

PLANNING & ZONING
COMMISSION

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Memo to: Northwest Hills Council of Governments

From: Abby Conroy, Land Use Director on behalf of the Salisbury Planning & Zoning Commission

Date: March 18, 2024

Re: Proposed Amendments to the Salisbury Zoning Regulations – Hotels

Applicant: Town of Salisbury Planning & Zoning Commission

Location: 27 Main Street, Salisbury CT 06068

Proposal: Amend Section 205.1 “Table of Uses – Residential Zones” and Section 205.2 “Table of Uses - Rural Enterprise; Commercial & Industrial Zones,” add Section 213.5 “Hotels in Residential Zones,” amend Section 703.11 “Table of Parking Requirements,” and revise definitions of “Hotel” and “Motel.”

To Whom it May Concern,

In accordance with Connecticut General Statutes Section 8-3b, the enclosed amendments are being submitted for review by your agency.

The proposal to amend the Zoning Regulations includes the following sections:

Section 205.1 “Table of Uses – Residential Zones” will be amended to allow hotels in the RR-1 by Special Permit. The RR1-V Zone, made obsolete by a Zoning Map Amendment in 2023 will be removed. Additionally, in the May 26, 2013 Zoning Regulations (through current), the LA Zone appears to have been omitted from the “Table of Uses – Residential Zones” in error. The revised Section 205.1 restores this Zone to the Table.

Section 205.2 “Table of Uses - Rural Enterprise; Commercial & Industrial Zones,” will be amended to separate “hotels” from “motels.” Currently, these are separately defined terms and they will remain accordingly. The permit mechanism (Special Permit, Site Plan, etc.) for these distinct uses is the same. No changes are proposed to the permit mechanisms in the “Table of Uses - Rural Enterprise; Commercial & Industrial Zones.”

Section 213.5 “Hotels in Residential Zones,” introduces specific criteria under which a special permit for hotel use may be pursued in residential zones. There remain no specific standards for hotels or motels in the Rural Enterprise; Commercial & Industrial Zones.

Section 703.11 “Table of Parking Requirements,” will be amended to reflect similar language for other uses in the Table. In accordance with Section 703.9, the proposed table requires a minimum number of parking spaces based on the number of hotel rooms. Additional parking spaces shall be provided for customary and incidental uses to “hotel” and “motel”.

For example, a 20-room hotel with a 2,000 square foot (gross floor area) low turnover restaurant will require one space per room plus additional spaces for the restaurant. However, the Commission recognizes that some percentage of restaurant patrons will also be guests at the hotel/motel. Rather than requiring an additional parking space per 100 square feet of gross floor area (in this case twenty), the Commission shall determine that the number of parking spaces provided is adequate to meet demands of the proposed use. In reaching a decision on the special permit use, the Commission may consider factors such as projected customer traffic, hours of operation, and the relationship of the principal and accessory uses.

DEFINITIONS: Revised definitions for “Hotel” and “Motel” have been provided to distinguish between the two uses and to provide examples of customary and incidental facilities associated with transient lodging accommodations. The proposed revision to the “Motel” definition eliminates reference to “Tourist Cabin”. Accordingly, the term will be removed from the Zoning text and use tables.

The public hearing to consider these amendments is scheduled for Monday May 6th, 2024 at 6:45PM. The hearing will be held via Zoom.

Should you have any questions or concerns, please contact this office Monday through Thursday 8am-4pm

Thank you,

Abby Conroy
Director of Land Use

205.1 – TABLE OF USES – Residential Zones						
Services	R-10	R-20	RR-1	RR-3	MR	LA
Hotel	Not Permitted	Not Permitted	Special Permit	Not Permitted	Not Permitted	Not Permitted
Motel	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted	Not Permitted

205.2 – TABLE OF USES – Rural Enterprise; Commercial & Industrial Zones				
Services	RE	C-20	CG-20	LI-1
Hotel	Special Permit	Special Permit	Special Permit	Not Permitted
Motel	Special Permit	Special Permit	Special Permit	Not Permitted

213.5 Hotels in Residential Zones

Hotels are permitted in the RR-1 Zone subject to a special permit in accordance with Article VIII- Site Plans and Special Permits. The following additional standards and specific requirements apply.

- Minimum lot size shall be (10) ten acres.
- Frontage and Access. The property containing a hotel must have 150' feet of frontage on and be accessed from a Connecticut state highway.
- Water and Sewer Service. The property must be served by public water and sewer.

703.11 TABLE OF PARKING REQUIREMENTS	
USE CATEGORY	REQUIRED PARKING SPACES
RETAIL SALES AND OTHER SERVICES	
Hotel	1/ Room; Additional for other facilities based on parking needs assessment
Motel	1/ Room; Additional for other facilities based on parking needs assessment

Definitions

HOTEL. A facility offering transient lodging accommodations, that may include additional facilities and services, such as restaurants, banquet facilities, meeting rooms and event spaces, personal services, gift shop and convenience store, and recreational facilities.

MOTEL A facility offering transient lodging accommodations. Traditionally, a one or two-story, accommodation catering to the automobile traveling public, with a majority of rooms having direct access to the outside without the necessity of passing through a main lobby. Motels may include additional facilities and services, such as restaurants, banquet facilities, meeting rooms and event spaces, personal services, gift shop and convenience store, and recreational facilities

205.1 – TABLE OF USES – Residential Zones, page 1

Residential	R-10	R-20	RR-1	RR-3	MR	LA
Single family dwelling	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit	Zoning Permit
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Home occupation	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Home Shop and Repair Services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Bed and Breakfast	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Lots on dead end subdivision street	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Open Space/Farm and Related	R-10	R-20	RR-1	RR-3	MR	LA
Open space or nature preserve, wildlife sanctuary	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Farm or Farming	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required	No Permit Required
Seasonal Farm stand	Not Permitted	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted	Not Permitted
Commercial boarding or riding stable	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Nursery	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Not Permitted
Commercial greenhouse	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Sawmill - permanent	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Sawmill - temporary	Not Permitted	Not Permitted	Site Plan	Site Plan	Site Plan	Not Permitted
Institutional and Related	R-10	R-20	RR-1	RR-3	MR	LA
Municipal building or use	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Volunteer fire and emergency services	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Public/private school or educational institution	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit

205.1 – TABLE OF USES – Residential Zones, page 2

Institutional and Related	R-10	R-20	RR-1	RR-3	MR	LA
Nursery school	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Instruction in fine or performing arts	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Religious institution	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Library or museum by nonprofit organization	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Religious or philanthropic structures and uses	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Special Permit
Hospital or medical clinic	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Skilled nursing, assisted living, convalescent, continuing care retirement	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Cemetery	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted
Fraternal club or lodge	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit	Special Permit
Services	R-10	R-20	RR-1	RR-3	MR	LA
Restaurant - low turnover	Not Permitted	Not Permitted	Not Permitted	Special Permit	Not Permitted	Not Permitted
Contractor's equipment storage	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Funeral home/services	Special Permit	Special Permit	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary clinic	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary office	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Veterinary hospital or kennel	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Not Permitted
Major home office use	Not Permitted	Not Permitted	Special Permit	Special Permit	Not Permitted	Special Permit
Recreational	R-10	R-20	RR-1	RR-3	MR	LA
Commercial or non-profit cross country ski area	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Golf course, tennis or riding club by non-profit organization	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Special Permit
Boarding camp	Not Permitted	Not Permitted	Special Permit	Special Permit	Special Permit	Not Permitted

205.2 TABLE OF USES – Rural Enterprise; Commercial & Industrial Zones, page 1

	RE	C-20	CG-20	LI-1
Retail Store	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Personal Service	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Professional or business office	Special Permit	Site Plan	Site Plan	Site Plan
Bank or financial institution	Not Permitted	Site Plan	Site Plan	Not Permitted
Antique/ second hand store	Not Permitted	Zoning Permit	Zoning Permit	Not Permitted
Auto sales, service, repair, filling station/car wash	Not Permitted	Not Permitted	Special Permit	Special Permit
Laundry or dry cleaning	Not Permitted	Special Permit	Special Permit	Special Permit
Commercial Parking Lot	Site Plan	Site Plan	Site Plan	Not Permitted
Restaurant – Low Turnover	Not Permitted	Site Plan	Site Plan	Special Permit
Restaurant – High Turnover	Not Permitted	Special Permit	Special Permit	Special Permit
Hotel	Special Permit	Special Permit	Special Permit	Not Permitted
Motel	Special Permit	Special Permit	Special Permit	Not Permitted
Manufacturing and assembly of parts for products	Special Permit	Not Permitted	Not Permitted	Special Permit
Wholesale distribution, storage warehouse, truck terminal	Not Permitted	Not Permitted	Special Permit	Special Permit
Contractor equipment storage	Special Permit	Not Permitted	Special Permit	Not Permitted
Contractor equipment sales	Not Permitted	Not Permitted	Special Permit	Not Permitted
Lumber or building material storage and sales	Not Permitted	Not Permitted	Special Permit	Special Permit
Printing establishment	Special Permit	Special Permit	Special Permit	Special Permit
Carpentry or woodworking	Site Plan	Site Plan	Site Plan	Site Plan
Processing dairy products	Special Permit	Not Permitted	Not Permitted	Special Permit
Research Laboratory	Special Permit	Not Permitted	Not Permitted	Special Permit
Single family dwelling	Zoning Permit	Zoning Permit	Zoning Permit	Not Permitted
Multi-family dwelling	Special Permit	Special Permit	Special Permit	Not Permitted
Farm	No Permit Required	Not Permitted	Not Permitted	Not Permitted
Nursery and/or Commercial Greenhouse	Site Plan	Site Plan	Site Plan	Not Permitted
Farm Stand	Zoning Permit	Not Permitted	Not Permitted	Not Permitted
Permanent sawmill	Special Permit	Not Permitted	Not Permitted	Not Permitted
Temporary sawmill	Zoning Permit	Not Permitted	Not Permitted	Not Permitted
Commercial livery, boarding or riding stable	Special Permit	Not Permitted	Not Permitted	Not Permitted
Veterinary hospital or kennel	Special Permit	Not Permitted	Not Permitted	Not Permitted

205.2 TABLE OF USES – Rural Enterprise; Commercial & Industrial Zones, page 2

	RE	C-20	CG-20	LI-1
Veterinary clinic	Special Permit	Special Permit	Special Permit	Special Permit
Veterinary office	Special Permit	Zoning Permit	Zoning Permit	Not Permitted
Municipal building or use	Special Permit	Special Permit	Special Permit	Special Permit
School, College operated by non- profit organization	Not Permitted	Special Permit	Special Permit	Not Permitted
Volunteer fire and emergency services	Special Permit	Special Permit	Special Permit	Special Permit
Group day care	Special Permit	Special Permit	Special Permit	Not Permitted
Library or museum by a non-profit organization	Not Permitted	Special Permit	Special Permit	Special Permit
Religious or philanthropic structures and uses	Special Permit	Special Permit	Special Permit	Not Permitted
Fraternal club or lodge	Not Permitted	Special Permit	Special Permit	Special Permit
Hospital and medical clinic	Special Permit	Special Permit	Special Permit	Not Permitted
Skilled nursing, assisted living, convalescent, continuing care, retirement	Special Permit	Special Permit	Special Permit	Not Permitted
Cemetery	Special Permit	Special Permit	Special Permit	Special Permit
Commercial golf course	Special Permit	Not Permitted	Not Permitted	Not Permitted
Outdoor commercial uses, skating rink, ski area, golf driving range, tennis court, beach	Special Permit	Not Permitted	Not Permitted	Not Permitted
Golf course, outdoor tennis club or riding club sponsored by non-profit organization	Special Permit	Not Permitted	Not Permitted	Not Permitted
Indoor tennis, racquetball or squash facility	Site Plan	Site Plan	Site Plan	Not Permitted
Exercise or dance studio	Not Permitted	Site Plan	Site Plan	Not Permitted
Musical theater, instruction (stage or film)	Not Permitted	Site Plan	Site Plan	Not Permitted
Track for racing motor vehicles	Special Permit	Not Permitted	Not Permitted	Not Permitted

205.3 – TABLE OF ACCESSORY USES

THESE ACCESSORY USES, BUILDINGS, AND STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF SECTIONS 207 AND 208, AND ARE ALLOWED IN ALL ZONES UNLESS OTHERWISE STATED IN THE REGULATIONS

Outdoor food and beverage service	Site Plan
Farming, gardening, raising of crops or fruit and keeping of farm animals	No Permit Required
Renting of room and board	Zoning Permit
Home office of convenience	No Permit Required
Apartment on Single Family Residential Lot	See Section 208
Keeping horses (max. 3)	Zoning Permit
Fence over 8 feet height	Zoning Permit
Family day care home	Zoning Permit
Temporary special events	No Permit or Special Permit
Excavation and grading	Special Permit with exception as stated under Section on Excavation and Grading Article VI
Signs	See Section on Signs
Accessory buildings and structures	Zoning Permit or Site Plan
Dock	Zoning Permit
Construction site trailer	Temporary Use Zoning Permit
Single commercial vehicle max. 200 sq. ft. footprint	No Permit Required
More than one commercial vehicle and/or commercial equipment storage	Zoning Permit
Wireless telecommunication antennae	Site Plan
Outdoor wood burning furnace	See Section 208
Activities incidental/accessory to Lime Rock Park	See Section 221