or hospitals, dancing schools, mortuaries, auto repair shops, restaurants, tourist homes, rooming houses or boardinghouses, and uses similar to those listed above.
 - [6] Any Class III child-care facility legally existing by virtue of former Zoning Board of

Appeals action shall be governed by the provisions of § 213-19B(2)(j). **[Added 2-3-1992]**

- (f) Conversion of single-family dwellings. An existing single-family dwelling erected more than 20 years prior to January 1, 1966, may be converted to comprise a maximum of four dwelling units, subject to the following conditions:

[1] The minimum lot area per family available shall meet the requirements of this district.

[2] The building shall be maintained in its original appearance or may be modified to conform to the character of the neighborhood if such modification requires no major structural changes. No addition to the building shall be permitted, except for the purpose of providing secondary egress if required.

[3] The plan for conversion shall provide for off-street paved parking spaces in sufficient number to furnish two such spaces for each dwelling unit. **[Amended 5-1-1989]**

- (g) Professional offices in residences, subject to the requirements of § 213-17B(2)(e).

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) One sign in accordance with § 213-56N(5).

(3) Off-street parking in accordance with § 213-55.

(4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).

~~(5) Child care provider — Class I, subject to the requirements of § 213-16C(5). **[Added 7-5-1988]**~~

(5) Keeping of poultry, subject to the requirements of § 213-16C(5). **[Added 5-4-2020]**

(6) Family child care home

(7) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-19. R-2 Two- or Three-Family Residential District.

- A. The purpose of this district shall be to provide areas for several types of housing in a medium-density environment with access to a range of community services and transportation.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-family dwellings.
 - (b) Two- and three-family dwellings.
 - (c) Municipal or public uses and buildings.
 - (d) Public and private utility substations.
 - ~~(e) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Mobile homes and mobile home parks, subject to the following conditions: **[Amended 12-5-1983]**
 - [1] Provision must be made to make existing trailer camps and mobile home parks safe, sanitary and fit for human habitation and aesthetically unoffensive.
 - [2] The following minimum standards shall be established for trailer parks or mobile home parks:
 - [a] Minimum lot width: 50 feet.
 - [b] Minimum lot area per unit: 5,000 square feet.
 - [c] Minimum side yards: six feet.
 - [d] Minimum front and rear yard measured from any road or driveway: 15 feet.
 - [3] Mobile homes not located within mobile home parks shall conform to the density, lot and bulk requirements of the zone they are located in.
 - (d) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (e) Membership clubs.
 - (f) Home occupations, subject to the requirements of § 213-18B(2)(e).
 - (g) Conversion of single-family dwellings. Any single-family dwelling in existence 20 years prior to June 1, 1966, may be converted to comprise a maximum of four dwelling units subject to the provisions of § 213-18B(2)(f).

- (h) Professional offices in residences, subject to the requirements of § 213-17B(2)(e).
- (i) An existing residential building not less than 50 years old which is historically notable in accordance with the following standards: **[Added 1-19-1988; amended 6-5-1990]**
 - [1] Uniqueness of the structure, distinctiveness of the architectural character of the structure or historical significance of the structure;
 - [2] The front face of the structure must face onto any of the following streets or portions thereof: East Main Street (except between Parker Avenue and Carpenter Avenue); Broad Street; South Broad Street; North Broad Street south of 1691; South Colony Street north of Olive Street; Cook Avenue; Hanover Street up to Winthrop Terrace; Washington Street; Lincoln Street; Parker Avenue North; or any other streets that may be designated by the City Council after a public hearing may be converted and used in total for professional and/or executive offices subject to the following conditions:
 - [a] Only one principal use and building shall be allowed on a lot;
 - [b] All lot and bulk requirements of the existing zone must be complied with;
 - [c] The building shall be maintained in its original appearance or may be modified to conform to the character of the neighborhood if such modification requires no major structural changes and is approved by the Design Review Board. No addition to the building shall be permitted, except for the purpose of providing a secondary egress if required. No alterations to the exterior of the building shall lessen the residential character of the building. Specific architectural and landscape plans shall be submitted and approved by the ZBA as to how the building will be restored. No certificate of occupancy will be issued until the architectural, landscape and signage plans have been satisfactorily completed.
 - [d] Parking requirements shall be per § 213-55 of this chapter, except that parking in the front yard shall be prohibited.
 - [e] The Board must be satisfied with the historic significance of the building as explained in a written statement presented by the applicant. The ZBA may take into consideration the recommendations of any City agencies or outside specialists which it consults, such as, but not limited to, the Meriden Historical Society.
- (j) ~~Child care provider~~ — Class III Child care center, subject to the following requirements:
 - [1] All conversions or new construction of child-care centers in residential zones must be architecturally similar to the surrounding residential structures.
 - [2] All lot and bulk requirements must be met for the district within which the operation is located.
 - [3] The number of children permitted within a ~~Class III Child care~~ center will be determined by the State of Connecticut Department of Public Health and the Department of Social Services, the licensing agents.¹³
 - [4] All play apparatus must be located in the rear yard and shall be screened according to the requirements for multifamily dwellings [§ 213-46A(2)].
 - [5] Parking shall be required at a rate of one space per 3,000 square feet of gross floor area dedicated to the day-care use or one per every six children, whichever is greater.

- [6] Provision shall be made for safe circulation throughout the site. Dropoff and pickup points shall be established.
- [7] Sanitary sewers and public water shall be required.
- [8] A certificate of fire safety must be received from the Meriden Fire Marshal.
- [9] All applicants must present an approved license from the State of Connecticut Department of Public Health and proof of registration with the Meriden Health Department prior to issuance of a building permit.¹⁴

[10] Certificate of approval is required. **[Added 2-3-1992]**

(k) Garden-type multiple-family developments, subject to the following conditions: **[Added 10-15-2018]**

- [1] The site is at least two acres and is adequately served with public water and public sanitary sewers;
- [2] The lot coverage shall not exceed 40% of the total lot area;
- [3] There shall be a maximum of six dwelling units in a single structure, with a density of no greater than one unit for every 5,000 square feet of lot area;
- [4] The minimum setback from all surrounding public streets shall be no less than 35 feet; the minimum setback from all other property lines will not be less than 25 feet;
- [5] The proposed use shall be designed as a single architectural project with appropriate landscaping;
- [6] The distance at the closest point between any two buildings of a group of garden-type multiple-family dwellings shall not be less than 35 feet;
- [7] A group of garden-type multiple-family dwellings shall not be designed so as to permit subsequent subdivision into units which would not conform to the use and area regulations of the district in which it is located.
- [8] A minimum of 200 square feet of usable open space shall be provided per dwelling unit.

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
- (2) One sign in accordance with § 213-56N(5).
- (3) Off-street parking in accordance with § 213-55.
- (4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).
- ~~(5) Child care provider — Class I, subject to the requirements of § 213-16C(5). [Added 7-5-1988]~~
- (5) A community building. [Added 1-6-2014]
- (6) Keeping of poultry, subject to the requirements of § 213-16C(5). [Added 5-4-2020]
- (7) Family child care home
- (8) Group child care home

- D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.
- E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-20. R-3 Multiple-Family Residential District.

- A. The purpose of this district shall be to provide areas for a range of housing types at a medium density commensurate with the scale and characteristics of the City's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-, two- and three-family dwellings.
 - (b) Multiple dwellings with a maximum of eight units in a structure, except for garden-type multifamily development as may be permitted by special exception.
 - (c) Municipal or public uses and buildings.
 - (d) Public and private utility substations.
 - ~~(e) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Mobile homes and mobile home parks, subject to the provision of § 213-19B(2)(c).
 - (d) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (e) Membership clubs.
 - (f) Home occupations, subject to the requirements of § 213-18B(2)(e).
 - (g) Garden-type multiple-family developments, subject to the following conditions:
 - [1] The site is at least two acres and is adequately served with public water and public sanitary sewers.
 - [2] The lot coverage shall not exceed 50% of the total lot area.
 - [3] The minimum setback from all surrounding streets shall be not less than 35 feet.
 - [4] The distance at the closest point between any two buildings of a group of garden-type multiple-family dwellings shall be not less than 50 feet.
 - [5] A minimum of 200 square feet of usable open space shall be provided per dwelling unit.
 - [6] A group of garden-type multiple-family dwellings shall not be designed so as to permit subsequent subdivision into units which would not conform to the use and area regulations of the district in which it is located.

[7] The proposed use shall be designed as a single architectural project with appropriate landscaping and shall not materially detract from the character of the neighborhood.

[8] All other requirements for multifamily dwellings shall be satisfied.

- (h) Rooming, boarding and tourist homes, provided that public sanitary sewers are available.
- (i) Professional offices in residences, subject to the requirements of § 213-17B(2)(e).
- (j) ~~Child care provider — Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). **[Amended 7-5-1988; 2-3-1992]**
- (k) An existing residential building not less than 50 years old which is historically notable in accordance with § 213-19B(2)(i). **[Added 1-19-1988; amended 6-4-1990¹⁵]**

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
- (2) Signs, as regulated in § 213-56.
- (3) Off-street parking and loading, in accordance with the requirements of § 213-55.
- (4) Horses, ponies and animals of the equine family, subject to the requirements of § 213-16C(4).
- ~~(5) Child care provider — Class I subject to the requirements of § 213-16C(5). [Added 7-5-1988]~~ Family child care home
- ~~(6) Group child care home~~

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-21. R-4 Multiple-Family/Professional Office District.

- A. The purpose of this district shall be to provide for a range of housing types with opportunity for appropriate nonresidential uses at a high density commensurate with the scale and characteristics of the City's older neighborhoods; these are areas with access to major transportation arteries and a range of community services.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Single-, two- and three-family dwellings.
 - (b) Multiple-family dwellings.
 - (c) Professional offices and buildings.
 - (d) Home occupations, subject to the provisions of § 213-18B(2)(e).
 - (e) Municipal or public uses and buildings.
 - (f) Public and private utility substations.
 - (g) Real estate office. **[Added 3-3-1986]**
 - ~~(h) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Places of worship and public assembly, including parish houses, parochial schools, meeting rooms and recreation facilities customarily accessory to such uses.
 - (b) Crop and tree farming, keeping of farm animals, except for fur-bearing animals raised for commercial pelting, greenhouses or nurseries.
 - (c) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
 - (d) Riding academies and stables for rental to the general public of animals in the equine family or commercial kennels, subject to the provisions of § 213-16B(2)(c).
 - (e) Rooming, boarding and tourist homes, provided that public sanitary sewers are available.
 - (f) Commercial and membership clubs and social or recreational centers.
 - (g) Hospitals, rest homes, clinics, convalescent homes or homes for the aged, sanitariums and philanthropic or charitable institutions.
 - (h) Correctional institution facilities.¹⁶
 - (i) Buildings with mixed uses, subject to the following requirements:
 - [1] Only uses permitted in the district may occur.
 - [2] All lot and bulk requirements for each use are satisfied.
 - [3] Separate entrances and exits shall be provided for residential and nonresidential portions of the building.

(j) ~~Child care provider~~ ~~Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). **[Amended 7-5-1988; 2-3-1992]**

(k) Homes for sheltered care, subject to the following requirements: **[Added 7-7-1986]**

[1] Run by a nonprofit/religious organization.

[2] Review and approval by the Health and Human Services Department, which shall establish standards and guidelines pursuant thereto.

[3] The property is limited to noncommercial uses.

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building. This shall not be construed as permitting any commercial use or occupation other than those listed in this section.

(2) Signs, as regulated in § 213-56.

(3) Off-street parking in accordance with § 213-55.

(4) Family child care home

(5) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

E. A driveway or any type of access for any use not permitted by right or special exception in this zone shall not be permitted as an accessory or primary use. **[Added 8-2-1988]**

§ 213-23. C-1 Central Commercial District.

- A. The purpose of this district shall be to provide for and encourage a variety of retail businesses, business and professional offices, service businesses, entertainment and cultural establishments and limited light industry and related activities, such as parking and pedestrian spaces, all designed to serve the City and the region and to encourage the concentration of retail and service uses to achieve continuity of frontage devoted to such purposes which will strengthen and complement one another; further, it is a purpose of this district to protect the major public investment made and to be made toward revitalization of the central business area, a vital part of the City's tax base, by conserving the value of land and buildings.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any use other than those listed below.
- (1) Permitted uses by right:
- (a) Retail stores.
 - (b) Banks, including drive-in windows.
 - (c) Service businesses, such as barbershops, beauty parlors, furniture repair, tailors and dry-cleaning stores, launderette, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, photographer and duplicating business.
 - (d) Business, professional, service or governmental offices.
 - (e) Newspaper printing and job printing.
 - (f) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold at retail, exclusively on the premises, provided that only an area fully concealed from any street and equal to not more than 20% of the area devoted to retail sales may be used for this purpose.
 - (g) Brewpub, brewpub-restaurant, restaurant and/or catering establishments. **[Amended 11-26-2019]**
 - (h) Libraries, art galleries and museums.
 - (i) Art and craft studios and studios for teaching performing arts.
 - (j) Private transportation and auto rental services.
 - (k) Multiple-family dwellings.
 - (l) Hotels, motels and conference facilities.
 - (m) Theaters.
 - (n) Public and private utility substations.
 - (o) Living quarters in commercial buildings, provided that there are separate entrances for the residential part of the building.
 - (p) Mortuaries.
 - (q) Public parking lots. **[Amended 3-5-1990]**
 - (r) Hospitals.
 - (s) Bus and taxi stands.

- (t) Veterinarians.
- (u) News and magazine stands.
- (v) Transportation terminals.
- (w) Automotive sales and service.
- (x) Bowling alleys.
- (y) Real estate office. **[Added 3-3-1986]**

~~(z) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~

~~(aa) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~

~~(bb)~~(z) Notwithstanding the general restriction on temporary sales as stated in § 213-15 of this chapter, temporary sales are permitted by nonprofit clubs, nonprofit organizations, as defined and licensed by the State of Connecticut, and which were not created for the purpose of selling goods, property or wares. No such temporary sales shall be carried on for longer than a thirty-day period in any given six months. All such temporary sales must be approved by the Zoning Enforcement Officer as to safety issues and compliance with this chapter. **[Amended 4-7-2008]**

~~(cc)~~(aa) Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Added 4-5-2021]**

- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
 - (a) Automotive service stations, convenience stores/gas facilities and specialized automobile service centers subject to the following requirements.
 - [1] Storage of vehicles, parts or equipment: per § 213-47A and B.
 - [2] Outdoor storage: visibility per § 213-48; parking per § 213-55. **[Amended 3-5-1990; 6-5-1900]**
 - (b) Drive-through facility in accordance with supplementary regulations in § 213-59. **[Amended 6-2-2008]**
 - (c) Clinics.
 - (d) Cocktail lounges, nightclubs and package stores.
 - (e) Schools, playgrounds and public buildings. **[Amended 4-5-2021]**
 - (f) Public and private academic and trade schools, subject to the following requirements:
 - [1] The curriculum shall satisfy the requirements of the State Department of Education.
 - [2] No accommodations for resident students shall be permitted.
 - [3] No music or noise shall be audible beyond the immediate premises.
 - (g) Dance halls, billiard parlors, skating rinks and recreation centers.
 - (h) Fast-food restaurants, provided that eating on the premises shall be permitted only inside

the structure or in areas specifically designated and properly maintained outside of the structures.

- (i) Conversion of a portion of an existing building which is used for commercial or service purposes into light manufacturing (light assembly and/or research and development activity) space, provided that:
 - [1] The building exists prior to the adoption of this chapter.
 - [2] The portion of the building to be utilized for light manufacturing is limited to 45% of ground-floor (square feet) space. Said use is not limited to a ground-floor location.
 - [3] The Commission is assured by the City Engineer, Health Department, Building Official and Fire Marshal that said use could be accommodated in a manner consistent with building and fire codes.
 - [4] The facade of said building shall not be altered to detract from the commercial/service appearance.
 - [5] All other requirements of this chapter are satisfied.
- (j) Commercial amusement arcade, subject to the following conditions:
 - [1] It shall be located at least 1,500 feet from any other commercial amusement arcade, school buildings, school playgrounds and church buildings and at least 500 feet from a residence.
 - [2] An applicant must provide assurance that there will be proper supervision and maintenance both inside and outside of the arcade (as defined herein) at all times when the use is open.
 - [3] The hours of operation shall be stated in the application and approved by the Zoning Board of Appeals. Said hours of operation must give consideration to discouraging use of the arcade by schoolchildren during school hours.
 - [4] Fire Underwriters' Code requirements shall also be complied with.
 - [5] Sanitary facilities consistent with applicable codes of the City of Meriden shall be located on the premises and accessible to users of the amusement arcade.
 - [6] Adequate off-street parking in addition to that otherwise required for the uses on the premises shall be provided, and bicycle racks shall be provided where appropriate.
 - [7] The Zoning Board of Appeals may set any restrictions it deems necessary to ensure the health, safety and welfare of the general public, including screening, security, personnel and hours of operation. Said special exception may be revoked by the Zoning Board of Appeals, after a public hearing on the matter, if it is found that the permitted use is generating excessive noise, loitering, littering, traffic hazards or public nuisance.
- (k) Buildings with mixed uses, subject to the following requirements:
 - [1] All lot and bulk requirements for each use are satisfied.
 - [2] Separate entrances and exits shall be provided for residential and nonresidential portions of the building.
- (l) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).

- (m) Heliports, subject to the following conditions as well as any other determined to be appropriate by the Zoning Board of Appeals as being necessary to carry out the purposes of this chapter:
 - [1] In any residential zone, the hours of operation shall be limited to prevent disturbance to nearby residences.
 - [2] No area shall be used as a heliport unless it is a minimum of 200 feet from any residential lot line.
 - [3] Access to areas used as heliports shall be securely fenced as required by the Zoning Board of Appeals.
- (n) Membership and commercial clubs.
- (o) High-rise multiple-family dwellings over 12 stories, subject to the following conditions:
 - [1] The City Engineer and Fire Marshal shall be satisfied that adequate fire protection and water pressure can be provided to serve the building.
 - [2] The area regulations for multiple-family dwellings in the zone shall apply, except that an additional setback of one foot for each five additional feet of building height shall be required.
 - [3] There shall be provided, on the site, 200 square feet of developed recreation space for each dwelling unit in the building.
- (p) Homes for sheltered care, subject to the following requirements: **[Added 7-7-1986]**
 - [1] Run by a nonprofit/religious organization.
 - [2] Review and approval by the Health and Human Services Department, which shall establish standards and guidelines pursuant thereto.
 - [3] The property is limited to noncommercial uses.
- (q) ~~Child-care provider~~ — ~~Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). **[Added 7-5-1988; amended 2-3-1992]**
- (r) Hospitals, rest homes, clinics, convalescent homes, or homes for the aged. **[Added 1-6-1997]**
- (s) Secondary building, subject to the following conditions: **[Added 6-7-1999]**
 - [1] The building must be located a minimum of 25 feet from any property line.
 - [2] A maximum of one secondary building is allowed per site.
 - [3] Parking requirements shall be a minimum of three parking spaces for the secondary building. Said parking spaces shall be immediately adjacent to the secondary building, distinguished from the overall parking lot by curbing and landscaping.
 - [4] No separate freestanding sign is allowed for the secondary building.
 - [5] Certificate of approval from the Planning Commission is required. The building shall be compatible to the architectural and landscaping design of the site, primary building, and the overall character of the area.
 - [6] No secondary building shall remain vacant for more than six consecutive months.

Secondary buildings must be occupied for a minimum of three months during any six-month period. The owner of the shopping center is responsible for removing the building and restoration of the area in a manner approved and bonded for by the Planning Commission during the certificate of approval process.

(t) Health care services. **[Amended 4-21-2008]**

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
- (2) Signs, as regulated in § 213-56.
- (3) Off-street parking in accordance with § 213-55.
- (4) An outdoor dining area is allowed for restaurants and other food service establishments with the permission of the property owner. The area shall conform to the following: **[Added 6-7-2004; amended 6-1-2020]**
 - (a) The outdoor dining area must be adjacent to the indoor dining area.
 - (b) The outdoor dining area shall be physically separated from the surrounding outdoor area. Such separators must be approved by the Planning Department and can be a fence, elevated deck, planters, movable gating or theater-type posts with ropes, etc.
 - (c) When adjacent to a residential zoning district the outdoor dining area shall be set back a minimum of 25 feet from the property line for visual and noise attenuation. This distance may be reduced upon provision of additional buffering elements, such as a fence and trees, to provide visual and noise attenuation.
 - (d) It shall not exceed the square footage of the restaurant/food service establishment.
 - (e) If more than 20 seats are added for outdoor dining, a certificate of approval (site plan) is required. Otherwise, prior to establishing the accessory use, an adequate plot plan needs to be provided to the Planning Department that indicates dimensional information for the outdoor service area. The location and volume of seating, as well as the location and dimensions of the restaurant/food service building, property boundaries, existing and proposed surfaced areas, and access and separation shall be indicated.
 - (f) Additional parking is not required for the outdoor dining area.
 - (g) Depictions of nonpermanently sited tables, chairs, umbrellas, awnings, trash receptacle(s) and the physical separator(s) should be provided as well as corresponding information regarding materials, flooring, and the proposed schedule of operation and maintenance of the area. Indicate if outdoor consumption of alcohol will be involved.
 - (h) Any live or recorded music shall require a special exception.

(5) Family child care home

(6) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

§ 213-24. C-1-A Central Commercial Annex District. [Adopted 3-5-2001]

- A. Purpose. The purpose of this district shall be to provide for and encourage a variety of retail businesses, business and professional offices, service businesses, entertainment and cultural establishments and limited light industry and related activities, such as parking and pedestrian spaces, all designed to serve the City and the region. It is a purpose of this district to protect the major public investment made and to be made toward revitalization of the area, a vital part of the City's tax base, by restoring and conserving the value of land and buildings. Further, this district is to be recognized as the transition zone between all zones and the Central Commercial District.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any use other than those listed below.
- (1) Permitted uses by right:
- (a) Retail stores.
 - (b) Banks, including drive-in windows.
 - (c) Service businesses, such as barbershops, beauty parlors, furniture repair, tailors and dry-cleaning stores, laundrette, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, photographer and duplicating business.
 - (d) Business, professional, service or governmental offices.
 - (e) Job printing.
 - (f) Brewpub, brewpub-restaurant, restaurant and/or catering establishments. **[Amended 11-26-2019]**
 - (g) Libraries, art galleries and museums.
 - (h) Art and craft studios and studios for teaching performing arts.
 - (i) Private transportation and auto rental services.
 - (j) Hotels, motels and conference facilities.
 - (k) Theaters.
 - (l) Public and private utility substations.
 - (m) Living quarters in commercial buildings for the exclusive housing of the merchant and family, provided that there are separate entrances for the residential part of the building.
 - (n) Mortuaries.
 - (o) Public parking lots.
 - (p) Bus and taxi stands.
 - (q) Veterinarians.
 - (r) Hospitals.
 - (s) News and magazine stands.
 - (t) Transportation terminals.
 - (u) Automotive sales and service.

- (v) Bowling alleys.
 - (w) Real estate office.
 - ~~(x) Child care provider — Class I.~~
 - ~~(y) Child care provider — Class II.~~
 - (x) Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Added 4-5-2021]**
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Automotive service stations, convenience stores/gas facilities and specialized automobile service centers.
 - (b) Drive-through facility in accordance with supplementary regulations in § 213-59. **[Amended 6-2-2008]**
 - (c) Clinics.
 - (d) Cocktail lounges, nightclubs and package stores.
 - (e) Schools, playgrounds and public buildings. **[Amended 4-5-2021]**
 - (f) Public and private academic and trade schools, subject to the requirements of § 213-23B(2)(f).¹⁷
 - (g) Dance halls, billiard parlors, skating rinks and recreation centers.
 - (h) Fast-food restaurants, provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structures.
 - (i) Light manufacturing (light assembly and/or research and development activity).
 - (j) Commercial amusement arcades, subject to the requirements of § 213-23B(2)(j).¹⁸
 - (k) Buildings with mixed uses, subject to the following requirements:
 - [1] All lot and bulk requirements for each use are satisfied.
 - [2] All uses are either permitted or special exception uses in the C-1-A Zone.
 - (l) Heliports, subject to the following conditions as well as any others determined to be appropriate by the Zoning Board of Appeals as being necessary to carry out the purposes of this chapter.
 - [1] In any residential zone, the hours of operation shall be limited to prevent disturbance to nearby residences.
 - [2] No area shall be used as a heliport unless it is a minimum of 200 feet from any residential lot line.
 - [3] Access to areas used as heliports shall be securely fenced as required by the Zoning Board of Appeals.
 - (m) Membership and commercial clubs.

(n) ~~Child-care provider~~—~~Class III~~Child care center, subject to the requirements of § 213-19B(2)(j).

(o) Elderly living and/or care units. [**Adopted 10-1-2001**]

[1] These uses are restricted to the elderly and can be one or a combination of independent housing units, assisted housing units, intermediate care, convalescent or nursing units. Also allowed are day-care centers for the elderly. "Elderly" is defined as any person 62 years of age or over or a person who has been certified by the Social Security Board as being totally disabled under the Federal Social Security Act. At the time of admission to an elderly independent or assisted housing unit, at least one person per unit must meet the foregoing definition.

[2] The minimum lot and bulk design criteria for elderly living units or elderly care units or elderly day-care units include:

[a] Minimum lot area: 25,000 square feet.

[b] Minimum lot width: 80 feet.

[c] Setbacks, front and rear yard: 25 feet.

[d] Side yards: 15 feet.

[e] Lot coverage: 75% for principal buildings, accessory buildings and paved areas.

[f] Pedestrian walks: A pedestrian circulation system shall be so designed as to provide wherever possible for separation between pedestrian and vehicular traffic. All such walks shall be designed and built to provide for wheelchair access. All existing walks shall be upgraded to accommodate wheelchairs.

[g] All buildings on an individual lot shall be interpreted in terms of architecture, color, texture and scale.

[h] All plans must receive a certificate of approval from the Planning Commission per § 213-72. Structures may be further restricted by the Planning Commission to provide for public safety, adequate light and air, and to maintain the neighborhood character.

[3] Density and parking requirements for each use in this zone.

[a] Elderly independent and assisted housing unit.

[i] Density: one unit per 2,500 square feet of lot area.

[ii] Parking: 1.5 spaces per unit, plus one space for every three employees.

[b] Convalescent and nursing care units.

[i] Density: ratio of 30 beds per 40,000 square feet of lot area.

[ii] Parking: one space for every three beds, plus one space for every three employees.

[c] Day-care center for elderly.

[i] Parking: one space for every five people enrolled.

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrent subsequent to the main building.

(2) Signs, as regulated in § 213-56.

(3) Off-street parking in accordance with § 213-55.

(4) Outdoor dining area per standards and procedures of § 213-23C(4). [**Amended 6-7-2004**]

(5) Family child care home

(6) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B for C-1 Zone.

§ 213-25. C-2 General Commercial and C-3 Highway Commercial Districts.

- A. The purpose of these districts shall be to provide for a wide range of commercial uses in areas with good access, particularly along major arterials, and to accommodate uses that benefit from large numbers of motorists, that need larger parcels of land developed less intensively than would be appropriate in central or neighborhood businesses, and that may involve characteristics, such as trucking and noise, that are objectionable to residential areas and certain nonresidential areas. New residential development is excluded from these districts except by special exception. The C-3 District is intended to accommodate these same activities at a lower intensity in a more open environment.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any use other than those listed below.
- (1) Permitted uses by right:
- (a) Retail stores.
 - (b) Banks, including drive-in windows.
 - (c) Service businesses, such as barbershops, beauty parlors, furniture repair, tailors and dry-cleaning stores, launderette, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, photographer and duplicating business.
 - (d) Business, professional or governmental offices.
 - (e) Newspaper printing and job printing.
 - (f) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold at retail on the premises.
 - (g) Brewpub, brewpub-restaurant, restaurant and/or catering establishments. **[Amended 11-26-2019]**
 - (h) Libraries, art galleries and museums.
 - (i) Art and craft studios and studios for teaching performing arts.
 - (j) Private transportation and auto rental services.
 - (k) Hotels, motels and conference facilities.
 - (l) Theaters, open or enclosed.
 - (m) Public and private utility substations.
 - (n) Mortuaries.
 - (o) Public parking lots. **[Amended 3-5-1990]**
 - (p) Public and private academic and trade schools, subject to the following requirements:
 - [1] The curriculum shall satisfy the requirements of the State Department of Education.
 - [2] No accommodations for resident students shall be permitted.
 - (q) Hospitals.
 - (r) Bus stations.

- (s) Veterinarians.
- (t) Automotive sales and service.
- (u) Bowling alleys.
- (v) Real estate office. **[Added 3-3-1986]**

~~(w) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~

~~(x) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~

(w) Regional shopping mall. **[Added 2-4-1991; amended 2-3-1992]**

(x) Notwithstanding the general restriction on temporary sales as stated in § 213-15 of this chapter, temporary sales are permitted by nonprofit clubs, nonprofit organizations, as defined and licensed by the State of Connecticut, and which were not created for the purpose of selling goods, property or wares. No such temporary sales shall be carried on for longer than a thirty-day period in any given six months. All such temporary sales must be approved by the Zoning Enforcement Officer as to safety issues and compliance with this chapter. **[Amended 4-7-2008]**

(y) Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Added 4-5-2021]**

- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Warehouse and distribution businesses, except petroleum or other highly flammable substances.
 - (b) Automotive service stations, repairers' garages, convenience stores/gas facilities, automobile wash and specialized automobile services, subject to the following requirements: outdoor storage per § 213-47A and B; visibility per § 213-48F; parking per § 213-55. **[Amended 3-5-1990; 6-5-2000]**
 - (c) Drive-through facility in accordance with supplementary regulations in § 213-59. **[Amended 6-2-2008]**
 - (d) Cocktail lounges, nightclubs and package stores.
 - (e) Schools, playgrounds and public buildings. **[Amended 4-5-2021]**
 - (f) Dance halls, billiard parlors, skating rinks and recreation centers.
 - (g) Fast-food restaurants, provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure.
 - (h) Buildings with mixed commercial uses, subject to the requirements of § 213-23B(2)(k).
 - (i) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
 - (j) Commercial amusement arcades subject to the requirements of § 213-23B(2)(j).
 - (k) Heliports, subject to the conditions of § 213-23B(2)(m).

- (l) Multiple-family dwellings in the C-2 Zone, and provided that all the following requirements are satisfied: **[Amended 9-8-1987; 12-5-1988]**.
 - [1] Building coverage shall not exceed 50% of the lot area.
 - [2] A minimum of 200 square feet of open space (excluding parking area) shall be provided for each dwelling unit.
 - [3] A five-foot landscaped buffer strip shall be established around the perimeter of the site.
 - [4] In a building exceeding 35 feet in height, the following shall also apply:
 - [a] A setback in addition to that set forth in § 213-12 shall be applied on the basis of one additional foot of setback for each five feet of building height in excess of 35 feet.
 - [b] The Fire Marshal shall certify that sufficient water pressure can be provided to serve the building.
- (m) Membership and commercial clubs.
- (n) State of Connecticut-operated betting parlor, subject to the following conditions: **[Added 4-7-1986]**
 - [1] It shall be located at least 1,500 feet from any church, church building, school building or school playground and at least 500 feet from any residence in a residential zone.
 - [2] The applicant must provide assurance that there will be proper supervision and maintenance both inside and outside of the parlor at all times when it is open.
 - [3] The hours of operation shall be stated in the application and approved by the Zoning Board of Appeals.
 - [4] Applicable Fire Code requirements shall be complied with.
 - [5] Sanitary facilities complying with applicable codes of the City of Meriden shall be located on the premises and accessible to users of the parlor.
 - [6] Adequate off-street parking in accordance with the provisions of § 213-55, subject to the approval of the Planning Commission.
 - [7] The Zoning Board of Appeals may set any restrictions it deems necessary to ensure the health, safety and welfare of the general public, including screening, security and hours of operation. Said special exception may be revoked by the Zoning Board of Appeals following a public hearing to be held upon the receipt of a petition signed by a City Council member or members, a member of the Zoning Board of Appeals or the Zoning Enforcement Officer, stating that the permitted use is generating excessive noise, loitering, littering, traffic hazards or public nuisance.
 - [8] If granted by the Zoning Board of Appeals, said permit shall become effective 15 days following the granting of said permit. If, however, a protest against a proposed betting parlor is filed with the City Council within 15 days following approval by the Zoning Board of Appeals, signed by the owners of 20% or more of the areas of lots within 500 feet in all directions of the perimeter of the property proposed for said parlor, the request for approval for said parlor shall then be referred to the City Council for final approval.

[9] Action by City Council.

[a] The City Council, upon receipt of this protest, shall consider the protest in light of the purpose and intent of this chapter, the effects on the surrounding neighborhood and the entire City. The City Council shall act on this protest within 30 days of the meeting at which it receives the protest, and its decisions shall be final.

- (o) ~~Child care provider — Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). **[Added 7-5-1988; amended 2-3-1992]**
- (p) Adult entertainment, adult bookstores, video booths, and sexually oriented businesses. No such establishment featuring nude or topless dancing, stripping, other adult entertainment or adult- or sexually oriented businesses shall be located within 1,000 feet of a residence, school, church, park or within 1,000 feet of any other establishment featuring any of the above. Video booths shall be open to the general retail area of the store and shall not have doors or other material which may obscure the view to the interior of said booths. **[Added 11-21-1995]**
- (q) Secondary building, subject to the requirements of § 213-23B(2)(s). **[Added 6-7-1999]**
- (r) Health care services. **[Amended 4-21-2008]**
- (3) Uses permitted subject to the issuance of a provisional special exception by the Planning Commission in accordance with the requirements of § 213-73.1: **[Added 9-7-2021]**
 - (a) Cannabis retail and hybrid retail establishments, as defined in The Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA") Public Act 21-1/Senate Bill 1201 as amended, subject to the following additional requirements:
 - [1] Visibility. Retail and hybrid retail establishments may not display products for consumption in store windows or otherwise be visible from the public right of way. Window advertising signage is prohibited.
 - [2] Consumption. Cannabis products may not be smoked, eaten, or otherwise consumed or ingested on the premises of any retail or hybrid retail establishment.
 - [3] Distance requirements. All retail and hybrid retail establishments shall be located so that the establishment's front door is at least 500 feet from the front door of any K-12 school or playground. Retail and hybrid establishments shall not be located in such a manner that they are concentrated with each other to best serve the residents of Meriden and shall not be located within a distance of 2,500 feet measured in a straight line, from the front door to the front door of the nearest cannabis retail or hybrid retail establishment.

C. Accessory uses. **[Amended 6-7-2004; 8-19-2013]**

- (1) Notwithstanding the terms set forth in § 213-12, convenience stores/gas facilities may operate a check cashing service pursuant and subject to the provisions of Section 36a-580 et seq. of the Connecticut General Statutes within the building approved for such primary use, provided such building is at least 1,500 square feet in area; total signage identifying this use may not exceed two square feet.
- (2) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(3) Signs, as regulated in § 213-56.

(4) Off-street parking in accordance with § 213-55.

(5) Outdoor dining area per standards and procedures of § 213-23C(4).

(6) Family child care home

(7) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

§ 213-26. C-4 Convenience or Neighborhood Commercial District.

- A. The purpose of this district shall be to provide for areas within or adjoining residential neighborhoods for local convenience-scale commerce with a range of retail stores and services which cater to daily or recurring needs of nearby residents.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Uses permitted by right:
- (a) Bakeries.
 - (b) Barbershops and beauty shops.
 - (c) Banks, including drive-in windows.
 - (d) Grocery stores.
 - (e) Pharmacies and sundry stores.
 - (f) Dry cleaning and laundry pickup.
 - (g) Launderettes.
 - (h) News and magazine stands.
 - (i) Shoe repair.
 - (j) Smoke shops.
 - (k) Soda and ice cream shops.
 - (l) Professional and business offices.
 - (m) Single-, two- and three-family dwellings according to the lot and density requirements of the R-2 District. **[Amended 11-21-2005¹⁹]**
 - (n) Public or private postal facility. **[Added 1-22-2008]**
 - ~~(o) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~
 - ~~(p) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added**~~
 - (o) Notwithstanding the general restriction on temporary sales as stated in § 213-15 of the Code of the City of Meriden, temporary sales are permitted by nonprofit clubs, nonprofit organizations, as defined and licensed by the State of Connecticut, and which were not created for the purpose of selling goods, property or wares. No such temporary sales shall be carried on for longer than a thirty-day period in any given six months. All such temporary sales must be approved by the Zoning Enforcement Officer as to safety issues and compliance with this chapter. **[Added 4-7-2008]**
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Amended 4-5-2021]**
 - (b) Buildings with mixed uses, subject to the provisions of § 213-23B(2)(k).

(c) Brewpubs, brewpub-restaurants, restaurants (not fast-food restaurants). [Added 2-2-1987; amended 11-26-2019]

(d) ~~Child care provider — Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). [Added 7-5-1988; amended 2-3-1992]

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(2) Signs, as regulated in § 213-56.

(3) Off-street parking in accordance with § 213-55.

(4) Outdoor dining area per standards and procedures of § 213-23C(4). [Amended 6-7-2004]

(5) Family child care home

(6) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

§ 213-28. Neighborhood commercial design district (NCDD). [Added 12-5-1988]

- A. Creation of district. Within any zoning district, the City Council may create a neighborhood commercial design district (NCDD) in accordance with the standards, criteria and procedures contained in this chapter. In concert with this chapter, the Council may also adopt streetscape, signage and capital improvements programs for each NCDD.
- B. Purpose. The purpose of a neighborhood commercial design district (NCDD) is to provide for a range of low-density commercial and residential uses to serve the daily needs of the community surrounding the district. The purpose of the NCDD is to establish criteria by which plans can be developed and reviewed with an emphasis on density, scale, architectural conformity, and streetscape.
- C. Applicability. A commercial area may be designated by the City Council as an NCDD if it:
 - (1) Contains three or more contiguous pieces of property which are currently used for commercial purposes;
 - (2) Is recognized by the City Council and Planning Commission to be a commercial area with an orientation towards the immediate surrounding neighborhoods;
 - (3) Is comprised of small-scale commercial entities, of which the majority conform with the permitted NCDD uses; or
 - (4) Is contiguous or will be contiguous to any existing NCDD.
- D. Designation of a neighborhood commercial design district. The creation of an NCDD shall be in accordance with § 213-77 of this chapter; provided, however, that five copies of the following materials shall be submitted as part of the petition for its creation:
 - (1) A description of the uses of the building and land contained in the proposed district.
 - (2) A description of the types and locations of streets, sidewalks, utilities, landscaping, parking, and other site improvements in the proposed district.
 - (3) A map showing existing and proposed zoning of the project area as well as all properties within 500 feet of the project area.
- E. Planning Commission authority. Per § 213-72 of this chapter, any change in use or any new construction within the NCDD will require a certificate of approval from the Planning Commission. No structure or public facility may be erected, demolished or moved, enlarged, reconstructed, restored or structurally altered which is not first approved by the Planning Commission through the certificate of approval process. The Director of Planning and Chairman of the Planning Commission may waive the requirement for a certificate of approval for a change of use if they determine that the change will not affect the required parking and will have no effect on the building facade or streetscape. The Planning Commission may also require a certificate of appropriateness if it determines that the proposed change in use will affect the exterior of a building within the NCDD. In anticipation of this determination, an applicant may apply for a certificate of appropriateness in conjunction with the certificate of approval application.
- F. Permitted uses. No building or premises in a NCDD shall be used, in whole or in part, for any purpose except those listed below.
 - (1) Uses permitted by right:
 - (a) Retail stores.
 - (b) Bakeries.

(c) Service businesses such as barbershops, beauty parlors, furniture repair, tailors and dry cleaning stores, laundrettes, dressmakers, jewelry repair, shoe repair, travel agent, appliance repair, photographer's studio, duplicating business, and real estate offices.

(d) Banks, including drive in windows.

(e) Brewpubs, brewpub-restaurants and restaurants. **[Amended 11-26-2019]**

(f) Single-, two- and three-family dwellings.

(g) Libraries, art galleries and museums.

~~(h) Child care provider — Class I.~~

~~(+)(h)~~Public facilities.

~~(+)(i)~~Professional and business offices (minimum size of office 300 square feet per office).

~~(+)(j)~~Arts and crafts studios and studios for teaching performing arts.

~~(+)(k)~~Theaters.

~~(+)(l)~~Bus and taxi stands.

~~(+)(m)~~News and magazine stands.

~~(+)(n)~~Veterinarians.

~~(+)(o)~~Mortuary.

~~(q) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~

~~(+)(p)~~Notwithstanding the general restriction on temporary sales as stated in § 213-15 of this chapter, temporary sales are permitted by nonprofit clubs, nonprofit organizations, as defined and licensed by the State of Connecticut, and which were not created for the purpose of selling goods, property or wares. No such temporary sales shall be carried on for longer than a thirty-day period in any given six months. All such temporary sales must be approved by the Zoning Enforcement Officer as to safety issues and compliance with this chapter. **[Added 4-7-2008]**

~~(+)(q)~~Religious assemblies and institutions including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Added 4-5-2021]**

(2) Uses permitted subject to a special exception permit by the ZBA in accordance with the requirements of § 213-72:

(a) (Reserved)²⁵

(b) Buildings with mixed uses subject to the provisions of § 213-23B(2)(k) and subject to the requirement that the first floor be used exclusively for commercial and/or office uses.²⁶

(c) ~~Child care provider — Class III~~Child care center, subject to the requirements of § 213-19B(2)(j). **[Amended 2-3-1992]**

(d) Multiple-family dwellings in accordance with the requirements of § 213-25B(2)(l).

(e) Clinics.

- (f) Membership and commercial clubs.
 - (g) Cocktail lounges, nightclubs and liquor stores.
 - (h) Recreation center.
 - (i) Hotel and motel.
- (3) Accessory uses:
- (a) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.
 - (b) Signs as regulated in accordance with § 213-56 and/or special guidelines per § 213-28A.
 - (c) Off-street parking in accordance with § 213-55 and/or special guidelines per § 213-28A.
 - (d) Outdoor dining area per standards and procedures of § 213-23C(4). [Amended 6-7-2004; 6-17-2013]
 - (e) Family child care home
 - (f) Group child care home

G. Application for a certificate of appropriateness.

- (1) The Planning Commission may make such written regulations regarding procedure and form of application as it may determine, provided they are not inconsistent with this chapter.
- (2) The application for a certificate of appropriateness shall be executed by or on behalf of the owner and filed in duplicate with the Planning Commission. A fee, in accordance with the City of Meriden Fee Schedule, shall be submitted to the Planning Commission.
- (3) The application for a certificate of appropriateness shall include such items as the Planning Commission, by its regulations, may specify in order to disclose identification and location of the project, including an A-2, grading plan, utility/easement plan, and any other criteria required for site plan approval, as well as architectural renderings of the site.

H. Nonapplicability. Nothing in these neighborhood commercial design district regulations shall be construed to prevent:

- (1) The ordinary maintenance or repair of any building exterior in the district which does involve a change in design or the outward appearance of the building, except where the total dollar value for all labor and materials exceeds \$5,000;
- (2) The reconstruction or alteration of any feature which the Building Inspector shall certify is required because of an unsafe or dangerous condition;
- (3) The construction, reconstruction, alteration or demolition of any feature under the permit issued by any City inspector prior to the effective date of establishment of the particular district.

I. General provisions.

- (1) Within 65 days after official filing of the final application or within such further time as the applicant may in writing allow for the issuance of a certificate of appropriateness, the Planning Commission shall either grant or deny the certificate of appropriateness.

[...]

§ 213-29. M-1 Research, Development and Manufacturing District.

- A. The purpose of this district shall be to provide areas for a wide range of office, industrial and research activity at a low density that conforms to a high level of performance standards, that can be located in proximity to residential, institutional and commercial areas without objectionable influence, and that can serve as a buffer in some cases between more objectionable industrial activities and residential and/or certain commercial areas.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right.
- (a) Manufacturing, production and fabrication.
 - (b) Offices.
 - (c) Warehouses and distribution facilities.
 - (d) Research and development facilities.
 - (e) Veterinarian.
 - (f) Newspaper printing and job printing.
 - (g) Conference center hotel, provided that the same shall be located on a minimum ten-acre site. **[Added 11-19-1984]**
 - ~~(h) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~
 - ~~(i) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~
 - ~~(h)~~ Conference hotel. **[Added 10-1-2001]**
 - ~~(i)~~ Breweries and brewpubs. **[Added 11-26-2019]**
 - ~~(j)~~ Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses, provided that the same shall be located on a minimum ten-acre site. **[Added 4-5-2021]**
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73.
- (a) Heliports, subject to the conditions of § 213-23B(2)(m).
 - (b) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
 - (c) Factory outlets for the purpose of merchandising products that are manufactured on the premises along with the sale of accessory and related items, subject to the following conditions: **[Added 10-21-1985]**
 - [1] Said outlets shall be located in a factory structure.
 - [2] Said outlet shall not exceed 20% of the gross floor area of the primary buildings on the lot.
 - (d) ~~Child care provider — Class III~~ Child care center, subject to the requirements of § 213-19B(2)(j). **[Added 7-5-1988; amended 2-3-1992]**

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building; accessory uses that are for the convenience of employees and limited to use by occupants and employees of the permitted use; and accessory uses that are necessary to maintain and support the permitted use and not operated as a commercial facility with service to the general public.

(2) Storage.

(3) Signs, as regulated in § 213-56.

(4) Off-street parking in accordance with the requirements of § 213-55.

(5) Family child care home

(6) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12, Schedule of Land Use, Lot and Bulk Regulations.²⁷

E. Performance standards. All uses in this district shall conform to the performance standards set forth in § 213-54.

§ 213-30. M-2 Industrial District.

- A. The purpose of this district shall be to provide areas for a wide range of office, industrial and research activity at a higher density than that of the M-1 District and to require conformance to a high level of performance standards.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Manufacturing, production and fabrication.
 - (b) Offices.
 - (c) Warehouses and distribution facilities, except petroleum and other highly flammable products.
 - (d) Research and development.
 - (e) Veterinarians.
 - (f) Newspaper printing and job printing.
 - (g) Industrial laundry for large bulk laundry and commercial/industrial establishment's laundry. **[Added 9-2-1986]**
 - ~~(h) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~
 - ~~(i) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~
 - ~~(j)~~(h) Brewery and brewpub. **[Added 11-26-2019]**
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Heliports, subject to the conditions of § 213-23B(2)(m).
 - (b) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
 - (c) Factory outlets for the purpose of merchandising products that are manufactured on the premises along with the sale of accessory and related items, subject to the following conditions: **[Added 10-21-1985]**
 - [1] Said outlets shall be located in a factory structure.
 - [2] Said outlets shall not exceed 20% of the gross floor area of the primary buildings on the lot.
 - (d) ~~Child care provider — Class III~~Child care center, subject to the requirements of § 213-19B(2)(j). **[Added 7-5-1988; amended 2-3-1992]**
 - (e) Repairer's garage, subject to the following requirements: outdoor storage per § 213-47A and B; visibility per § 213-48F; parking per § 213-55. **[Added 3-5-1990; amended 6-5-2000]**
- (3) Uses permitted subject to the issuance of a provisional special exception by the Planning Commission in accordance with the requirements of § 213-73.1: **[Added 11-15-2021]**

(a) Cannabis micro-cultivator, as defined in The Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA") Public Act 21-1/Senate Bill 1201 as amended, subject to the following additional requirements:

[1] Visibility. Window advertising signage is prohibited.

[2] Distance requirements. All micro-cultivators shall be located so that the building is at least 250 feet from a residential structure, measured wall of the micro-cultivator to wall of the residential structure.

[3] The applicant shall provide an odor control plan as part of their application. In addition, the applicant may be required to provide additional odor control measures if offensive odors are perceived by the ZEO on a residentially zoned property.

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building; accessory uses that are for the convenience of employees and limited to use by occupants and employees of the permitted use; and accessory uses that are necessary to maintain and support the permitted use and not operated as a commercial facility with service to the general public.

(2) Storage.

(3) Signs, as regulated in § 213-56.

(4) Off-street parking in accordance with the requirements of § 213-55.

(5) Family child care home

(6) Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12, Schedule of Land Use, Lot and Bulk Regulations.

E. Performance standards. All uses in this district shall conform to the performance standards set forth in § 213-54.

§ 213-31. M-3 Industrial District.

- A. The purpose of this district shall be to provide opportunities for industrial and related activities which meet the high performance standards of the M-1 and M-2 Districts but which may be more intensive than M-1 or M-2 and which may involve greater dependence upon trucks and are potentially noisier or otherwise more objectionable as neighbors to residential or institutional uses.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Manufacturing, production and fabrication.
 - (b) Offices.
 - (c) Warehouses and distribution facilities, including petroleum and other highly flammable products, which shall require a special exception permit in accordance with § 213-73 and the following conditions:
 - [1] No such use is within 500 feet of a residence district or a place of public assembly.
 - [2] The City of Meriden Fire Department shall approve all safety measures.
 - (d) Research and development.
 - (e) Veterinarians.
 - (f) Newspaper printing and job printing.
 - (g) Industrial laundry for large bulk laundry and commercial/industrial establishment's laundry. **[Added 9-2-1986]**
 - (h) Retail stores, banks, and service business, provided that not more than 20% of the gross floor area of any building shall be used for such purposes. **[Added 4-6-1987]**
 - (i) Recreation center. **[Added 4-6-1987]**
 - ~~(j) Child care provider — Class I. **[Added 7-5-1988; amended 2-3-1992]**~~
 - ~~(k) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). **[Added 2-3-1992]**~~
 - ~~(j)~~ **(j)** Brewery and brewpub. **[Added 11-26-2019]**
 - ~~(m)~~ **(k)** Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. **[Added 4-5-2021]**
- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:
- (a) Building materials and contractors' yards, feed and fuel storage, lumberyards, junkyards, industrial and commercial equipment sale, rental, service and storage, when conducted within a building or surrounded by a solid fence or wall.
 - (b) Bituminous paving plants, manufacturing of bituminous products, concrete batching plants, manufacturing or storage of acid, lime, cement, explosives or fireworks, fertilizer, gas, flammable fluids and storage of petroleum, oil or its products.

- (c) Truck terminals, truck service facilities and repairer's garage, subject to the requirements of § 213-30B(2)(e). [**Amended 3-5-1990; 6-5-2000**]
 - (d) Heliports, subject to the conditions of § 213-23B(2)(m).
 - (e) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
 - (f) Factory outlets for the purpose of merchandising products that are manufactured on the premises along with the sale of accessory and related items, subject to the following conditions: [**Added 10-21-1985**]
 - [1] Said outlets shall be located in a factory structure.
 - [2] Said outlet shall not exceed 20% of the gross floor area of the primary buildings on the lot.
 - (g) ~~Child care provider~~ — Class III Child care center, subject to the requirements of § 213-19B(2)(j). [**Added 7-5-1988; amended 2-3-1992**]
 - (h) Indoor automotive sales and service. [**Added 7-16-2018**]
 - [1] All service, storage, or similar activities connected with indoor automotive sales facilities shall be conducted entirely indoors on the lot on which facilities are located. No outside storage or dismantled vehicles shall be permitted.
 - [2] Temporary, same-day staging of a limited number of vehicles for customer test drives may be approved as part of the indoor automotive sales and service use. All vehicles must be returned to indoor storage prior to the close of business the same day.
- (3) Uses permitted subject to the issuance of a provisional special exception by the Planning Commission in accordance with the requirements of § 213-73.1: [**Added 11-15-2021**]
- (a) Cannabis micro-cultivator, as defined in The Responsible and Equitable Regulation of Adult-Use Cannabis Act ("RERACA") Public Act 21-1/Senate Bill 1201 as amended, subject to the following additional requirements:
 - [1] Visibility. Window advertising signage is prohibited.
 - [2] Distance requirements. All micro-cultivators shall be located so that the building is at least 250 feet from a residential structure, measured wall of the micro-cultivator to wall of the residential structure.
 - [3] The applicant shall provide an odor control plan as part of their application. In addition, the applicant may be required to provide additional odor control measures if offensive odors are perceived by the ZEO on a residentially zoned property.

C. Accessory uses.

- (1) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building; accessory uses that are for the convenience of employees and limited to use by occupants and employees of the permitted use; and accessory uses that are necessary to maintain and support the permitted use and not operated as a commercial facility with service to the general public.
- (2) Storage.
- (3) Signs, as regulated in § 213-56.

(4) Off-street parking, in accordance with the requirements of § 213-55.

(5) Family child care home

(6) Group child care home

- D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.
- E. Performance standards. All uses in this district shall conform to the performance standards set forth in § 213-54.

§ 213-32. M-4 Planned Industrial District.

- A. The purpose of this district shall be to allow for the creation of an integrated industrial development in which buildings, structures and facilities may be constructed and used for different and mixed uses, to include use for industrial, institutional, public, municipal, office and commercial. Any development and use of land in a Planned Industrial M-4 District shall be in accordance with the standards set forth in this section. The primary purpose of this district is to encourage well-planned integrated developments of industrial and office use with supportive commercial uses. It is further the intent that all of the land in each such district shall be considered as a single unit of development for the purposes of site planning and utilities so that the integrated nature of the development will be promoted and maintained even though lots in such district may be individually owned. Further, the mapping of this district shall occur only upon approval of an overall plan for the development of the site by the City Council, and said approved plan shall serve as the detailed zoning for this site.
- B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.
- (1) Permitted uses by right:
- (a) Manufacturing, production and fabrication.
 - (b) Offices, banks, institutional, public and municipal buildings, including facilities to house data processing equipment.
 - (c) Warehouses and distribution facilities.
 - (d) Research and development facilities.
 - (e) Hotels, motels and convention centers.
 - (f) Shops and stores and service establishments, limited to the following: apparel, bakery, barber, beauty, book, dry-cleaning, confectionery, drug, florist, specialty food, gift, laundry, jewelry, millinery, print and newspaper, tailor, ice cream and sandwich shops and caterers, photographers and photo supplies, restaurants, theaters, clinics, cocktail lounges, public and private substations and transportation terminals, provided that not more than 20% in the aggregate of the land area of any one M-4 District shall be used for such purposes.
 - ~~(g) Child care provider — Class I. [Added 7-5-1988; amended 2-3-1992]~~
 - ~~(h) Child care provider — Class II, subject to the requirements of § 213-16B(1)(d). [Added 2-3-1992]~~
 - (+)(g) Breweries and brewpubs. [Added 11-26-2019]
 - (+)(h) Religious assemblies and institutions, including places of worship, parochial schools, meeting rooms, and recreation facilities customarily accessory to such uses. [Added 4-5-2021]
- (2) Uses permitted subject to issuance of a special permit by the Planning Commission.
- (a) Any use permitted in the Central Commercial C-1 District, not mentioned in § 213-32B(1) above, provided that the City Council also approves and that the Planning Commission shall find other uses will not tend to depreciate the value of the property in the neighborhood or be otherwise detrimental or aggravating to the neighborhood or its residents or alter the neighborhood's essential characteristics.
 - (b) Heliports, subject to the conditions of § 213-23B(2)(m).

(c) ~~Child care provider — Class III~~Child care center, subject to the requirements of § 213-19B(2)(j). [Added 7-5-1988; amended 2-3-1992]

C. Accessory uses.

- (1) Cafeterias, restaurants and similar facilities, when for the convenience of occupants and employees of the permitted use.
- (2) Recreational facilities, both indoor and outdoor, such as recreation buildings, swimming pools, golf courses and facilities for group activities.
- (3) Facilities for housing employees, visitors and others for training purposes.
- (4) Maintenance and machine shops, sources of energy, keeping of animals for research purposes, antennas and other similar equipment, garages for vehicles used in connection with the activity of the permitted use on the lot and security fences.
- (5) Drive-in facilities subordinate and related to a permitted use.
- (6) Signs, as regulated in § 213-56.
- ~~(7)~~ Off-street parking and loading, in accordance with the requirements of § 213-55.
- ~~(8)~~ Family child care home
- ~~(9)~~ Group child care home

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B, except as follows:

- (1) Not less than 20% of the gross land area shall be preserved in its natural state and/or landscaped or suitably planted.
- (2) Accessory structures, such as antennas, stacks, towers and other similar uses may be erected to a reasonable and necessary height but not greater than the lesser of 120 feet or the distance of such structure from the property line.
- (3) No required yard shall be used for any purpose other than:
 - (a) Parking for visitors in yards adjacent to existing and proposed streets and roadways, provided that such parking shall not be less than 30 feet from the street line or roadway boundary and 10 feet from any property lines.
 - (b) Driveways and walkways, solid walls and fences with necessary gates, not more than four feet in height, and chain-link or other open-type fencing for security purposes of a reasonable and necessary height.
 - (c) Guard and watchman stations, having a reasonable height and floor area.
 - (d) Signs, as provided herein.
- (4) No building on a lot in a M-4 District east of Interstate I-91 which abuts an R-R, S-R, R-1, R-2, R-3 or R-4 District or a residential lot may be closer than 50 feet to the boundary of the residential district or lot, and no parking area may be closer than 25 feet to such boundary, and at least 20 feet of the required yard shall be landscaped, seeded and planted with a suitable number of evergreen and/ or deciduous trees and shrubs to provide for adequate visual buffering. The Planning Commission may consider the adequacy of existing vegetation and may require additional evergreen plantings to augment the existing vegetation within the buffer area to provide for adequate visual buffering. [Amended 5-2-2022]

- (5) No building on a lot in a M-4 District west of Interstate 91 which abuts an R-R, S-R, R-1, R-2, R-3 or R-4 District or any residential lot may be closer than 80 feet to the boundary of the residential district or lot, and at least 50 feet of the required yard shall be landscaped with a suitable berm, seeded, and planted with a suitable number of evergreen and/or deciduous trees and shrubs to provide for adequate visual buffering. The Planning Commission may consider the adequacy of existing vegetation and may require additional evergreen plantings to augment the existing vegetation within the buffer area to provide for adequate visual buffering. **[Added 5-2-2022]**
- E. Performance standards. All uses in this district shall conform to the performance standards set forth in § 213-54.

§ 213-39. Planned development district (PDD). [Added 9-5-1989; amended 7-28-1998]

- A. Purpose. The stated purpose of such a district is to allow for diverse but integrated uses (including, but not limited to, open space, recreation, industrial, education, retail-commercial, and housing) in a large area consistent with the objectives set forth in the Land Use Plan of the City of Meriden (adopted August 14, 1985). All of the land in such district may be considered as a single unit of development for the purpose of site planning and utilities so that the integrated nature of the development will be encouraged and maintained, even though individual lots created after the adoption of this district may be separately owned.
- B. Statement of objectives. All development in the planned development district shall be designed to meet the following:
- (1) Provision of adequate facilities for sanitary sewerage, water supply, stormwater drainage and other utilities for the life of each development;
 - (2) Application of creative design techniques to foster attractive, functionally efficient, and well-planned developments which will be aesthetically integrated with adjacent areas;
 - (3) Provision of appropriate landscaping, screening and buffers;
 - (4) Provision of all appropriate off-site roadway and utility improvements necessitated by each phase of the development; and
 - (5) An integration of the different uses considering inherent differences of needs and protections.
- C. Uses.
- (1) Permitted uses by right:
 - (a) Single-family dwellings.
 - (b) Two-family and/or multifamily structures.
 - (c) Manufacturing, production, fabrication and warehouse.
 - (d) Research and development facilities.
 - (e) Offices, banks, institutional, public and municipal buildings, schools, including facilities to house data processing equipment, recreational (including equestrian center for general public) and/or health club.
 - (f) Retail-commercial uses are permitted and shall be designed and intended for the use of the residents of the planned development district, and the burden shall be on the owner to show that such areas will primarily serve persons residing in the planned development district. The total space allocated to retail-commercial establishments shall not exceed 10% of total residential building floor area, and the total area of retail-commercial establishments and their required parking areas shall not collectively occupy more than 10% of the total ground area of the planned development district. No building designed or intended to be used in part or in whole for retail commercial purposes shall be constructed prior to the completion of not less than 30% of the dwelling units in the plan; however, the Planning Commission, at its discretion, upon the completion of 200 dwelling units, may permit retail-commercial development. Retail-commercial uses may be permitted within the development but shall be limited to the following types of shops and stores: bakery, barber, beauty, drug, food, gift, ice cream or sandwich shop, launderette, laundry or dry cleaning (pickup only), restaurant with liquor license, liquor store or gas sales with service center and limited repair (no auto body or general repair). No shop or store shall contain more than 2,000 square feet of sales

area, except a food store, which shall contain not more than 5,000 square feet of sales area.

- (g) Congregate living center to be defined as a convalescent home, as defined in this chapter, combined with elderly housing to provide a comfortable environment for elderly living and care. Each convalescent house shall be located on one acre of land for each thirty-bed unit. The density of the elderly residential segment shall be per § 213-39D(2).
- (h) Hotel.
- (i) Riding academies and stables for rental to general public, subject to provisions of § 213-16B(2)(c).
- (j) Public and private utility substations.
- (k) Places of worship and public assembly.
- (l) Home occupations, as per § 213-18B(2)(e).
- (m) Commercial clubs.

~~(n) Child care provider — Class II.~~

~~(n)~~ (n) Electric-generation facilities.

- [1] Electric-generation facilities are defined as follows: Any bulk-electric-generating unit and its ancillary buildings and structures. Such ancillary buildings and structures shall be defined to include, but not be limited to, cooling towers, water and fuel storage facilities, stacks and gas and electric transmission lines and towers, provided that such electric-generation facilities shall meet the following conditions:
 - [a] Such facilities shall be located on a lot having a minimum area of 20 acres.
 - [b] No building shall be in excess of 120 feet in height. This height limitation and any limits specified in § 213-49A shall not apply to ancillary buildings and structures which may be up to 200 feet in height, provided that the plan for such ancillary buildings and structures shall be submitted to the Planning Commission prior to installation. Upon its review of such plan, the Planning Commission may recommend reasonable conditions to minimize any adverse impacts.
 - [c] Such facilities shall meet all regulations of the Department of Environmental Protection for such facilities.
 - [d] Such facilities shall comply with the performance standards set forth in § 213-54 for the industrial districts.
 - [e] Such facilities shall comply with the width, coverage and minimum yard requirements set forth in § 213-39D(2)(b) for nonresidential uses.
 - [f] Such facilities shall comply with the off-street parking requirements specified in § 213-55, except that the minimum parking spaces required for such facilities shall be one parking space for each three total employees or 500 square feet of gross building area, whichever is less.
- [2] The following provisions shall apply to electric-generation facilities in the PDD and supersede all sections of this chapter of the City of Meriden where they may conflict:
 - [a] More than one main principal building shall be permitted on one lot.

[b] Outdoor storage or parking of construction trailers shall be permitted.

[c] The supplementary lot, yard, height and building regulations specified in § 213-48 shall not apply.

~~(p)(o) Child care provider — Class III Child care center~~, subject to the requirements of § 213-19B(2)(j). [Added 2-3-1992]

(2) Accessory uses:

(a) Regarding residential permitted uses, same accessory uses are allowed per accessory uses in the R-1 Zone (§ 213-18C).

(b) Regarding nonresidential permitted uses, same accessory uses are allowed per accessory uses in the M-4 Zone (§ 213-32C).

(c) Earth and rock excavation and removal and/or rock crushing for the preparation of land for permitted uses, accessways and utilities.

D. Development standards.

(1) Overall planned development district.

(a) The planned development district zoning designation shall be only applied to a parcel or group of contiguous parcels totalling a minimum of 200 acres. At the time of application for such zoning designation, the entire area must be in single ownership.

(b) A fifty-foot-wide nonencroachment strip shall be provided around the entire perimeter of the planned development district. Only access drives, landscaping and utilities shall be permitted within this nonencroachment strip.

(c) At least 50% of the land area within the planned development district shall be used for open space, recreation, education or housing. All nonresidential buildings shall be a

minimum of 50 feet from any residential property line. Like uses shall be clustered together and appropriately separated through landscaping and other buffer methods from other uses (i.e., residential vs industrial areas).

(d) The initial application for development or subdivision within the planned development district shall be accompanied by an A-2 survey of the entire district and a conceptual plan highlighting major land features, environmentally sensitive areas, potential land use areas, access points and conceptual estimate of overall population density. All subsequent applications shall be accompanied with an updated conceptual plan and updated land use calculations of lot coverage, area devoted to different uses, open space and road pattern.

(2) Lot and bulk requirements within the planned development district. For any development within the planned development district, a site plan must be reviewed and a certificate of approval must be issued by the Planning Commission in accordance with the requirements and procedures of Article XI, § 213-72, of this chapter prior to the issuance of a building permit. Any plan (site plan or subdivision) submitted for approval of a development in the planned development district, except plans for electric-generation facilities which only must comply with the width, coverage and minimum yard requirements for nonresidential uses, shall be consistent with the following lot and bulk requirements:

[...]