

ZONING REGULATIONS

Town of Salisbury

Connecticut

Planning and Zoning Commission

Effective July X, 2026

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Twenty-Fourth Revision – May, 2013
Amended February 15, 2024
Amended May 20, 2024
Amended February 2, 2026

ARTICLE I - INTRODUCTION

100 Authority and Purposes

100.1 Authority

These Zoning Regulations are adopted under the authority granted by Chapter 124 of the Connecticut General Statutes, as amended.

100.2 Purposes

As provided in Conn. Gen Stat. § 8-2, these Zoning Regulations are adopted within the Town of Salisbury to help accomplish several purposes including but not limited to the following purposes:

- a. Promoting and protecting the public health, safety, convenience, and general welfare of the community;
- b. Conserving and protecting natural resources, such as ridgelines, farmland, wetlands, watercourses, and other sensitive natural resources and areas;
- c. Protecting water quality, especially groundwater and existing and potential drinking water supplies;
- d. Conserving the value of buildings and property and encouraging the most appropriate use of land throughout the town;
- e. Lessening congestion in the streets and securing safety from fire, panic, flood, and other dangers;
- f. Providing and maintaining adequate light and air and privacy;
- g. Facilitating adequate provision of transportation, water, gas, electric power, sewerage, drainage, schools, parks and other public requirements;
- h. Assuring that proper provision is made for sedimentation control and the control of erosion caused by wind or water;
- i. Encouraging the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain and infrastructure capacity, which will promote housing choice and economic diversity in housing, including housing for both low- and moderate-income households, and encouraging the development of housing which will meet identified housing needs; and
- j. Implementing the Plan of Conservation and Development for the Town of Salisbury prepared under Conn. Gen Stat. § 8-23.

100.3 Implementation

In order to accomplish the above stated purposes, these Zoning Regulations shall:

- a. Divide the Town into zones and overlay districts of such type, number, size, shape and area to implement the above stated purposes and the Town Plan of Conservation and Development;
- b. Regulate the density of population, the location, the use of buildings, structures, land for businesses, industries, residences and other purposes;

- c. Regulate the construction, reconstruction, alteration, use of buildings/structures and the use of buildings and land in each zone and overlay district;
- d. Permit certain classes of uses or types of buildings and structures only after approval of a special permit;
- e. Regulate the height, number of stories and size of buildings and other structures and the percentage of the lot area developed, the area of yards, open spaces and buffer strips;
- f. Regulate height, size, location of signs, parking, landscaping, lighting and other uses of land;
- g. Regulate development to minimize erosion and sedimentation, ground and surface water pollution and adverse impact on wetlands, watercourses, lakes and ponds, flood hazard areas, steep slopes, ridgelines and other sensitive and significant features of the natural environment.

100.4 Jurisdiction

These Regulations apply to all areas within the Town of Salisbury and to the use to which any area and any and all buildings or structures may be devoted.

101 Zones and Overlay Districts Established

To accomplish the purposes of these Regulations, the Town of Salisbury is divided into different zones and overlay districts.

101.1 Zoning Map Established

The established zones and overlay districts are shown on the official Zoning Map(s), as amended, on file in the office of the Town Clerk and are hereby made a part of these Regulations.

101.2 Interpretation of Zoning Map

Unless otherwise dimensioned on the Zoning Map, zone boundaries shall be construed as follows:

- a. Following the center line of a street, highway, railroad, right-of-way, easement or utility right-of-way. Where a boundary is shown parallel to a street, such boundary shall be interpreted as running parallel to the nearest street right-of-way line and at such distance from it as indicated on the Zoning Map.
- b. Following the lines of a particular geophysical feature including ~~waterbodies~~, watercourses, flood areas, aquifer recharge areas, watershed boundaries and the like.
- c. Following lot lines, such being lines of record at the time of adoption of these Regulations or relevant amendments hereto.
- d. Where zone boundaries are set back from such lines, they shall be considered running parallel thereto, at distances indicated.
- e. In case of uncertainty regarding boundaries on the Zoning Maps, the zone or overlay district boundary shall be determined by the Commission.

In the case of uncertainty as to the location of any zone or overlay district boundary line, the determination thereof shall be made by the Commission in accordance with these rules and any other specific guidelines for established zone and overlay district boundaries as set forth in these Regulations.

102 Interpretation of Regulations

a. Uses Not Permitted are Prohibited. The uses of land, buildings or structures that are not allowed as a permitted use or Special Permit use or otherwise allowed in the various zones or overlay districts are prohibited.

b. ~~For a principal use permitted by these Regulations, uses which are customarily incidental and subordinate thereto are permitted.~~ Accessory, buildings, structures, and uses customarily incidental to uses permitted in these Regulations are allowed in all zones.

c. In the event of uncertainty as to whether a use or activity is permitted, the Commission shall be responsible for interpreting these Regulations.

102.2 Minimum or Maximum Requirements

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare, unless the context clearly indicates that such provision is intended to be a maximum limitation.

102.3 In the Event of Conflict

Applicants and landowners should be aware that in addition to these Regulations there are other regulations and requirements relating to land use and development. Where any conflict arises between the provisions of these Regulations and any other law, ordinance, easement, covenant, rule, regulation, or permit, the provision that establishes the greatest restriction upon the use of land, buildings or structures or imposes the highest standard shall control.

102.4 Conformity Provisions

a. No building, structure or land shall be used except in conformity with these Regulations for the zone and overlay district in which the land, building, or structure is located.

b. No building or other structure or part thereof shall be erected, moved, reconstructed, extended, enlarged, or altered except in conformity with these Regulations for the zone and overlay district in which the building or structure is located.

c. No land shall be sold, divided, or diminished in area in a manner which results in:

- The lot area requirement, lot frontage, yard setback, or other dimensional standard ceasing to conform to the requirements of these Regulations, or
- The use of all or a part thereof ceasing to conform to these Regulations.

103 Administrative Provisions

103.1 Severability

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

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

103.2. Repealer and Effective Date

- a. Any previously enacted zoning regulations for the Town of Salisbury, including any and all amendments thereto are hereby repealed and replaced with these Regulations as of the effective date hereof.
- b. These Regulations and any amendments hereto shall be in full force and effect from the date established by the Commission in accordance with the Connecticut General Statutes. The effective date of this revision to the Zoning Regulations is **March 2, 2026.**

104 Moratorium

104.1 Purpose

This section has been adopted to provide the Commission with the time necessary to consider adoption of potential changes to the Zoning Regulations by moratorium pursuant to Section 8-2 of the Connecticut General Statutes.

104.2 Applicability

During this temporary moratorium, any application for a use listed in Section 104.3 shall be denied by the Planning and Zoning Commission or the Zoning Enforcement Officer.

104.3 Uses Subject to Moratorium

- a. The following uses shall be subject to moratorium:
 1. Hotels in Residential Zones, as governed by Section 212.5 of these regulations.

104.4 Effective Date and Term

This temporary and limited moratorium shall become effective on DATE and shall remain in effect for nine months unless terminated earlier by the Commission.

104.5 Exemptions

Pursuant to Conn. Gen. Stats. Sec. 8-3(h), this moratorium shall not apply to any hotel development for which a special permit and site plan has been approved by the Commission prior to the effective date, provided that such approval remains valid and has not expired.

ARTICLE II - ZONES, OVERLAY DISTRICTS, MAPS AND USE REQUIREMENTS

200 Zones

For the purpose of these Regulations the Town of Salisbury shall be divided into ~~the following Residential, Commercial and Industrial zones;~~

Residential Zones:

<u>ZONES</u>	<u>ZONING MAP LEGEND</u>
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<u>Residential 10 Zone</u>	<u>R10</u>
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<u>Residential 20 Zone</u>	<u>R20</u>
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<u>Rural Residential 1 Zone</u>	<u>RR1</u>
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<u>Rural Residential 3 Zone</u>	<u>RR3</u>
---------------------------------	------------

<u>Lake Residential Zone</u>	<u>LA</u>
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<u>Mount Riga Zone</u>	<u>MR</u>
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<u>ZONES</u>	<u>ZONING MAP LEGEND</u>
--------------	--------------------------

<u>Residence 10 Zone</u>	<u>R10</u>
--------------------------	------------

<u>Residence 20 Zone</u>	<u>R20</u>
--------------------------	------------

<u>Rural Residence 1 Zone</u>	<u>RR1</u>
-------------------------------	------------

<u>Rural Residence 3 Zone</u>	<u>RR3</u>
-------------------------------	------------

<u>Mount Riga Zone</u>	<u>MR</u>
------------------------	-----------

<u>Lake Residential Zone</u>	<u>LA</u>
------------------------------	-----------

<u>Rural Enterprise Zone</u>	<u>RE</u>
------------------------------	-----------

<u>Commercial Zone</u>	<u>C20</u>
------------------------	------------

<u>General Commercial Zone</u>	<u>CG20</u>
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<u>Industrial Zone</u>	<u>LI1</u>
------------------------	------------

Commercial and Industrial Zones:

<u>ZONES</u>	<u>ZONING MAP LEGEND</u>
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<u>Rural Enterprise Zone</u>	<u>RE</u>
------------------------------	-----------

<u>Commercial Zone</u>	<u>C20</u>
------------------------	------------

<u>General Commercial Zone</u>	<u>CG20</u>
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<u>Light Industrial Zone</u>	<u>LI</u>
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2012 Zoning Maps

~~The above stated zones identified in Section 200 shall be as shown on~~

~~ZONING MAP #1 Town of Salisbury Connecticut, as revised~~

~~the following zoning map. This map and any amendments thereto are a part of these Regulations.~~

~~ZONING MAP #1 Town of Salisbury Connecticut, as revised~~

201.1 Lots Located in More Than One Zone

For all zones where a lot of record existed at the time of the adoption of these Regulations or amendment thereto, and said lot is divided by a zone boundary line, a use or regulation which applies in one Zone may extend not more than 100 feet into the adjacent Zone where it otherwise would not be permitted.

202~~1~~ Overlay Districts

~~In addition to the above zones, the following overlay districts shall be superimposed upon portions of the above-stated zones identified in Section 200. The requirements of the overlay districts shall be in addition to the requirements of the underlying zone. Where the requirements of the overlay district are more restrictive than the underlying zone the more restrictive requirement shall apply. The overlay districts are:~~

DISTRICTS	ZONING MAP LEGEND
Flood Plain Overlay District	FP
Housatonic River Overlay District	HR
Aquifer Protection Overlay District	AP
Lake Protection Overlay District	LP
Multi-Family Housing Overlay District	MFH
Pocketknife Square Overlay District	PKSQ

202 Zoning Maps

~~The above-stated zones shall be as shown on the following zoning map. This map and any amendments thereto are a part of these Regulations.~~

~~ZONING MAP #1 Town of Salisbury Connecticut, as revised~~

203 Overlay District Maps

The boundaries of the Overlay Districts shall be as shown on the following maps.

- The Flood Plain Overlay District - Flood Insurance Rate Maps (FIRM), dated January 5, 1989, with accompanying floodway maps and other supporting data and any revision thereto which defines areas of special flood hazard.
- The Housatonic River Overlay District – Housatonic River Corridor Map dated November 1, 1980, as amended.
- The Aquifer Protection Overlay District – Aquifer Protection Overlay Zone Map, Town of Salisbury, dated October 6, 1986 as amended.
- The Lake Protection Overlay District – The Lake Protection Overlay Zone covers an area of 300-foot setback measured from the shoreline ordinary high-water mark of the following lakes: Wononscopomuc, East Twin and West Twin and Wononpakook.
- The Multi-Family Housing and Pocketknife Square Overlay District Map dated September 30, 2019, as amended.

204 Lots Located in More Than One Zone

~~For all zones where a lot of record existed at the time of the adoption of these Regulations or amendment thereto, and said lot is divided by a zone boundary line, a use or regulation which applies in one Zone may extend not more than 100 feet into the adjacent Zone where it otherwise would not be permitted.~~

2045 Tables of Uses Permitted According to Zone

2045.1 Table of Uses Permitted in Residential Zones

~~The uses permitted in the Residential Zones are as listed under the RR1, RR3, MR and LA columns in 205.1 – Table of Uses Permitted in Residential Zones.~~ This table lists the uses allowed in Residential Zones and the type of permit required. Uses that do not require a Zoning Permit shall conform to any minimum requirements stated in ~~this Article~~ these Regulations.

In reading the use table, the following legend shall apply:

A = Allowed, No Permit Required

ZP = Zoning Permit

SP = Site Plan

SUP = Special Permit

X – Not Permitted

204.1 – TABLE OF USES – Residential Zones, page 1						
Residential	R-10	R-20	RR-1	RR-3	MR	LA
Single family dwelling	ZP	ZP	ZP	ZP	ZP	ZP
Family child care located in a residence	ZP	ZP	ZP	ZP	ZP	ZP
Group child care home located in a residence	ZP	ZP	ZP	ZP	ZP	ZP
Two-family residential	SUP	SUP	SUP	SUP	X	SUP
Multi-family dwelling housing	SUP	SUP	SUP	SUP	X	SUP
Multi-family residential	SUP	SUP	SUP	SUP	X	SUP
Home occupation	SUP	SUP	SUP	SUP	X	SUP
Home Shop and Repair Services	SUP	SUP	SUP	SUP	SUP	X
Bed and Breakfast	SUP	SUP	SUP	SUP	SUP	SUP
Lots on dead end subdivision street	SUP	SUP	SUP	SUP	X	SUP
Open Space/Farm and Related	R-10	R-20	RR-1	RR-3	MR	LA
Open space or nature preserve, wildlife sanctuary	A	A	A	A	A	A

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Farm or Farming	A	A	A	A	A	A
Seasonal Farm stand	X	X	ZP	ZP	X	X
Commercial boarding or riding stable	X	X	SUP	SUP	X	X
Nursery	X	X	Site Plan	Site Plan	Site Plan	X
Commercial greenhouse	X	X	SUP	SUP	X	X
Sawmill - permanent	X	X	SUP	SUP	X	X
Sawmill - temporary	X	X	Site Plan	Site Plan	Site Plan	X
Institutional and Related	R-10	R-20	RR-1	RR-3	MR	LA
Municipal building or use	SUP	SUP	SUP	SUP	SUP	SUP
Volunteer fire and emergency services	SUP	SUP	SUP	SUP	SUP	SUP
Public/private school or educational institution	SUP	SUP	SUP	SUP	X	SUP
Nursery school	SUP	SUP	SUP	SUP	SUP	SUP
Instruction in fine or performing arts	X	X	SUP	SUP	X	X

2045.1 – TABLE OF USES – Residential Zones, page 2

Institutional and Related	R-10	R-20	RR-1	RR-3	MR	LA
Religious institution	SUP	SUP	SUP	SUP	X	SUP
Library or museum by nonprofit organization	SUP	SUP	SUP	SUP	SUP	SUP
Religious or philanthropic <u>Philanthropic structures and uses/facilities</u>	SUP	SUP	SUP	SUP	X	SUP
Hospital or medical clinic	SUP	SUP	SUP	SUP	X	X
Skilled nursing or assisted living <u>facility, chronic and convalescent home or</u> continuing care retirement <u>community</u>	SUP	SUP	SUP	SUP	X	X
Cemetery	SUP	SUP	SUP	SUP	SUP	X
Fraternal club or lodge	SUP	SUP	SUP	SUP	SUP	SUP
Services	R-10	R-20	RR-1	RR-3	MR	LA
Restaurant - low turnover	X	X	X	SUP	X	X
Contractor's equipment storage	X	X	SUP	SUP	X	X
Funeral home/services	SUP	SUP	SUP	SUP	X	X
Veterinary clinic	X	X	SUP	SUP	X	X
Veterinary office	X	X	SUP	SUP	X	X
Veterinary hospital or kennel	X	X	SUP	SUP	X	X
Major home office use	X	X	SUP	SUP	X	SUP
Hotel	X	X	SUP	X	X	X
Motel	X	X	X	X	X	X
Recreational	R-10	R-20	RR-1	RR-3	MR	LA
Commercial or non-profit cross country ski area	X	X	SUP	SUP	SUP	SUP
Golf course, tennis or riding club by non-profit organization	X	X	SUP	SUP	SUP	SUP
Boarding camp	X	X	SUP	SUP	SUP	X

2045.2 Table of Uses Permitted in ~~Rural Enterprise~~, Commercial and Industrial Zones

The uses permitted in the Rural Enterprise, Commercial and Industrial Zones are as listed under the RE, C20, CG20, and LI zone columns on Table 205.2 – Uses Permitted in Rural Enterprise, Commercial and Industrial Zones. This table lists the uses allowed in these zones and the type of permit required. Uses that

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do not require a Zoning Permit shall conform to any minimum requirements stated in ~~this Article~~these Regulations.

In reading the use table, the following legend shall apply:

A = Allowed, No Permit Required

ZP = Zoning Permit

SP = Site Plan

SUP = Special Permit

X – Not Permitted

2045.2 TABLE OF USES –~~Rural Enterprise;~~ Commercial & Industrial Zones, page 1

<u>Residential Uses</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Single family dwelling</u>	ZP	ZP	ZP	X
<u>Residential</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Family child care located in a residence</u>	ZP	ZP	ZP	X
<u>Group child care home located in a residence</u>	ZP	ZP	ZP	X
<u>Two-family residential</u>	SUP	SUP	SUP	X
<u>Multi-family housing</u>	SUP	SUP	SUP	X
<u>Multi-family residential</u>	SUP	SUP	SUP	X
<u>Transit Community Middle Housing Development</u>	SP	SP	SP	X
<u>Open Space/Farm and Related</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Open space, nature preserve, wildlife sanctuary</u>	A	A	A	A
<u>Farm</u>	A	X	X	X
<u>Seasonal Farm Stand</u>	ZP	X	X	X
<u>Commercial boarding or riding stable</u>	SUP	X	X	X
<u>Nursery</u>	SP	SP	SP	X
<u>Commercial Greenhouse</u>	SP	SP	SP	X
<u>Sawmill - permanent</u>	SUP	X	X	X
<u>Sawmill - temporary</u>	ZP	X	X	X
<u>Institutional and Related</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Municipal building or use</u>	SUP	SUP	SUP	SUP
<u>Volunteer fire and emergency services</u>	SUP	SUP	SUP	SUP
<u>School or educational institution</u>	X	SUP	SUP	X
<u>Instruction in fine or performing arts</u>	SUP	SUP	SUP	SUP
<u>Religious institution</u>	SUP	SUP	SUP	X
<u>Philanthropic facilities</u>	SUP	SUP	SUP	X
<u>Hospital and medical clinic</u>	SUP	SUP	SUP	X

<u>Institutional and Related</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Skilled nursing or assisted living facility, chronic and convalescent home or continuing care retirement community</u>	SUP	SUP	SUP	X
<u>Cemetery</u>	SUP	SUP	SUP	SUP
<u>Fraternal club or lodge</u>	X	SUP	SUP	SUP

204.2 TABLE OF USES –Commercial & Industrial Zones, page 2				
<u>Services</u>	<u>RE</u>	<u>C20</u>	<u>CG20</u>	<u>LI</u>
<u>Restaurant – Low Turnover</u>	X	SP	SP	SUP
<u>Restaurant – High Turnover</u>	X	SUP	SUP	SUP
<u>Contractor equipment storage</u>	SUP	X	SUP	X
<u>Contractor equipment sales</u>	X	X	SUP	X
<u>Veterinary hospital or kennel</u>	SUP	X	X	X
<u>Veterinary clinic</u>	SUP	SUP	SUP	SUP
<u>Veterinary office</u>	SUP	ZP	ZP	X
<u>Hotel</u>	SUP	SUP	SUP	X
<u>Motel</u>	SUP	SUP	SUP	X
Retail Store	X	ZP	ZP	X
Personal Service	X	ZP	ZP	X
Professional or business office	SUP	SP	SP	SP
Bank or financial institution	X	SP	SP	X
Antique/ second hand store	X	ZP	ZP	X
Auto sales, service, repair, filling station/car wash	X	X	SUP	SUP
Laundry or dry cleaning	X	SUP	SUP	SUP
Commercial Parking Lot	SP	SP	SP	X
Restaurant – Low Turnover	X	SP	SP	SUP
Restaurant – High Turnover	X	SUP	SUP	SUP
Hotel	SUP	SUP	SUP	X
Motel	SUP	SUP	SUP	X
Manufacturing and assembly of parts for products	SUP	X	X	SUP
Wholesale distribution, storage warehouse, truck terminal	X	X	SUP	SUP
Contractor equipment storage	SUP	X	SUP	X
Contractor equipment sales	X	X	SUP	X
Lumber or building material storage and sales	X	X	SUP	SUP
Printing establishment	SUP	SUP	SUP	SUP

Carpentry or woodworking	SP	SP	SP	SP
Processing dairy products	SUP	X	X	SUP
Research Laboratory	SUP	X	X	SUP
Single family dwelling	ZP	ZP	ZP	X
Family child care located in a residence	ZP	ZP	ZP	X
Group child care home located in a residence	ZP	ZP	ZP	X
Multi-family dwelling	SUP	SUP	SUP	X
Farm	A	X	X	X
Nursery and/or Commercial Greenhouse	SP	SP	SP	X
Farm Stand	ZP	X	X	X
Permanent sawmill	SUP	X	X	X
Temporary sawmill	ZP	X	X	X
Commercial livery, boarding or riding stable	SUP	X	X	X
Veterinary hospital or kennel	SUP	X	X	X

2045.3 Table of Accessory Uses

The Table of Accessory Uses lists certain accessory uses, buildings and structures according to type of permit required and subject to requirements set forth in ~~Sections 207 and 208 of this Article~~these Regulations.

In reading the use table, the following legend shall apply:

A = Allowed, No Permit Required

ZP = Zoning Permit

SP = Site Plan

SUP = Special Permit

X – Not Permitted

<u>2045.2 TABLE OF USES – Rural Enterprise, Commercial & Industrial Zones, page 2</u>				
	<u>RE</u>	<u>C-20</u>	<u>CG-20</u>	<u>LI-1</u>
Veterinary clinic	SUP	SUP	SUP	SUP
Veterinary office	SUP	ZP	ZP	X
Municipal building or use	SUP	SUP	SUP	SUP
School, College operated by non-profit organization	X	SUP	SUP	X
Volunteer fire and emergency services	SUP	SUP	SUP	SUP
Group day care	SUP	SUP	SUP	X

Library or museum by a non-profit organization	X	SUP	SUP	SUP
Religious or philanthropic structures and uses	SUP	SUP	SUP	X
Fraternal club or lodge	X	SUP	SUP	SUP
Hospital and medical clinic	SUP	SUP	SUP	X
Skilled nursing, assisted living, convalescent, continuing care, retirement	SUP	SUP	SUP	X
Cemetery	SUP	SUP	SUP	SUP
Commercial golf course	SUP	X	X	X
Outdoor commercial uses, skating rink, ski area, golf driving range, tennis court, beach	SUP	X	X	X
Golf course, outdoor tennis club or riding club sponsored by non-profit organization	SUP	X	X	X
Indoor tennis, racquetball or squash facility	SP	SP	SP	X
Exercise or dance studio	X	SP	SP	X
Musical theater, instruction (stage or film)	X	SP	SP	X
Track for racing motor vehicles	SUP	X	X	X

2045.3 – TABLE OF ACCESSORY USES

THESE ACCESSORY USES, BUILDINGS, AND STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF SECTIONS 2067 AND 2078, AND ARE ALLOWED IN ALL ZONES UNLESS OTHERWISE STATED IN THE REGULATIONS

Outdoor food and beverage service	SP
Farming, gardening, raising of crops or fruit and keeping of farm animals	A
Renting of room and board	ZP
Home office of convenience	A
Apartment on Single Family Residential Lot	See Section 208

Keeping horses (max. 3)	ZP
Fence over 8 feet height	ZP
Family day care home	ZP
Family child care located in a residence	ZP
Group child care home located in a residence	ZP
Temporary special events	No Permit or SUP
Excavation and grading	SUP with exception as stated under Section on Excavation and Grading Article VI
Signs	See Section on Signs
Accessory buildings and structures	ZP or SP
Dock	ZP
Construction site trailer	Temporary Use ZP
Single commercial vehicle max. 200 sq. ft. footprint	A
More than one commercial vehicle and/or commercial equipment storage	ZP
Wireless telecommunication antennae	SP
Outdoor wood burning furnace	See Section 208
Activities incidental /accessory to Lime Rock Park <u>/accessory to a track for racing motor vehicles</u>	See Section 221

~~2056~~ Single-Family Residential Zones – Purposes

~~2056.1~~ Single-Family Residential Zones (R10, R20)

These zones are designed to provide for ~~the~~ orderly development of ~~the residential neighborhood~~ housing in the Salisbury and Lakeville village centers consistent with the historic ~~rural~~ New England ~~character~~ development patterns within of these village centers.

~~2056.2~~ Single-Family Rural Residential Zones (RR1, RR3)

The purpose of these zones, which encompass most of the geographic area of the Town, is to provide for residential housing, agricultural and other uses compatible with the rural residential – agricultural ~~history~~ character of the Town and consistent with topographic, soil, wetland and water resource development limitations.

~~2056.3~~ Single-Family Special Resource Residential Zones – Mount Riga Zone (MR) and Lake Residential Zone (LA)

Mount Riga Residential Zone (MR). The purpose of this single-family special resource residential zone established in the area around Mount Riga is to provide for uses and standards consistent with the development limitations in this rugged, remote mountain area location.

Lake Residential Zone (LA). The purpose of ~~this single-family special resource~~ residential zone established around Lake Wononscopomuc is to permit development under standards designed to reduce the effects of eutrophication (weed and algae growth in the lake) and protect lake and groundwater quality.

~~2067~~ Accessory Uses, Buildings and Structures

~~207.1~~ Accessory buildings, structures and uses customarily incidental to uses permitted in these Regulations are allowed in all zones. Provided that, n

~~207.2~~ No accessory building or structure shall be constructed on any lot prior to the commencement of construction of the principal building to which it is accessory.

~~207.3~~ Accessory buildings, structures and uses shall include: a garage or carport, swimming pool, bath house, storage buildings, sheds, fences and similar buildings and uses.

~~207.4~~ Accessory building and breezeway. An accessory building connected to a principal building by a breezeway shall be considered a part of the principal building provided it meets the requirements stated under the definition of Principal Building in the Appendix.

~~2067.15~~ Farming for Personal Use. Farming, gardening, raising of crops or fruit and keeping of farm animals for personal use only and accessory to a residential use is permitted and shall not require a Zoning Permit, except buildings or other structures in connection therewith shall be subject to a Zoning Permit.

~~2067.26~~ Horses. Keeping of horses for personal use accessory to a residential use on a lot of 3 or more acres is permitted, subject to a Zoning Permit.

~~207.7~~ An apartment in a single family residence on a single family residential lot is permitted, subject to a Site Plan and the requirements in Section 208.

~~207.8~~ An apartment in an accessory building on a single family residence lot is permitted, subject to a Special Permit and the requirements in Section 208.

~~207.9~~ Excavation and grading. Excavation, grading or filling of land, or removal of sod, loam, clay, sand, gravel or stone from any lot **is NOT permitted** except as defined and regulated in conformance with Article VI.

~~207.10~~ Rented Room. Renting of not more than one room with board in an owner occupied residence is permitted subject to a Zoning Permit.

~~2067.311~~ Home office of convenience. A home office accessory to a residential use in a dwelling or an accessory building shall not require a Zoning Permit provided:

- The maximum office floor area is 25 percent of dwelling total floor area;
- Only family members living on the premises may work in the office;
- There shall be no outside sign or other exterior visible indication of office use;

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- Office use shall not increase the vehicular and pedestrian traffic to the dwelling, and
- No hazardous materials shall be involved.

~~2067.412~~ Commercial vehicle and equipment storage.

- a. Parking of one registered commercial vehicle shall not require a Zoning Permit provided it occupies a maximum footprint of 200 square feet.
- b. Parking of more than one registered commercial vehicle and/or commercial equipment storage associated with a residence is allowed subject to a Zoning Permit provided:
 - The residence is owner occupied,
 - Vehicles and/or equipment use on site is limited to owner-occupant or owner-occupant employees, and
 - Maximum area of all commercial vehicle and equipment storage is 750 square feet and no one vehicle or single piece of equipment shall occupy a footprint of more than 250 square feet.

~~2067.513~~ Recreational Vehicle. A recreational vehicle and associated trailer storage accessory to a residential use shall not require a Zoning Permit provided the vehicle is:

- Owned by the occupant of the premises,
- Not used or occupied on site and has all wheels affixed, and
- Located to the rear of the principal building on the lot.

~~2067.614~~ Fences. Fences, and walls used as fences, in residential zones shall be considered an accessory use and shall be allowed subject to the following:

- A fence 8 feet or less in height with the finished side facing the neighboring property may be located in a yard and shall not require a Zoning Permit.
- A fence more than 8 feet in height shall meet all yard setbacks and shall require a Zoning Permit.
- Fences in non-residential zones and fences designed as noise barriers or landscape buffers or proposed to separate residential use from a use of higher intensity may be placed on or near the property line subject to Site Plan approval.

~~2067.715~~ Dock or mooring. A removable dock and mooring accessory to a property abutting a ~~waterbody~~ watercourse shall require a Zoning Permit and shall be located a minimum of 10 feet from side lot lines and extend not more than 50 feet from the shore line. A removable dock where the lot width is less than 20 feet measured at the shoreline between the side lot lines shall have a maximum dock width of 4 feet, shall be located as close as possible to the center of the shoreline frontage and shall be not less than 5 feet from side lot lines.

~~2067.816~~ Construction trailer. A temporary field office trailer at a construction site shall be permitted subject to a Zoning Permit and the requirement that the trailer shall be removed upon completion of construction or upon issuance of Certificate of Occupancy and provided the use of the trailer is limited to office use.

~~207.17 Family child care or group child care home located in a residence.~~

~~2067.918~~ Wireless telecommunications antennae subject to a Zoning Permit as provided in Article XI.

~~2067.109~~ Outdoor food and beverage service. During regular business hours, but no later than 9:00 PM, outdoor food and beverage service is permitted by Site Plan as an accessory use to a food establishment, as defined by Conn Gen. Stat. §8-1cc, that is a legally conforming use under these Zoning Regulations. The area designated for outdoor food and beverage service shall not exceed 50% of the interior dining area.

- the licensee or permittee obtains written authorization to engage in such service from the owner of such lot, yard, setback, yard setback, or open space and provides a copy of such authorization to the Zoning Commission, and retains the consent of such owner during the entire period when this area is used for outdoor food and beverage service authorized by this Section of the Regulations.

2067.1120 Publicly Accessible Electric Vehicle Charging Stations (EVCS) are a nonstructural accessory electrical component assembly permitted by Site Plan in all zones. This Section applies to all installations available for public use, whether publicly or privately owned, commercial or noncommercial.

a. General Standards. These standards apply to new construction as well as retrofits.

1. Electrical vehicle supply equipment shall not impede pedestrian travel or create trip hazards
 - Plugs/cords shall be retractable or have a place to securely mount the connector and cord elevated off the ground.
 - Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or vehicle egress area.
2. A minimum of one EVCS, at any given property or groups of contiguous properties under common ownership, shall meet the American with Disabilities Act (ADA) requirements to the fullest extent technically feasible.
3. EVCSs protection such as safety bollards, wheel stops, and curbing must be installed in accordance with applicable codes and approved by the Fire Marshal.
4. Secondary signs (as described in Section 704) for EVCSs shall indicate the space is prioritized for electric vehicle (EV) charging purposes
 - Unit-mounted signage shall indicate the owner and/or operator of the EVCS and their contact information.
 - No other unit-mounted advertising signage is allowed.
5. EVCS owners/operators are not restricted from collecting a fee for the use of the EVCS.
6. EVCS spaces may be included in calculating required off-street parking spaces.
7. Any new or substantially improved parking lot with thirty or more parking spaces shall include EVCS infrastructure that supplies no less than two hundred eight to two hundred forty volts alternating current or direct current fast charging stations in at least ten per cent of such parking spaces. For the purposes of this regulation substantial improvement is defined as 50% or more of an existing parking lot that is either paved, repaved, or reconfigured.

2078 Additional Requirements for Certain Accessory Uses, Buildings and Structures in Residential Zones

2078.1 Apartment on Single-Family Residential Lot

~~c. Statement of Purpose.~~ The purpose of this regulation is to broaden the options for a variety of housing types by permitting an apartment associated with a single-family owner-occupied residence and lot. The Commission finds that such apartments are an expeditious option for the creation of much needed, low impact, housing units which can be dispersed within the community, that such apartments often require modest construction modifications and such improvements can readily blend into existing

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residential neighborhoods, and that an apartment in an accessory structure, such as a garage or barn, further expands new housing opportunities while avoiding the need to alter existing homes.

~~d.a.~~ a. General. An apartment may be permitted within an existing or proposed single-family dwelling subject to Site Plan approval. An apartment in an approved accessory building associated with a single-family dwelling may be permitted subject to approval of a Special Permit provided only one apartment is permitted on a lot and the site plan and proposed improvements are designed to maintain residential appearance ~~and character on~~of the lot.

~~e.b.~~ b. Owner Occupied. The applicant shall be the owner of the lot. The applicant, or their family member, shall reside in either the principal dwelling or the apartment unit.

~~f.c.~~ c. Apartment Floor Area. The minimum floor area for an apartment in a principal dwelling or in an accessory building shall be 350 square feet or the minimum required by the State Building Code, whichever is less. The maximum floor area of an apartment in an accessory building shall be 2,000 square feet.

~~g.d.~~ d. Location and Design. Additions to existing structures or new construction requires submission of elevations of the structure exterior for review by the Planning and Zoning Commission. If the building is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking planning, zoning, and building approvals. Additions to an existing dwelling shall:

- Have a scale and exterior appearance that blends with and maintains the appearance of the dwelling as a single-family residence.

~~h.e.~~ e. Apartment in an Accessory Structure. Additions or modifications to an existing accessory structure or construction of a new accessory structure for purposes of creating an apartment shall be designed in a manner consistent with the residential ~~character appearance~~ of the neighborhood. An accessory building constructed after July 13, 2003 and proposed for apartment use shall meet the yard requirements for a principal dwelling. Where determined necessary to protect privacy or to shield lighting or parking, the Commission may require a landscape screen between the accessory building and neighboring property line(s).

~~i.f.~~ f. Off-Street Parking. Off-street parking shall be provided in accordance with Section 703 “Parking and Loading Requirements.” Wherever possible, parking for the apartment shall be located to the rear or side of the dwelling or accessory building. The Commission may require that new parking space(s) in view from a street be screened from public view.

~~j.g.~~ g. Access. The apartment shall have its own outside access to the parking area and shall be equipped with its own kitchen, bath and utility services that conform to the list of minimum utility and installation requirements specified on the Zoning Application Form.

~~k.h.~~ h. Sewage. For a lot with an on-site septic system the Torrington Area Health District shall certify that the existing system or the proposed modified or new subsurface sewage disposal system is adequate to serve the proposed additional use.

2078.2 Outdoor Wood-Burning Furnace (OWF)

An Outdoor Wood-Burning Furnace is allowed accessory to a principal structure in all zones subject to a Zoning Permit provided that the OWF meets the following requirements set forth in Conn. Gen Stat. §22a-174k:

- a. Installation of the outdoor wood-burning furnace is not less than two hundred feet from the nearest residence not serviced by the outdoor wood-burning furnace;

b. Installation of the chimney of the outdoor wood-burning furnace is at a height that is more than the height of the roof peaks of the residences that are located within five hundred feet of the outdoor wood-burning furnace, which residences are not serviced by the outdoor wood-burning furnace, provided the chimney height is not more than fifty-five feet; and

c. Installation and operation of the outdoor wood-burning furnace is in accordance with the manufacturer's written instructions, provided such instructions do not conflict with the provisions of this section.

2089 Additional Requirements for Uses in Residential Zones

The general standards and requirements for Zoning Permit, Site Plan or Special Permits apply to the uses listed on the above 2045.1 "Table of Uses Permitted in Residential Zones". The following additional requirements shall also apply.

2089.1 New Construction Multi-Family Dwelling

New construction multi-family dwellings of two but not more than three dwelling units shall be permitted provided all regulations as to lot size, setbacks, density, parking and other requirements for the zone are met; except that within the Multi-Family Housing and Pocketknife Square Overlay Districts, the lot size, setbacks, density, and other dimensional regulations of the respective overlay district shall apply.

2089.2 Conversion of Existing Structure to Multi-Family Dwelling

~~a. Purpose.~~ The purpose of this section is to enhance housing opportunities by allowing subject to a Special Permit an existing structure to be converted to a multi-family dwelling. The floor area of any dwelling unit within the existing structure shall be consistent with the minimum square feet required by the State Building Code, and in no case shall be less than 350 square feet. For properties not within the MFH or PKSQ Overlay Districts, the maximum number of dwelling units shall be three.

~~ab.~~ Existing Building. Only a structure existing at the time of the adoption of this section is eligible for conversion to a multi-family dwelling under this section. Structures that are dimensionally pre-existing non-conforming are eligible for conversion to a multi-family dwelling. New appurtenances or additions necessary for access or safety that would not increase the non-conformity may be permitted subject to Special Permit review by the Planning and Zoning Commission.

~~be.~~ Water and Sewer Service. The multi-family dwelling shall be served by either the public sewer system provided the applicant shall submit evidence that the additional sewer volume resulting from the proposed conversion meets the requirements of the Water Pollution Control Authority or by a septic system provided the applicant shall submit evidence that the existing or proposed modified system meets the requirements of the Torrington Area Health District. The multi-family dwelling shall be served by the public water system or the applicant shall present certification from the Torrington Area Health District that the existing or proposed well is adequate to serve the proposed use.

~~cd.~~ Building Design, Scale and Proportion. Proposed additions and modifications to the existing building may be permitted provided such changes are consistent with scale, height, proportions and ~~other architecture~~ ~~character~~ of the existing building and the neighborhood. Any modifications for fire safety or access, such as fire escapes and elevator shafts shall be located on the side or rear of the building. If the building is located within a Historic District, in accordance with Salisbury Historic District Commission (SHDC) policies and procedures, an application shall be made to SHDC in advance of seeking planning, zoning and building approvals.

~~de.~~ Other External Elements. All materials, construction, lighting, and other external elements of the building and on the site shall be compatible with the ~~character of the~~ neighborhood, and the rural

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and historic ~~character-landscape~~ of the Town. Signs shall be in accordance with Section 704, “Signs,” of this Section.

~~ef.~~ Parking. Off-street parking shall be provided in accordance with Section 703, “Parking and Loading Requirements.” No new parking areas shall be created in between the front façade of the structure and the street. New parking spaces may be created to the side and rear of the structure. Landscaping or screening may be required where needed to shield the view of parking areas from the street and neighboring residences.

~~209.3 – [Reserved]~~

~~2089.34~~ Lots on a Dead-End Street in a Subdivision

~~a.~~ This regulation requires a Special Permit application for a proposed subdivision with driveway access to a dead-end street, or proposed extension to an existing dead-end street where the total length of the dead-end street exceeds 2,000 feet and/or the total number of dwelling units exceeds twenty (20). The following requirements shall be in addition to the requirements of the Subdivision Regulations.

~~ab.~~ The application shall be submitted simultaneously with a subdivision application and shall include a report prepared by a Connecticut licensed traffic engineer that addresses traffic safety, considering the dead-end street length, the subdivision plan and the total existing and proposed dwellings on the dead-end street. The report shall also:

- Identify the road grade, pavement width and cleared right-of-way width as it would affect access by emergency equipment and the potential for a temporary blockage;
- Identify and recommend solutions to factors which could pose a threat to temporary blockage of the dead-end street including bridges, adjacent steep slopes, potential rock fall areas, large trees and utility lines;
- Identify potential alternative emergency access ways to the dwelling units in the subdivision;
- Identify and evaluate proposed or needed site safety improvements, including but not limited to, fire ponds, emergency pull-offs or turnabout areas;
- Evaluate the potential to extend the proposed dead-end road to a connector road and the costs related to any potential extension, and
- Provide an analysis of the need and benefit of providing an internal looped dead-end road design.

~~bc.~~ The Commission shall refer all subdivision applications involving proposed dead-end streets to the Selectmen and the Volunteer Fire Department and shall consider any report received in its decision on the Special Permit.

~~209.5 (RESERVED FOR “Multi-Family and Cluster Development”)~~

~~2089. 4-6~~ Adaptive Re-Use of Existing Buildings Near the RE Zone, Approved: October 21, 2014

The purpose of this regulation is to provide for the adaptive re-use of existing buildings and structures located in the vicinity of the RE Zone by special permit. The Commission finds that the RE Zone allows for a variety of commercial uses, including a commercial race track, and that such uses may tend to diminish the property values of surrounding residences located in the RR1 Zone. In order to enhance property values and promote economic revitalization of such surrounding RR1 zoned properties while maintaining the ~~character-architecture~~ of the Lime Rock Village area, the Commission may allow, by special permit, the existing buildings and structures on eligible properties to be used for the uses set forth herein, in addition to such uses allowed in the RR1 Zone.

~~ab.~~ Uses Allowed by Special Permit: Professional or business office, retail store, or such similar business enterprise uses approved by the Commission.

be. Eligibility Area: The following areas are eligible for a special permit under this section: Any parcel which has at least 50 feet of frontage on Rt. 112 and wherein all or part of such parcel lies within 1,000 feet of the boundary of the RE Zone.

cd. Existing Buildings: The building for which the adaptive re-use is sought shall have existed on the effective date of this regulation.

de. Building Design, Scale, and Proportion: The Commission may approve, as part of the adaptive use special permit, new construction including such construction as shall be necessary to comply with State or local building, fire, safety or health codes, or to improve circulation throughout the building. Any proposed additions and modifications to the existing building shall not materially change the single-family residential appearance of the building and shall be consistent with the scale, height, proportions, and ~~character~~other architectural elements of the existing buildings and the neighborhood.

ef. Other External Features: All materials, construction, lighting, signs and other external elements of the building on the site shall be compatible with the residential character of the neighborhood, and the rural and historic character of the town.

fg. Landscaping: A landscape plan shall be submitted with the application and shall be designed to maintain the single-family residential appearance of the neighborhood and protect neighboring residential property values.

gh. No Outside Storage: There shall be no outside storage or exterior display, or advertising or other visible evidence of such use except in accordance with the authorized signage under these Regulations.

hi. Parking: Parking areas shall be screened to maintain the single-family residential appearance of the neighborhood and to protect neighboring residential property values. New parking areas for business or office uses shall be located behind or beside the principle building on the site.

i. Conditions: In addition to such conditions that the Commission may impose to ensure compliance with Sections 801, 802 and 803 of these regulations, the commission may impose conditions limiting the number of employees working on the site at any one time, and also limiting the days and hours of operation based on the characteristics of the use, the site, and the surrounding area.

20910 Home-Related Uses

~~H~~The following are home-related uses include: home occupation, home shop and repair service, bed and breakfast and major home office. The following general standards and specific requirements apply to these home-related uses.

20910.1 General Standards

a. Owner/Resident. The owner of the principal dwelling shall reside on the property housing the home use.

b. Exterior. The plan shall not alter the exterior appearance of a residential lot and or structures on it in a manner that would cause these to differ from its residential character either by use of materials, construction, or lighting. Other than permitted signs and required off-street parking, there shall be no exterior non-residential evidence of the home use, including but not limited to, exterior storage of goods, supplies or other material associated with the home use.

- c. External Impact. The home use shall not produce noise, vibrations, odor, electrical emissions or other external effects, which would adversely impact neighboring residents.
- d. Traffic. To protect neighboring property values and safety the Commission may limit the volume of vehicle trips, type of vehicles, and hours of vehicles entering and leaving the premises.
- e. Hazardous Materials. Incidental use of hazardous materials may be permitted provided the applicant documents and the Commission determines the proposed activity will not pose a threat to groundwater quality or air quality. Home related uses posing a significant threat to groundwater quality or air quality shall not be permitted, including but not limited to: furniture stripping, beauty salons, auto and major appliance repair, and medical offices.
- f. Parking.
 - No on-street parking shall be permitted. Off-street parking shall not be permitted in the front yard, except where the applicant demonstrates that there is no alternative, in which case not more than one parking space may be permitted in the front yard which space shall be shielded year-round from view from the street and neighboring residences by a landscape screen.
 - A landscape screen of any other parking area may also be required where the Commission determines that it is necessary to protect neighboring residential property values and to maintain the single-family residential appearance of the neighborhood.
 - The number and location of off-street parking spaces may be limited as a condition of the permit.
- g. Water, Septic and Sewer Approval. The applicant shall present certification from the Torrington Area Health District that the existing or proposed well and subsurface sewage disposal system is adequate to serve the proposed use. Where public sewer or water is proposed the applicant shall submit a letter from the Water Pollution Control Authority and/or the water company stating that such service will be provided.
- h. Statement of Use and Floor Plans. All applications shall include:
 - A statement of use that estimates the daily volume of client/customer visitation, traffic generation and parking needs and any other information the Commission needs to assess compliance with the requirements of this regulation, and
 - Building floor plans drawn to scale to show the floor area and layout of the residence and/or accessory building and the floor area (in square feet) devoted to the home use.

~~20910.2~~ Home Occupation

A home occupation for limited office use, professional or business use or shop and repair services shall meet the following requirements.

- a. Outside employees. No more than two non-resident, non-family members shall work on the lot in association with the home occupation.
- b. The total floor area of the home occupation either in a dwelling and/or in an accessory structure shall not exceed 1/3 of the gross floor area of the dwelling.
- c. Sales. There shall be no sales of goods to customers on the premises with the exception of goods, products or crafts grown or made primarily on the premises. The applicant shall submit a sample of the items for sale as part of the application.

d. Traffic. As a condition of the permit the Commission may limit the delivery and pickup of material and commodities by a commercial vehicle, the location and number of parking spaces, and/or the number of clients/customers permitted on the premises.

e. Accessory Building. The home occupation may occupy an accessory building provided the location and appearance of the accessory building is consistent with the residential appearance of the lot and neighborhood and the type and intensity of the proposed use will not alter the residential character of the lot.

20910.3 Home Shop and Repair Services

All of the requirements for a home occupation shall apply to a home shop and repair service. The following additional requirements shall also apply.

- There shall be indoor space adequately located and designed to accommodate all activities and to contain the external impact of noise, vibrations or other external effects which could adversely impact neighboring residents.
- No motor repair services shall be permitted except for the repair of small motors, such as small household appliances or yard maintenance equipment. Repair services expressly **not permitted** include, but are not limited to, major appliances, automobiles or motorcycles (repair, restoration or painting of), farm equipment or the repair of any vehicle that requires licensing for operation on a public way.

20910.4 Bed and Breakfast

A bed and breakfast use for transient visitors located in an owner-occupied dwelling shall meet the following requirements.

- a. Suitable Structure. The structure shall be suitable to accommodate guest rooms based upon its interior arrangement, size and structural condition. Complete bathrooms shall be provided at the rate of one per two guest rooms.
- b. Maximum Rooms. No more than 3 guest rooms rated for double occupancy shall be permitted. Bed and Breakfast use shall also be eligible for an Accessory Apartment use provided the Bed and Breakfast shall have a maximum of 2 guest rooms.
- c. Additions. Minor additions not to exceed 200 square feet may be made to a structure for improvements necessary for a bed and breakfast use.
- d. Length of Stay. The owner operator shall maintain a guest registration book noting length of stay. Food service shall be limited to service to overnight guests.

210209.5 Major Home Office Use

A major home office use shall be subject to the following:

- a. It shall provide a productive use of large, older residential buildings and accessory buildings while maintaining the residential appearance of the structures.
- b. Only a low-traffic generating business, office or professional use shall be permitted. Use involving on a regular basis more than three non-employee incoming vehicle trips during any hour of the day, including delivery vehicles, shall not be considered low-traffic generating. There shall be no retail sales of goods to customers on the premises. Personal service uses shall not be permitted, including but not limited to, barber, hairdresser, beautician, tailor, and masseuse.

c. Access. Access to the major office use shall be from a State highway or a major Town road.

d. Existing Buildings. The original portion of the principal residential building shall be a minimum of 50 years old from the date of the application and have a minimum total floor area of 2,500 square feet.

e. Building Addition and Dimension Requirements. Proposed additions and modifications to the existing building shall be consistent with scale, height, proportions and character of the existing building and the neighborhood. Building(s) containing the major office use shall conform to the building coverage, setback and height dimension requirements of these Regulations.

f. Floor Area. The major office use shall be located in a single-family dwelling or an approved accessory building. The total floor area of the office shall not exceed 50% percent of the gross floor area of the dwelling.

g. Maximum lot coverage. The maximum ratio of the footprint of all buildings on the lot to the total lot area shall be 10%. The maximum ratio of the total footprint area of all impervious surfaces on the lot including buildings, parking areas (paved and unpaved) and other impervious surfaces to the total lot area shall be 20%. For the purpose of determining lot coverage the computation of total lot area shall not include the area of any lake, pond, watercourse or inland wetland as defined by the Salisbury Inland Wetlands and Watercourses Commission. The site plan shall show the footprint area of all buildings, structures and impervious surfaces on the lot.

h. Building Type and Appearance. The type and appearance of the buildings and all external construction materials, lighting, signs and other external elements of the building and lot shall be compatible with the residential character of the neighborhood and rural and historic character of the Town. Buildings with a domed, free form, A-frame, flat roof and other similar buildings not consistent with the historic character of the Town and are not eligible for major home office use.

i. Employees and Lot Area.

- The number of employees working on the site in the office use at any given time, including employees residing on the property, may be limited as a condition of the permit but in no case shall exceed 15.
- The minimum lot area shall be twice that for the residential zone. Where the proposed maximum number of employees working on the site at any time is greater than 5 the minimum lot area shall be 6 acres.
- The Commission may limit the number of employees as a condition of approval to meet the standards of this regulation and in consideration of the size or configuration of the lot, type of office use, projected traffic, including number and size of delivery vehicles, and any other factors relating to the traffic impact of the proposed use on the site and the surrounding neighborhood.

j. Traffic. Where an application involves access from a major town road or more than three non-resident employees, the applicant shall submit a traffic study prepared by a licensed traffic engineer. The study shall project the traffic (volume and type) and assess its impact on the Town road systems providing access to the site. The Commission may also attach conditions including, but not limited to, delivery and pickup by commercial vehicles, the location and number of parking spaces, and the number of clients or customers permitted on the premises.

211-210 Farm and Related Uses

211210.1 Seasonal Farm Stand

A structure used by a farm business for the temporary seasonal sale of raw and/or processed agricultural and horticultural products. Seasonal Farm Stands are allowed provided:

- The temporary structures and sales areas are compatible in size and scale with neighboring uses.
- A minimum of 80% of gross sales shall be from agricultural goods produced on the owner's farm and a maximum of 20% of gross sales may be from agricultural goods produced at other locations in the states of Connecticut, Massachusetts or New York.
- The seasonal farm stand must cease operations for at least six weeks each year.
- Farm stands shall be set back a minimum of 20 feet from the street line.

211210.2 Permanent Sawmill

Minimum lot area shall be 5 acres and minimum setback shall be 150 feet from the street right-of-way line.

211210.3 Temporary Sawmill

Minimum lot area shall be 5 acres and minimum setbacks shall be 150 feet from the street right-of-way line and 200 feet from all other property lines.

211210.4 Commercial Greenhouse

a. A minimum of 80% of gross sales shall be from greenhouse goods produced on the premises and a maximum of 20% of gross sales may be from greenhouse goods produced at other locations in the States of Connecticut, Massachusetts or New York.

b. The Commission shall determine that the proposed site is located and designed to be compatible with the surrounding residential neighborhood.

c. The minimum lot size shall be 5 acres.

d. The maximum total floor gross area of all greenhouses, pool houses, sheds and other buildings or covered structures related to the growing and selling business shall be 20,000 square feet.

e. The lot shall meet the minimum street frontage requirements of the zone. All structures shall be located a minimum of 100 feet from the street right-of-way line and 100 feet from any dwelling on an adjacent lot. The minimum side yard setback shall be 50 feet for all buildings, parking areas and driveways.

f. Parking spaces shall be located to the rear and the side of the sales building.

g. Buildings and parking areas may be required to be screened from view from the road and from view from surrounding residences.

211210.5 Commercial Horse Boarding or Riding Stable

a. This regulation applies to the use of land, buildings and other structures for commercial horse-related activities that involve more than two horses, including but not limited to, commercial horse boarding stables or riding schools.

b. Lot Area. The barns, riding rings, corrals and accessory facilities shall be located on land that is suitably drained for horse use purposes. The minimum lot area shall be 5 acres plus one-half acre for each additional horse after the first two.

c. Parking and Circulation. Sufficient off-street parking shall be provided to accommodate all users and visitors to the property. The access driveways entering and leaving the property shall be located

with adequate sight lines at the intersection with public streets. For a horse boarding use one parking space shall be provided per boarding animal. For a riding school or instructional program, the parking space requirement shall be determined by the Commission based on the size of classes, age of students, scheduling of classes and related factors.

d. Health. The application shall include a letter from the Torrington Area Health District commenting on the adequacy of plans for the storage and handling of manure or any other materials with the potential to pose a risk to water quality and to groundwater and surface water on site and on adjacent properties. Locations for storage of manure shall be identified on the site plan. Manure storage facilities and areas shall be located a minimum of 100 feet from property lines and ~~waterbodies~~watercourses.

e. Safety. Perimeter fencing shall be installed and maintained as needed to contain horses.

f. Fire. Fire control access and facilities shall be acceptable to the Fire Marshal.

g. Noise and Lighting. The applicant shall demonstrate that the type and location of all lighting fixtures and parking areas will not produce lighting or glare visible off the premises. The applicant shall identify the projected decibel level for all planned activities and installations with a potential to generate a noise level which could be heard off premises, including but not limited to, public address systems or similar voice projection systems for spectators, rider instruction programs, horse training programs and other similar activities.

h. Setback. Horse-related buildings shall be setback a minimum of 100 feet from the street right-of-way line and 100 feet from the side and rear boundary lines. Riding rings and corrals shall be a minimum of 75 feet from all property lines.

i. Special Events. Shows, exhibitions, contests or other similar special events shall be permitted only where expressly applied for and approved as part of the Special Permit. The Commission may deny or establish conditions limiting such events where necessary to safeguard the neighborhood.

21~~12~~ Educational, Health, Religious and Other Non-Profit~~Institutional~~, Health, and Related Uses

21~~12~~.1 ~~Nursery School~~School or Other Educational Institution

a. ~~The minimum lot area shall be 1 acre.~~

d. ~~Nursery school buildings shall be setback a minimum of 150 feet from the street right-of-way line.~~

f. ~~No play apparatus shall be permitted in front or side yards.~~ In residential zones, the minimum lot area shall be 5 acres

21~~12~~.2 Fraternal Club or Lodge

A fraternal club or lodge ~~operated by a non-profit organization~~ may be permitted provided it does not involve the use of firearms or motorized vehicle-related recreational uses. The applicant shall provide a copy of the existing or proposed charter and bylaws documenting its ~~non-profit status~~, purposes and activities.

2112.3 ~~Buildings for~~ Religious or Philanthropic Use, Library or Museum ~~Operated by a Non-Profit Organization~~

- a. Minimum lot size shall be (5) five acres, except if the use is served by public water and sewer the minimum lot shall be the same as that for the zone.
- b. Maximum building coverage shall be 15% of the lot area.
- c. Parking. Off-street parking shall be sufficient in size to ensure that no vehicles patronizing such establishments need park on a public street. Parking areas shall be adequately screened from surrounding property.
- d. Access. Vehicle entrances and exits shall be located not less than (50) fifty feet from any adjoining property lot line.

2112.4 Hospital or Medical Clinic

- a. The minimum lot area shall be 1 acre, plus an additional 2,000 square feet per bed.
- b. The site shall be served by a public sewer system approved by the Town Water Pollution Control Authority.
- c. The applicant shall provide a traffic study prepared by a licensed traffic engineer evaluating the projected traffic and safety of the Town streets providing access to the site, the internal access driveway, traffic circulation plan and parking plan.
- d. All buildings and structures must be designed, constructed and maintained according to a unified and harmonious design plan compatible with the Town's rural New England character.

2112.5 Skilled Nursing Facility, Assisted Living Facility, Chronic and Convalescent Home or Continuing Care Retirement Community as defined in the Connecticut General Statutes

Skilled Nursing Facility, Assisted Living Facility, Chronic and Convalescent Home or Continuing Care Retirement Community uses as defined in the Connecticut General Statutes as authorized by the State of Connecticut may be permitted in residential zones subject to the following:

- Minimum lot area shall be 10 acres and the facilities shall be served by a public sewer system approved by the Town Water Pollution Control Authority.
- The maximum number of residents of any such facility shall be 150.
- The applicant shall provide a traffic study prepared by a licensed traffic engineer evaluating the projected traffic and safety of the Town roads providing access to the site, the internal access driveway, traffic circulation plan and parking plan.
- All buildings and structures must be designed, constructed and maintained according to a unified and harmonious design plan compatible with the Town's rural New England character.
- The application shall provide for the proper storage and disposal of medical waste and any other hazardous materials associated with the facility.

2112.6 Establishment for Instruction in ~~the Fine Arts~~ or Performing Arts

The Commission may limit as a condition of the permit the number of students present at any one time in consideration of the suitability of the site to accommodate the projected volume of traffic, and the impact on neighboring residences. In no case shall the number of students on the property exceed 60 at any one time.

- a. The minimum street frontage shall be 100 feet.

b. Minimum lot area shall be 4 acres with the following exception. Where street frontage and access are from a State highway and the facility is served by public water and sewer systems the Commission may permit a smaller lot but not less than the minimum lot area for the zone in which the lot is located.

c. Buildings and parking areas shall be setback from property lines by a minimum distance equal to twice the minimum setback (front, side and rear) for the zone in which the lot is located except in the following instances:

- The Commission may reduce the above stated setback requirement from the property lines (front, side and rear) to not less than the minimum setback for the zone if the applicant demonstrates to the satisfaction of the Commission that the existing or proposed topography and/or the proposed landscaping effectively screen the view of the building and parking area on the site as observed along the property line.
- The Commission may permit the conversion of a residence to this use on a lot where an existing yard setback(s) do not meet the zone yard setback requirements provided the Commission determines that the residence will retain its single-family appearance and the conversion will be a productive re-use of a large, older, single-family residence and such use will be compatible with the surrounding neighborhood.

d. Maximum impervious surface coverage by buildings, parking areas and other impervious surfaces on the lot shall be no more than 30% of the total lot area.

e. The design of building(s) shall be consistent with the character and ambiance of the surroundings, neighboring buildings and the Town's rural and historic character. Applicants are encouraged to retain the traditional and historic character of the existing buildings.

f. Parking areas shall be screened to maintain the single-family residential appearance of the neighborhood and to protect neighboring residential property values.

g. A landscape plan shall be submitted with the application and shall be designed to maintain the single-family residential appearance of the neighborhood and protect neighboring residential property values.

h. The applicant shall provide documentation that the sewage treatment system, and the traffic, parking and vehicular circulation plan will adequately and safely provide for the maximum projected number of students, employees and visitors on the property at any one time.

2123 Services

2123.1 Major Home Office Use (*see Residential and Related Uses – Home-Related Uses*)

2123.2 Restaurant - Low Turnover

A low turnover restaurant shall require a Special Permit in a residential zone, meet the definition as provided in the Appendix – Definitions, and be on a lot with a minimum area of 2 acres.

2123.3 Kennel, Veterinary Hospital, Veterinary Clinic, Veterinary Office

These uses shall meet the following definitions and requirements.

Definitions.

Salisbury Zoning Regulations – XX/XX/XXXX

For Public Hearing: September 21, 2026

~~VETERINARY HOSPITAL. A veterinary or animal hospital is a facility providing treatment of patients and may include overnight confinement of patients as well.~~

~~VETERINARY CLINIC. A veterinary or animal clinic is a facility primarily for an out-patient practice which includes treatment of patients and may include overnight confinement limited to post-surgical and trauma patients. The number of permitted overnight confinement spaces shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight patients be more than five (5).~~

a. Lot Area. For a kennel or veterinary hospital, the minimum lot area shall be 3 acres. The minimum lot area for a veterinary clinic or veterinary office shall be the same as the minimum lot area for a single-family dwelling in the zone in which it is located.

b. Health. Applicants for all uses shall provide a letter from the Torrington Area Health District addressing the adequacy of plans for storage and handling of wastes and other materials that could pose a risk to water quality.

c. Outdoor areas for animals, including runs or yards shall be restricted to use during daylight hours and shall be 150 feet from all property lines. For structures or fenced areas for animals located less than 200 feet from a property line the Commission may require a vegetated buffer between the facility and property line.

b. For a veterinary or animal clinic, the number of overnight confinement spaces permitted shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight patients be more than five (5).

c. ~~d.~~ Structures for overnight animal use shall be sound proofed. Noise from such structures measured at the property line shall not exceed the maximum noise level allowed under the State Health Code.

21~~23~~.4 Contractor's Equipment Storage

a. Lot and Storage Area. The lot shall meet the minimum lot requirement for the zone. Total storage area shall not exceed 40,000 square feet, including maneuvering space.

b. Storage area setbacks. Front property line - 100 feet. Side and rear property line – 50 feet. Where the storage area is over 25,000 square feet the setback shall be 100 feet from all property lines.

c. Application. The application shall include:

- The number of employees, number and gross weight of all vehicles and equipment owned or leased by the applicant, type and the amount of material and the method of storing;
- The amount and composition of waste containing potentially hazardous materials and the proposed methods of disposal.

d. Standards. The following standards shall apply:

- Method of storing material shall insure protection against contamination of ground and surface waters. Fuel storage tanks on the site shall be located above ground.
- Waste materials shall be kept in buildings or in covered sanitary containers behind enclosures.

- Provision shall be made to prevent the emission of dust, smoke, fumes, odor, glare, noise or vibration beyond the lot line.
- Any area not used for storage or covered by a building or structure will be maintained in lawn or landscaping.
- Storage areas shall be in a building or may be outside provided storage is screened from view from the street or adjacent lot(s) by a fence, natural plant material or by a building to protect the neighbors from unreasonable noise, dust and view of the equipment and storage materials.
- Storage areas shall not include inland wetland soils or be located within 75 feet of a well, a primary or reserve septic field or unrelated buildings.
- Repair areas shall be surfaced with an impervious material and all stormwater runoff shall be collected and discharged into a sedimentation chamber which shall be subject to required periodic removal of gas, oil, silt, and sand. Parking areas may be required to meet the same impervious surface and sediment chamber requirements as repair areas.
- Access roads, stockpiling and equipment storage areas shall be located to minimize adverse effect on surrounding properties.
- Storage area boundaries shall be marked with permanent pins or monuments.
- Storage areas shall be regular in shape and shall have no side measuring less than 100 feet.

e. A Performance Bond in an amount and in a form satisfactory to the Commission may be required to guarantee satisfactory completion of drainage facilities, erosion and sediment control measures, parking and access facilities, buffer strips and any other site improvements other than buildings. The applicant shall provide a cost estimate of improvements to be bonded, together with a description of the basis for the estimate. Where a bond is required, no permit shall be issued until the bond is received.

f. The site operation shall be subject to inspections by the Zoning Enforcement Officer for compliance with the conditions of approval and for the purpose of verification of the proper handling and disposal of waste and toxic or hazardous materials.

2123.5 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.

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

2134 Recreational and Related Uses

2134.1 ~~Commercial or Non-Profit~~ Cross Country Ski Area

- a. Cross country skiing shall include cross country snow shoeing.
- b. The minimum lot area shall be 10 acres, exclusive of the area of any lake, pond or other year-round standing waterbody.

- c. The Site Plan shall provide layout of proposed cross-country trails which shall be a minimum of 100 feet from the property lines unless the adjoining property is a permanently protected public access open space.
- d. The applicant shall demonstrate that the proposed off-street parking is adequate for the use.
- e. There shall be no permanent outdoor loud speaker, public address system or outside illumination of ski slopes.
- f. Accessory buildings and uses shall be for equipment rental and changing purposes only.

21~~34~~.2 Boarding Camp

A boarding camp shall be any land, including structures, used for overnight camping and recreation, training or educational purposes for groups including youth outdoor recreational camps such as Y.M.C.A. camps, scout camps or camps for adults limited to training and educational purposes, such as corporate training. Boarding camp staff may include administrative personnel, counselors, teachers and help for kitchen and grounds.

- a. The minimum lot area shall be 100 acres, exclusive of the area of any lake, pond or other year-round standing waterbody.
- b. The length of stay for boarding camp for outdoor recreational camping shall be limited to the summer season. The length of stay for all other boarding camp uses shall be not more than two (2) weeks for any individual group.
- c. Off-street parking areas shall be designed to provide for the largest camp function. No parking shall be permitted within 100 feet of a property line or street right-of-way.
- d. The minimum setback of all buildings or activity related structures from all lot lines shall be 200 feet. However, the Commission may require additional setbacks considering the use of the building, traffic, noise and visibility and the potential impact on surrounding land uses.
- e. There shall be one main entrance, with at least one additional entrance for emergency use.
- f. The Commission may require a landscape plan where it determines a landscape screen is needed to preserve and protect the rural character of the surrounding land uses.

21~~45~~ Short-Term Event - Carnival, Fair, Circus, Show, Athletic Meet or Similar Event

- a. An event held by a local church, school, educational institution, civic association, special club, volunteer fire department or other ~~non-profit~~ organizations shall NOT require a zoning permit provided the length of the event does not exceed ten (10) days.
- b. An event which is held for more than ten (10) days shall require a zoning permit, subject to the approval of the Commission.

21~~56~~ Studios/Performing Arts

Salisbury Zoning Regulations – XX/XX/XXXX

For Public Hearing: September 21, 2026

The following uses are permitted in the C20 ~~and~~ CG20 Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.

- Exercise and Dance Studios
- ~~Musical Theater~~
- ~~Theatrical Instruction~~
- ~~Indoor Theater (stage or film) Theater~~

2167 Recreational Facilities

a. Indoor Tennis, Racquetball or Squash Facilities are permitted in the C20, CG20 and RE Zones with submission of a Site Plan, prepared according to the requirements described in Article VII.

b. Public Park or Playground is permitted in all Zones with the submission of a Site Plane, prepared according to the requirements described in Article VII.

2178 Non-Profit Institutions and Organizations ~~(see also 212.3)~~

a. A Library ~~or~~ Museum ~~or Auditorium sponsored by a Non-Profit Organization~~ is allowed by Special Permit only in all Zones, except the RE Zone.

b. A Fraternal Club or Lodge ~~sponsored by a Non-Profit Organization~~ is allowed by Special Permit only in all Zones, except the RE Zone.

c. A Golf course, tennis club or riding club, ~~sponsored by a Non-Profit Organization~~ is allowed by Special Permit only in the RR1, RR3, MR and RE Zones.

2189 Rural Enterprise Zone (RE) – Purpose

The purpose of this zone is to provide for a mixture of uses – residential, recreational, commercial and other in a location removed from the village center in a manner compatible with the soils and topography limitations of the district subject to requirements designed to protect the neighboring residential property values.

21920 Uses Permitted in Rural Enterprise Zone

The uses permitted in the RE Rural Enterprise Zone are as listed under the RE Column, “Table of Uses Permitted in ~~Rural Enterprise~~, Commercial and Industrial Zones”.

21920.1 Accessory Uses, Buildings and Structures (see Section 2077)

a. An accessory apartment in Single-Family Dwelling or in an Accessory Building is subject to the same requirements as in a Residential Zone (see 2078.1).

21920.2 ~~Commercial~~ Golf Course is permitted in the RE Zone only, with submission of a Site Plan, prepared according to the requirements described in Article VII.

21920.3 Commercial Recreational Uses

The following uses are allowed by Special Permit in the RE Zone only: Outdoor commercial skating rink; ski area; golf driving range; picnic area; tennis court; beach and swimming area.

2201 Additional Requirements for Uses in RE Zone

The uses listed under the RE Colum in the “Table of Uses Permitted in ~~Rural Enterprise~~, Commercial and Industrial Zones” which are also allowed in residential, commercial or industrial zones shall be subject to the same additional requirements for these zones and the following.

2201.1 Track for Racing Motor Vehicles

A track for racing motor vehicles, excluding motorcycles, as well as for automotive education and research in safety and for performance testing of a scientific nature, private auto and motorcycle club events, car shows, and certain other events identified in Section 2201.2 are permitted subject to the issuance of a special permit in compliance with the procedures and standards of these regulations and also subject to the following:

- a. No motor vehicle races shall be conducted on any such track except in accordance with the following parameters¹:
 - (1) All activity of mufflered or unmufflered racing cars upon the asphalt track or in the paddock areas shall be prohibited on Sundays.
 - (2) Activity with mufflered racing car engines shall be permitted as follows:
 - A. On any weekday between 9:00 a.m. and 10:00 p.m. provided, however, that such activity may continue beyond the hour of 10:00 p.m. without limitation on not more than six (6) occasions during any one calendar year.
 - B. Permissible mufflers are those which meet the standards set forth in Section 14-80(c) of the General Statutes of Connecticut, Revision of 1959, or as the same may be amended from time to time.
 - (3) Activity with unmufflered racing car engines shall be permitted as follows:
 - A. On Tuesday afternoon of each week between 12:00 noon and 6:00 p.m.
 - B. On Saturdays, not more than ten (10) in number in each calendar year, between the hours of 9:00 a.m. and 6:00 p.m.
 - C. On the ten (10) Fridays which precede the said ten (10) Saturdays between the hours of 10:00 a.m. and 6:00 p.m. for the purpose of testing, qualifying or performing such other activities as may be necessary or incidental to the direct preparation for races on the Saturdays specified, provided that no qualifying heats or races shall be permitted on such Fridays.
 - D. In such event the scheduled activity for any of the said ten (10) Saturdays must be rescheduled for a "rain date", then the said "rain date" and the Friday preceding it shall not be considered as one of the ten (10) days referred to in Paragraphs b) and c) above.
 - E. On Memorial Day, Fourth of July and Labor Day between the hours of 9:00 a.m. and 6:00 p.m.

¹ The parameters set forth herein are identical to those set forth in the Amended Stipulation of Judgment entered by the Court, Dranginis, J., on March 21, 1988 in the civil action, Ann Adams, et al. v. B. Franklin Vaill, et al., CV No. 15,459 (Judicial District of Litchfield at Litchfield), which parameters were previously incorporated by reference in the zoning regulations.

premises. Spot or other lighting of any sign, building, structure, land track, parking space or any other part of the premises shall be so arranged that the light source is not visible from any point off the premises.

2201.2 Accessory Uses to a Track for Racing Motor Vehicles

Accessory Uses to a track for racing motor vehicles may include: retail stores, professional or business offices, fire or emergency services, ATMs, restaurants, and food stands. Accessory uses may also include the use of the premises for automobile shows, sale of motor vehicles during racing events, sale of automotive parts and accessories; car washes, auto service and repairs; filling stations; commercial parking; laundry; equipment storage; racing schools and clubs; indoor theaters; and other similar activities that are accessory to the operation of a recreational race track herein permitted. Other accessory uses may include the production, showing, or performance of television, motion picture or radio programs with their related lighting and sound equipment.

2201.3 Camping by spectators and participants is allowed as an accessory use to permissible automobile racing events subject to the following restrictions:

- a. All camping and camping vehicles shall be limited to locations within the infield of any asphalt race track existing as of the effective date of this regulation.
- b. No motor vehicles shall be parked in any Race Track outfield during the hours of 10:00 p.m. to 6:00 a.m. except those which are (1) on official track business; and (2) parked in the parking lot existing as of the effective date of this regulation.
- c. No traffic other than emergency or service vehicles shall be allowed between the hours of 11:00 pm and 6:00 am on any accessway into any race track that abuts property located at 52 White Hollow Road.

2201.4 The following uses are deemed not to be accessory uses to a track for racing motor vehicles but are allowed subject to a special permit: Fireworks displays (with the exception of a single evening display during the annual Independence Day period in early July for charitable purposes), concerts, flea markets, craft fairs, food shows, non-automotive trade shows, and garden shows.

2201.5 If the holder of a special permit for a track for motor vehicle racing leases or otherwise authorizes a private organization to use all or part of its property to a third party, it shall require said party to comply with all provisions of these regulations, the special permit, and its conditions.

2212 Commercial and Industrial Zones –Purposes

2212.1 Village Center Commercial Zones (C20, CG20)

The primary purpose of these zones is to provide centralized, compact areas for local and area retail, office, business and specialized uses and services, accessory residential, and associated parking, pedestrian circulation and landscaping. The requirements for these districts are aimed at maintaining the historic rural New England ~~character~~ **architecture and form** of the Salisbury and Lakeville village centers. Residential uses are intended to be supportive of the commercial uses and, where feasible, should be located above the first floor when located in a prime retail or restaurant corridor.

2212.2 Industrial Zones (LI)

The purpose of this zone is to provide appropriate locations for offices, manufacturing, warehousing and research uses in existing industrial areas along major highways where major utilities are available.

22~~23~~ Uses Permitted in Commercial and Industrial Zones

The uses permitted in the Commercial and Industrial Zones are as listed under the C20, CG20 and LI~~1~~ zone columns in 205.2 – “Table of Uses Permitted in ~~Rural Enterprise~~, Commercial and Industrial Zones”.

22~~34~~ Additional Requirements for Uses in Commercial and Industrial Zones

The uses listed below shall meet the following requirements in addition to the general standards and requirements for Zoning Permits, Site Plans or Special Permits.

22~~34~~.1 Accessory Uses, Buildings and Structures (see Section 20~~67~~).

- a. Apartment in Single-Family Dwelling or in Accessory Structure subject to same requirements as Residential Zone. (see 20~~78~~).

22~~34~~.2 Auto Sales, Service, Repair, Filling Station and/or Car Wash

~~a.~~ A car wash may be permitted only in connection with and on the same lot with one or more of the following uses: auto sales, service, repair or filling station.

~~a.b.~~ The Site Plan shall provide detailed plans for vehicle and pedestrian access and circulation; location, size and dimensions for each exterior sign and lighting fixture. A rendering shall be provided for each proposed sign and lighting fixture. No vending machine or display goods or equipment shall be permitted outside the building.

~~b.e.~~ The principal building shall be separated from the public highway by a landscaped island with a minimum width of 10 feet and bounded by curbing. Lanes of ingress and egress to and from the street shall be clearly defined by curbing.

~~c.d.~~ Water quality requirements. No discharge shall be permitted to the groundwater. No floor drains shall be allowed and all sweepings, wash water and auto fluids shall be disposed of off premises in accordance with a site disposal plan prepared by the applicant.

22~~34~~.3 Contractor’s Equipment Storage and Sales

In the CG20 Zone, Contractor’s Equipment Storage or Equipment Storage and Sales shall be allowed subject to the same requirements for Contractor Equipment Storage allowed in residential zones RR1 and RR3, except the following standard shall NOT apply in the CG20 zone: “The storage site shall be regular in shape and shall have no side measuring less than 100 feet.”

22~~34~~.4 Commercial Vehicle and Equipment Storage

Commercial vehicle and equipment storage on any lot or any group of immediately adjoining lots in any zone may be permitted as an accessory use to the principal use on the lot or any group of immediately adjoining lots in any zone subject to the following:

- a. Such commercial vehicles or equipment must occupy a combined area of less than 750 square feet, with no one vehicle or piece of equipment occupying more than 250 square feet.
- b. Said vehicle and equipment shall be owned by the resident of the premises and operated by said resident and his employee.

c. A Zoning Permit for such accessory use shall be required as described in Article IX of these zoning regulations.

d. The period of the Zoning Permit shall not exceed four years but may be renewed without reapplication, at the request of the applicant, if upon inspection by the Commission or the Zoning Administrator the character of the surrounding area has not been adversely affected, it is found that the storage is not detrimental to the public health, safety and general welfare and if the operation is being conducted in compliance with the provisions of these Regulations. Any persons storing not more than one registered commercial vehicle, occupying not more than 200 square feet, shall be exempt from the requirement for a Zoning Permit.

2234.5 Research Laboratories

a. The maximum building coverage shall be no more than 10% of the total lot area. The total area of building coverage and the area of outside storage of goods and machinery shall not exceed 20% of the lot area.

b. Outside storage areas in the RE and LI zones shall be located and designed so that any goods and/or machinery shall be completely screened year-round from view from both the highway and abutting property lines. The applicant shall submit a landscape plan demonstrating compliance with this requirement.

c. Adequate provision shall be made to prevent the emission of dust, smoke, fumes, odor, glare, noise or vibration beyond the lot line.

d. The storage building or area shall be regular in shape and shall have no side measuring less than 100 feet.

2234.6 Multi-Family Dwelling

~~a.~~ The purpose of this use is to broaden the options for housing opportunities in village centers. This use is allowed in a business or commercial building subject to the same requirements as Residential Zones (see Section 2089).

2234.7 Other Residential-Related Uses

The requirements for the following uses, where permitted in a Commercial or Industrial Zone, shall be the same as the additional requirements for residential uses.

- Single-family with accessory apartment
- Multi-family dwelling
- Conversion to multi-family dwelling

2234.8 Agricultural and Related Uses

The additional requirements for the following uses, where permitted in a Commercial or Industrial Zone shall be the same as the additional requirements for residential uses.

- Farm
- Nursery or commercial greenhouse
- Farm stand
- Permanent sawmill
- Temporary sawmill
- Commercial livery, boarding or riding stable
- Veterinary hospital clinic, office or kennel

2234.9 ~~Educational~~, Institutional and Related Uses

The additional requirements for the following uses, where permitted in a Commercial or Industrial Zone shall be the same as the additional requirements for residential uses.

- School or ~~college~~educational institution operated by a non-profit organization
- Religious institution
- ~~Facilities of philanthropic or charitable organization~~Philanthropic facilities
- Hospital or medical clinic
- Skilled nursing, assisted living, convalescent, continuing care, retirement home
- Cemetery

ARTICLE III - ~~LOT AND BUILDING~~ DIMENSIONAL REQUIREMENTS**300 ~~General~~ Tables of Dimensional Requirements**

300.1 No building or structure shall be erected, constructed, enlarged, altered or arranged on a lot except in accordance with the requirements set forth in the Tables of Dimensional Requirements and provisions of this Article. Additional requirements may apply to uses in the Overlay Districts.

~~See Section 300.2 – Table of Dimensional Requirements – Residential Zones. This table summarizes the basic requirements for lot area, buildings and other dimensional requirements in the residential zones.~~

300.2 Table of Dimensional Requirements – Residential Zones**See Article III For Standards and Exceptions**

Zone	R-10	R-20	RR-1	RR-1V	RR-3	MR	LA
Minimum lot area (sq. ft./acre) – not including area of an access ROW	10,000	20,000	80,000	80,000	120,000	3 acres	40,000
Minimum buildable area (in square feet)	Not Required	Not required	20,000	20,000	20,000	20,000	20,000
Minimum street frontage – land owned or an access ROW (in feet)	25	25	25	25	25	25	25
Minimum Yard Setback (in feet)							
(Note: minimum yard setback shall not include area of a utility easement or access ROW)							
Front	30	40	40	40	40	50	50
Side	15	20	30	30	30	100	25
Rear	20	30	30	30	30	100	25
Minimum square each side (in feet) – the length of one side shall fit on the front yard setback line	75	90	150	150	300	N.A.	150
Max building coverage (as percent of total lot area)	10	15	10.	10	10	Not required	10*
Max building height (in feet)	30/35	30/35	30/35	30/35	30/35	30/35	30/35
Minimum separation between buildings (in feet)	25	10	10	10	10	10	10
*Note: maximum impervious surface coverage as a percentage of lot in LA zone is 20%							
Minimum Setback from Watercourse (in feet)							
Principal building	75	75	75	75	75	75	75
Accessory building	50	50	50	50	50	50	50
(see also building setback, coverage and other dimensional requirements in overlay districts)							
Storage accessory building permitted in a side or rear yard provided maximum building height 15' and maximum footprint 250 sq. ft. and meets following setback requirements:							
Minimum Setback (in feet) from side property line	5	5	10	10	10	10	10
Minimum setback of accessory building to access ROW (in feet) (see 501)	10	10	10	10	10	10	10

300.3 TABLE OF DIMENSIONAL REQUIREMENTS – RURAL ENTERPRISE, COMMERCIAL AND INDUSTRIAL ZONES

See Article III for Standards and Exceptions

ZONE	RE	C-20	CG-20	LI-1
Minimum lot area in sq. ft. – not including area of an access ROW	80,000	20000	20,000	40,000
Minimum buildable area (in sq. ft.)	20,000	N.A.	N.A.	N.A.
Minimum Street Frontage – land owned or an access ROW (in ft.)	25	25	25	25
Minimum Yard Setback (in feet)				
Front	100	20	20	50
Side	50	12	12	25
Rear	50	30	30	30
Minimum square each side (in ft.) – the length of one side shall fit on the front yard setback line	150	90	90	150
Maximum Building Coverage (as percent of total lot area)	10	25	25	15
Max Building Height (in ft.)	30/35	30/35	30/35	30/35
Minimum separation between buildings (in feet)	N.A.	10	10	10
Minimum Setback from Watercourse (in ft.)				
Principal building	75	75	75	75
Accessory building	50	50	50	50
(See also setback requirements in Overlay Districts)				
Storage accessory building permitted in a side or rear yard provided maximum building height 15 ft. and maximum footprint 250 sq. ft. and meets following setback requirements:				
Minimum setback (in ft.) from side property line	5	5	10	10
Minimum setback to access ROW (in ft.)	10	10	10	10

~~300.4 The following supplements the Tables of Dimensional Requirements and provides for exceptions to the lot and building dimensional requirements.~~

301 Minimum Lot Area

301.1 Calculation of Lot Area

~~The calculation of minimum lot area in all zones shall not include the area of a water, sewer, power or similar utility easement or an easement of access or private right-of-way for access. The area of a storm drainage easement may be included in the computation of the minimum lot area requirement. All easements and rights-of-way shall be excluded from the computation of minimum lot area with the exception of drainage easements.~~

301.2 Minimum Lot Area in the R10, R20, C20, CG20, and LI Zones

In these zones the area of ~~any waterbody, watercourse or inland wetland as defined by the Salisbury Inland Wetlands and Watercourses Commission wetlands and watercourses~~ shall not be included in the calculation of the required minimum area of any lot.

301.3 Exceptions to Minimum Lot Area in RR1 and LA Zones

~~Subject to a Special Permit, a lot for a single family dwelling in the RR1 zone with a minimum lot area of 40,000 square feet may be approved provided the lot and dwelling is served by public sewer and water service. In the LA zone subject to the same requirements and provided the lot has a minimum square of 90 feet, a lot for a single family dwelling may be approved for a minimum lot area of 20,000 square feet.~~

301.4 Exceptions to Minimum Lot Area in LI Zone

~~The minimum lot area for a lot with an accessory dwelling use for the caretaker, proprietor or lot owner in the LI zone shall be 50,000 square feet.~~

302 Minimum Buildable Area Requirements -in RR1, RR3, MR, RE AND LA Zones

~~(effective date March 10, 2010)~~

~~**302.1** Each lot created after March 10, 2010 in the RR1, RR3, MR, RE and LA zones, including those created by first cut shall contain at least one buildable area which shall be a minimum of 20,000 square feet. A Buildable Area shall be a rectangular area within a lot that contains no inland wetland soils, waterbodies, watercourses, utilities, conservation or access easements or right of ways, and where not more than 5% of such rectangular area consists of naturally occurring slopes exceeding 25% as measured using 2 foot contour intervals as established based on a field survey.~~

~~**302.2** Each lot in the RR1, RR3, MR, RE and LA zones shall contain at least one buildable area. The buildable area shall be a minimum of 20,000 square feet. The minimum dimension of the buildable area rectangle shall be 100 feet.~~

~~**302.3** All structures and septic systems shall be located within a buildable area except accessory storage structures with a footprint under 250 square feet, and wells shall be located within a buildable area. Structures and septic systems which may be located outside of the buildable area subject to a Special Permit and the following criteria, and as allowed under Sections 302.4 and 302.5.~~

302.4 Exceptions for structures and septic systems outside of a buildable area.

~~a.~~ For lots that legally existed prior to March 10, 2010, as evidenced by deed recorded in the office of the Town Clerk, the buildable requirements ~~of Sections 302.2 and 302.3~~ shall not apply to the expansion of existing structures located outside of the buildable area.

~~b.~~

~~**302.5** For lots that legally existed prior to March 10, 2010, as evidenced by deed recorded in the office of the Town Clerk, new structures that cannot be placed in a buildable area may be constructed provided a Special Permit is obtained from the Commission.~~ In deciding on the Special Permit, the Commission may impose such conditions that most closely conform to the buildable area requirements.

~~c.~~ ~~**302.6**~~ The Commission may allow, ~~by Special Permit,~~ structures and septic systems outside of the buildable area if the placement will:

- Result in less grading and other disturbances to the natural environment; or
- Preserve a scenic view or significant natural feature.

303 Minimum Square

Each lot shall be of a size and shape that can contain a square with one side placed on the front yard setback line and meeting the minimum square side dimensions specified in the Tables of Dimensional Requirements.

304 Minimum Yard Setback Requirements

304.1 ~~Principal buildings, including one connected to an accessory building with a breezeway (see definition of principal building) and accessory buildings~~ All buildings and structures shall meet the ~~minimum yard~~ setback requirements specified in the tables of dimensional requirements subject to the following standards and exceptions.

304.2 Exceptions to ~~Yard Setback Requirements~~ for Accessory Buildings

Accessory buildings and structures shall meet all yard setback requirements with the following exceptions.

a. ~~Accessory storage structures~~ building may be located within a required in a side or rear yard setback provided : ~~For the purpose of this section an accessory storage building is a building not equipped with sanitary facilities or water service, nor otherwise designed or used for human habitation or housing of animals. Such a storage building may be located within a side or rear yard provided it:~~

- Has a maximum footprint of 250 square feet
- Is fifteen (15) feet or less in building height as measured according to the method stipulated in 309.2, and a maximum of fifteen (15) feet in height
- Is a minimum of five (5) feet from the side or rear property line;
- ~~Is fifteen (15) feet or less in building height as measured according to the method stipulated in 309.2, and~~
- Has a maximum footprint of 250 square feet.

b. ~~b.~~ An accessory building structure may be located in a required front yard setback provided the principal building is located in the front yard setback and the accessory building structure is no closer to the front street line than any part of the principal building.

c. A Seasonal Farm Stand in accordance with Section 210.1

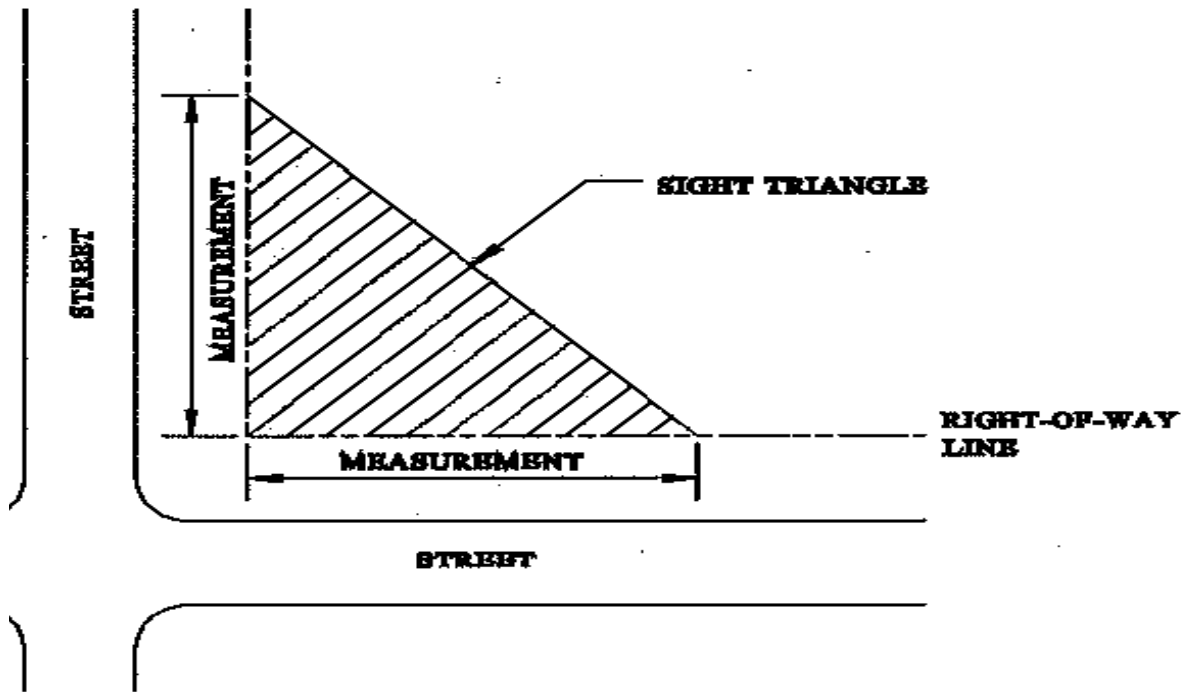
304.3 Exceptions to Setback Requirements for Building Projections and Additions

The following building projections or additions, or structures shall be exceptions to ~~yard~~ setback requirements.

- a. The projection or overhang of not more than one foot into a required yard setback of a pilaster, ~~course~~, sill, roof, cornice, gutter ~~fire escape~~ or similar architectural features.
- b. The projection of an addition to an existing building into the required side or rear yard where the addition is clearly designed to function solely for the purpose of either:
 - A handicapped access which is necessary or is required according to the State Building Codes, or
 - A fire egress required by the State Building Code and/or the Connecticut Fire Safety Code, provided that the applicant submits a copy of a written statement of approval for the proposed addition signed by the Fire Marshal.

304.4 Sight Triangle Requirement ~~in Yards~~ at Street Intersections At all street intersections no obstructions to vision over three (3) feet in height shall be erected (including but not limited to, a fence, wall, planting or other structure) within the area of a Sight Triangle as shown in the following illustration. The Sight Triangle shall have sides of twenty (20) feet each (see measurement on illustration) measured from the intersecting street right-of-way lines. (Note: More restrictive State requirements may apply at State Highway intersections.)

STREET INTERSECTION SIGHT TRIANGLE ILLUSTRATION



305 Setback from ~~Waterbodies and~~ Watercourses

305.1 General No principal building shall be located within seventy-five (75) feet, and no attached deck or ~~detached accessory building~~ other structures shall be located within fifty (50) feet of a ~~waterbody or~~ watercourse ~~regulated by the Salisbury Inland Wetlands and Watercourses Commission~~. In the Lake Protection Overlay District no principal building or attached deck or ~~accessory building~~ other structures shall be located within seventy-five (75) feet of the lake ~~shoreline~~ ordinary high-water mark (lake, pond, vernal pool) as described under Article IV Lake Protection Overlay District with the following exception.

305.2 Exception for Accessory ~~Building~~ Storage Structures

An accessory storage building structure as defined in these Regulations may be located less than fifty (50) feet from a ~~waterbody or~~ watercourse, and less than seventy-five (75) feet from the lake ~~shoreline~~ ordinary high-water mark (lake, pond, vernal pool) in a Lake Protection Overlay District, subject to securing a Special Permit and meeting the following ~~requirements~~ criteria:

- a. The Site Plan shall:
 - Be designed to protect water quality and quantity;

- Show the existing and proposed site conditions in relation to the ~~waterbody~~watercourse, site topography, building(s) location and footprint especially within the minimum required setback;
- Include a Stormwater Management Plan meeting the requirements set forth in Article VI.;
- Provide a vegetated buffer within the shoreline setback area for the purpose of water quality protection;
- Provide for protection of existing trees and other vegetation beneficial for water quality protection;
- Provide additional non-invasive trees and shrubs under a landscape planting plan designed to maintain water quality, retard and treat the flow of existing and potentially increased water run-off into the ~~waterbody~~watercourse, and to compensate for the loss of vegetation due to the building construction, and;
- Show all impervious surfaces as defined in the Appendix-Definitions and document that the total area of the lot covered with such impervious surfaces does not exceed 10% of the total lot area.

b. The proposed ~~Accessory Building~~storage accessory structure:

- Shall be a minimum of twenty (20) feet from all property lines;
- Shall have a maximum footprint of 250 square feet
- ~~Shall not be equipped with sanitary facilities, water service or otherwise be designed for human habitation or for housing animals;~~
- Shall be no more than fifteen (15) feet high ~~as measured according to the method stipulated in 309.2.~~

306 Minimum Street Frontage and Access

~~FEE OWNED. The person who owns absolute and complete ownership of the property.~~

306.1 Minimum street frontage shall be provided in one location along the front street line. Street frontage shall be land that is fee-owned and part of the lot or an unobstructed access right-of-way through another lot or parcel of land. Minimum street frontage shall be on a street located in the Town of Salisbury. Both the fee-owned street frontage and the access right-of-way shall be a minimum of 25 feet wide at all points from front street line to the front yard setback line.

306.2 Where an access right-of-way is proposed it shall be located along a lot boundary line and shall not divide the lot or parcel it passes through into portions, except where it is demonstrated to the satisfaction of the Commission that the topography along the property boundary will not permit location of a safe access way along the property boundary line.

306.3 Each lot shall have a safe and suitable corridor for vehicular driveway access from the street frontage to the principal building on the lot. (See also Article VII, Driveway Requirements. Note that driveways that are 75 feet or more in length and located in residential zones are subject to the driveway requirements in Article VII.)

307 Maximum Building Coverage

BUILDING FOOTPRINT. The ground area on a lot that is enclosed by the walls of a building, together with the ground area of covered porches and other roofed portions

- Any segment with a grade over 15%, or all segments of a driveway added together with a grade over 15%, shall not exceed 10% of the total driveway length.
- A proposed driveway with a grade over 15% shall require submission of a Site Plan, meeting the requirements of these Regulations.

f. Driveway length shall be measured from the intersection of the driveway at the street right-of-way line to the driveway terminus.

g. The length of any grade over 15% shall be paved. However, a comparable surfacing may be approved subject to review and recommendation of the Commission's designated engineer.

h. The Commission may require submission of an As Built Survey where it determines such is needed to document the final grade, locations of drainage improvements or other elements of the approved driveway plan.

700.4 Common Driveway

a. The purpose of this regulation is to encourage the use of common driveways serving a maximum of three lots in the Residential Zoning Districts to:

- Minimize the frequency of curb cuts along town ways;
- Provide for the safest possible locations for curb cuts;
- Avoid or minimize the need for alterations of wetlands, tree lines, and stone walls;
- Minimize the amount of impervious surfaces created by driveways providing access to dwellings, and,
- Provide standards for safe driveways that are adequate for access by emergency vehicles.

b. In any Residential Zone the Commission may approve a maximum of three lots served by a common driveway subject to zoning requirements 700.2 and 700.3, and the following additional requirements:

- The common driveway shall be located on a strip of land which is under a deed of joint ownership of the lots it serves.
- This deed shall be subject to review and approval by the Commission's attorney and shall contain restrictions that the common driveway shall remain private in perpetuity; that no parking will be allowed on the common drive, and that all roadway maintenance, snowplowing and rubbish collection shall be the land-owner's responsibility.
- A copy of this approved and recorded deed shall be provided to the Commission prior to issuance of a Zoning Permit for the homes located on the lots the common driveway serves.

c. The jointly owned access strip on which the common driveway is located shall have a minimum width of 50 feet at all points.

d. Individual driveways branching off the common driveway shall contain an area at its terminus which is adequate for emergency vehicle access.

e. Utilities shall be underground, where feasible.

f. Maximum driveway grade for the common portion of the driveway shall be 15%.

700.5 Standards for Access and Circulation in ~~Rural Enterprise~~, Commercial and Industrial Zones

The use of land, buildings and other structures subject to the requirement for a Site Plan in ~~Rural Enterprise~~, Commercial and Industrial zones that involve the construction, reconstruction, enlargement, moving or structural alteration of buildings or parking areas shall conform to the following standards.

701.5 Performance Guarantee

The Commission may require a performance guarantee in an amount and a form of surety acceptable to the Commission to guarantee installation and survival of the proposed landscaping through a growing season.

702 Lighting Standards for Site Plans and Special Permits

702.1 The following lighting standards shall apply to Special Permit and Site Plan applications

- a. All exterior lights and illuminated signs shall be designed, located, installed and directed in such a manner as to prevent objectionable light and glare across property lines, and disability glare at any location on or off the property.
- b. All parking lot lighting shall be full cut-off type fixtures.
- c. Externally illuminated signs must be illuminated from the top and shine downward. The light must be shielded to prevent direct glare and/or light trespass. The light shall be designed to be contained to the target area.
- d. All building lighting for security or aesthetics shall be full cut-off type or a shielded type, not allowing any upward distribution of light "Wallpack" type fixtures shall not be permitted. Floodlighting is discouraged and if used must be shielded to prevent:
 - Disability glare for drivers or pedestrians;
 - Light trespass beyond the property line, and
 - Light above a 90-degree, horizontal plane.
- e. Where a high level of illumination is proposed, such as for a parking lot for retail stores with a floor area of over 5,000 square feet, outdoor sales areas and similar uses the Commission may require an "iso-lux plan" or similar detailed plan providing level of illumination in foot-candles at ground level.
- f. Adjacent to residential property, no direct lighting source shall be visible at the property line at ground level or above.

703 Parking and Loading Requirements

Off-street parking and loading facilities shall be provided in accordance with the following requirements.

703.1 Parking Plans Required

All Site Plans involving provision for parking spaces shall meet the requirements of this section. All uses requiring a Zoning Permit shall provide the number of parking spaces required as designated in the "Table of Parking Requirements".

703.2 Location of Parking

Required parking shall be located on the same lot as the building or other use served, except where the Commission approves joint or satellite locations.

703.3 General Requirements – Parking Spaces and Aisles

- a. Parking space requirements shall be exclusive of driveways and aisle space necessary for access.
- b. Unless otherwise specifically provided for, each required parking space, shall contain a rectangular area at least nineteen (19) feet long by nine (9) feet wide. Lines delineating parking spaces may be drawn at various angles in relation to curbs or aisles provided each parking space contains the rectangular area required in this section.

703.6 Satellite Parking

- a. If the number of required off-street parking spaces cannot be reasonably provided on the same lot with the principal use, then spaces may be provided on separately owned adjacent or nearby lots in accordance with these provisions for satellite parking.
- b. All satellite parking spaces shall be located within 500 feet of the building and/or use it serves.
- c. The applicant shall provide a written agreement with the owner of the satellite space for the use of such parking space. The validity of a satellite parking permit shall be dependent upon maintaining the required number of satellite parking spaces.

703.7 Parking for Existing Buildings in C20, CG20 and LI Zones

- a. This section provides flexibility in meeting parking requirements in the historic, compact Village Center areas (C20, CG20 and LI zones) with the purpose of permitting the continued productive use of commercial and industrial buildings and lots.
- b. Within these zones the applicant/owner of a building may apply for a Special Permit for parking flexibility provided:
 - The lot has one or more building(s) which were constructed before the year 2000, and
 - The building(s) are proposed for a change in use which does not involve an enlargement of the building and,
 - There is insufficient area on the lot to meet standard parking requirements.
- c. The Commission may require submission of a detailed Parking Needs Analysis prepared by a qualified Connecticut traffic and parking engineer.
- d. In deciding on the Special Permit the Commission shall consider:
 - The nature of the proposed use, its parking requirements and the impact of the proposed plan on the parking demands and traffic patterns in the surrounding area.
 - The availability of options to provide sufficient parking for the use including proximate municipal parking, joint-parking or satellite parking.
- e. The Commission may approve fewer than the number of required parking spaces as provided in 703.8 when it determines the parking needs of the proposed use can in part be served by public parking spaces and that the proposed plan will not jeopardize public safety.

703.8 Required Number of Parking Spaces

- a. A sufficient number of parking spaces shall be provided to accommodate the number of vehicles ordinarily attracted to a proposed use, including but not limited to, vehicles of occupants, employees, customers, residents and other persons normally expected to park at any one time.
- b. A minimum number of parking spaces shall be as specified in the “Table of Parking Requirements”. Where there is not a parking requirement specified for a particular proposed use in the “Table of Parking Requirements”, the Commission shall determine the minimum number of required parking spaces by referring to similar uses in this Table and any professionally prepared Parking Analysis.
- c. In reaching a decision on a Special Permit use the Commission shall determine that the number of parking spaces provided is adequate to meet demands of the proposed use. In addition to the requirements in the “Table of Parking Requirements”, the Commission may consider projected customer traffic, hours of operation, location, relationship of the proposed use to uses in the surrounding area, and information presented by a qualified Connecticut traffic and parking engineer.

703.9 Truck Loading Space

In the case of hospitals, institutions, hotels, retail stores, wholesale and industrial buildings having a floor area of more than 20,000 square feet, off-street space shall be provided for the loading and unloading of trucks, determined as follows:

- One space of not less than 400 square feet in area for any building having a floor area from 20,000 to 39,999 square feet.
- Two spaces of not less than 400 square feet in area for any building having a floor area of 40,000 to 99,999 square feet.
- Three spaces of not less than 400 square feet in area for any building having a floor area of 100,000 square feet or more.

703.10 Electric Vehicle Charging Stations (EVCS)

- a. EVCS spaces may be included in calculating required off-street parking spaces.

g.d. Any new or substantially improved parking lot with thirty or more parking spaces shall include EVCS infrastructure that supplies no less than two hundred eight to two hundred forty volts alternating current or direct current fast charging stations in at least ten per cent of such parking spaces. For the purposes of this regulation substantial improvement is defined as 50% or more of an existing parking lot that is either paved, repaved, or reconfigured.

703.11 – TABLE OF PARKING REQUIREMENTS

USE CATEGORY	REQUIRED PARKING SPACES
RESIDENTIAL & RELATED USES	
Single Family Detached Dwelling	<u>21 per unit</u>
Two-Family Residential or Single-Family Single-Family Residential Dwelling with Accessory Apartment	<u>32</u>
Multi-Family Dwelling Residential or Multi-family Housing	1 per unit
Transit Community Middle Housing Development	<u>N/A</u>
AGRICULTURAL AND RELATED USES	
Farm Stand for Sale & Display of Farm and Garden Produce	See Article VII, 703
Commercial Greenhouse	1 / 200 Square Foot Gross Floor Area (GFA)
Commercial Livery, Boarding	See Article VII, 703
Commercial Kennel or Vet Hospital	1 / 200 Square Foot Gross Floor Area
Vet Clinic/ Vet Office	1 / 200 Square Foot Gross Floor Area
EDUCATIONAL AND INSITUTIONAL	
School or College Operated by a Non-Profit Corporation	See Article VII, 703
Nursery School	1 / Employee Plus <u>1</u> /200 Square Feet of Gross Floor Area
Church and other Religious and Related Buildings	1 / Every 4 Seats in Portion of Building Used for Services
Library, Museum, Philanthropic Buildings, Fraternal Club/Lodge	1 / 300 Square Feet of Gross Floor Area
Hospital	4 / 1,000 Square Feet of Gross Floor Area
Nursing Home, Convalescent Home, Extended Care Facility	1 / 3 Beds

Medical Office, Clinic	6 / 1,000 Square Feet of Gross Floor Area
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703.11 – TABLE OF PARKING REQUIREMENTS (continued)	
USE CATEGORY	REQUIRED PARKING SPACES
EMERGENCY SERVICES	
Volunteer Fire Company or other Emergency Services	Determined Based Upon Parking Needs Assessment
OFFICES AND FINANCIAL	
Professional or Business Office	5 / 1,000 Square Feet of Gross Floor Area
Bank or Financial Institution	5 / 1,000 Square Feet of Gross Floor Area
RETAIL SALES AND OTHER SERVICES	
Retail Store (including Retail Liquor)	1 / 200 Square Feet of Gross Floor Area
Convenience Store	1 / 150 Square Feet of Gross Floor Area
Personal & Repair Service e.g. Appliance Repair, Barber, Tailor, Shoe Repair	1 / 400 Square Feet of Gross Floor Area
Antique and Second Hand Store – No outside display	1 / 400 Square Feet of Gross Floor Area
Restaurant – Low turnover (all service indoor)	1 / 100 Square Feet of Gross Floor Area
Restaurant – High turnover (all service indoor)	1 / 200 Square Feet of Gross Floor Area Plus 1 For Every 4 Outdoor Seats
Hotel	1 / Room; Additional for other facilities based on parking needs assessment
Motel	1 / Room; Additional for other facilities based on parking needs assessment
Auto service and repair (w/o body work)	1 / 200 Square Feet of Gross Floor Area AND 1 / 3 Employees on the Maximum Shift
Car wash – conveyor type	2.5 / Wash Bay for Stacking Space
Car wash – self service	1 / Wash Bay for Stacking Space
RETAIL SALES AND OTHER SERVICES	
Automotive sales & service	1 / 200 Square Feet of Gross Floor Area
Laundry & Cleaning Establishment	1 / 200 Square Feet of Gross Floor Area
RECREATION AND ENTERTAINMENT USES	
Indoor Tennis, Racquetball or Exercise Center, Dance Studio or similar recreational facility	4 / 1,000 Square Feet of Gross Floor Area
Establishments for Musical Instruction	1 / Student; Additional as Needed for Children Pickup and Delivery
Indoor Theater (stage or film)	1 / For Every Two Seats
Commercial Outdoor Recreational areas such as areas for Outdoor Skating Rink, Skiing, Picnicking, Swimming and Similar Activities	As Determined By Commission Based on Parking Demand Analysis
Golf Driving Range	1 / Tee
Miniature Golf	1 / 300 Square Foot of Golf Area, Plus 1 / 200 Square Feet of Gross Floor Area
Golf Course, Tennis or Riding Club and Similar Uses	1 / 200 Square Feet of Gross Floor Area, Plus 1 For Every 3 Persons Facility Designed to Accommodate

Library, Museum or Auditorium, Fraternal Club or Lodge	1 / 300 Square Feet of Gross Floor Area
703.11 – TABLE OF PARKING REQUIREMENTS (continued)	
USE CATEGORY	REQUIRED PARKING SPACES
INDUSTRIAL AND RESEARCH USES	
Manufacture and Assembly of parts for Products	1 / Employee on Maximum Shift; May Be Reduced Based on Parking Demand Analysis
Newspaper Printing and other Printing or Publishing and Research Laboratory	AS Determined By Commission Based on Parking Demand Analysis
Contractor's Equipment Storage	1 / 2 Employees on Maximum Shift, But Not Less Than 1 / 5000 Square Feet of Gross Floor Area
Sale of Contractor Equipment, Lumber and Building Supply Sales	1 / 400 Square Feet of Gross Floor Area
Material storage and sales, wholesale distributing, storage warehouse, truck terminal, Storage and Handling of Meat	1 / 100 Square Feet of Gross Floor Area
ACCESSORY USES	
Home Occupation	See Article VII, 703
Letting of Rooms	1 / For Every Bedroom Rented
Bed and Breakfast	1 / For Every Guest Room

704 Signs (May 20, 2014)

704.1 Statement of Purpose

The purpose of this section is to regulate the height, size, location, number and installation of signs for advertising, identification, or direction in all zones to protect the public health, safety, and general welfare of Salisbury. In addition, the purpose of this section is to protect and stabilize property values and the rural and historic character of the Town.

704.2 All Zones

704.2.1 All Zones- Signs Allowed Without a Permit

Note: See General Requirements, Section 704.6

- a. Identification Sign. One permanent sign bearing the name of the occupant and address.
Maximum area: 2 square feet.
- b. Government Signs, Flags or Insignia. Signs posted by authorized government officials on public land or public right-of-way where necessary for public safety, identification, or direction, and the flags or insignia of a government. If these are located on private property it will require a special permit.
See Section 704.2.2.
- c. Temporary Signs for Sales, Lease Contractor Improvement or Events.
 - Temporary sign(s) pertaining to sale, lease on same parcel, or construction. Maximum cumulative sign area: 6 square feet.

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- Temporary sign for a garage sale, or auction. Maximum area per sign: 6 square feet.
 - Temporary signs announcing art shows, church fairs, and other civic events, ~~and other activities of non-profit organizations~~. Signs of any size or nature including pennants, streamers or flags may be displayed up to 4 weeks prior to an event.
 - All temporary signs shall be removed within 48 hours after completion of activity.
- d. No Trespassing, security, or other signs indicating the private nature of the property.
- Such signs shall not include advertising matter.
 - Signs are limited to one per driveway plus one sign per 50 feet of continuous lot boundary as well as along those private roads which are approved as subdivisions and shown as such on recorded maps in the Land Records of the Town of Salisbury.
 - Maximum area per sign: 1 square foot
- e. Farm and Farm Stand Signs
- Maximum number of advertising signs per farm: 4
 - Maximum area per sign: 32 square feet
 - Maximum cumulative area of all signs: 90 square feet
- f. Secondary Signs. Informational signs which are visible from the public right-of-way, and have a purpose secondary to the use of the premises on which they are located, such as “loading only”, “no parking”, “entrance”, “open”, “beware of dog” and other similar directives, located in a window or on the building.
- Maximum number of signs allowed without a permit: 6
 - For seven or more signs a zoning permit is required.
 - Maximum area per sign: 2 square feet.

704.2.2 All Zones- Signs Allowed with a Special Permit

Governmental signs for direction or identification located on private property with the landowner’s concurrence.

704.3 Residential Zones- (R10, R20, RR1, RR3, MR, LA)

704.3.1 Signs Allowed in Residential Zones with a Zoning Permit

One Identification Sign of any type for the following uses:

- Multiple Dwelling Building - Maximum Sign Area: 4 square feet,
- Approved Subdivision - Maximum Sign Area: 6 square feet,
- ~~Charitable, Religious, Government or Educational~~ Institutional and Related Use involving a single principal building – Maximum Sign Area: 20 square feet,
- Other non-residential uses, such as a Bed and Breakfast or a legal non-conforming use. Maximum Sign Area: 12 square feet.

704.3.2 Signs Allowed in Residential Zones with a Special Permit

Off Premises Signs for ~~Local Governmental Services, Religious, Educational or Institutional~~ Facilities or Non-profit Service Organizations and related uses for identifying and/or directing traffic.

- The applicant shall provide a written explanation of the need for the sign.
- One sign for an individual use or a composite sign for multiple uses
- Maximum sign area: 4 square feet.
- Maximum sign height: 10 feet
- The sign shall not be illuminated
- The sign shall be located in such a way that it does not obstruct the sightlines of motor vehicles.

APPENDIX – DEFINITIONS GLOSSARY OF DEFINED TERMS AND PHRASES

This appendix defines certain terms used in these Regulations. Words in the present tense include the future; the singular number includes the plural and vice-versa. The words: *arranged, intended, designed or used* are synonymous in these Regulations. The words *constructed erected, altered, extended, moved and enlarged* are synonymous in these Regulations.

A-2 SURVEY – See SURVEYS.

ACCESS RIGHT-OF-WAY. A strip of land that fronts on a street and runs over one lot or property providing a suitable corridor for a driveway to access to another lot.

~~ACCESSORY BUILDING. A detached building located on the same lot, customarily incidental and subordinate to the principal building or use. ACCESSORY BUILDING OR STRUCTURE. Any building or structure which is subordinate to and whose use is incidental and supplementary to the use of the principal building on the same lot or on a contiguous lot both of which lots are under the same ownership in all respects as to title and fractional interest.~~

~~ACCESSORY STRUCTURE. A detached structure located on the same lot, customarily incidental and subordinate to the principal building or use.~~

~~ACCESSORY STORAGE STRUCTURE. A detached structure located on the same lot, customarily incidental and subordinate to the principal building or use AND not equipped with sanitary facilities or water service, nor otherwise designed or used for human habitation or occupancy nor for the housing of animals.~~

~~ACCESSORY BUILDING, DETACHED. A detached accessory building is not attached to the principle building by any covered porch, breezeway or other roofed structure, except that an accessory building connected to a principal building by a breezeway meeting the requirements under the definition of Principal Building shall be considered a part of the principal building.~~

ACCESSORY USE. A use of land, buildings or structures which is incidental and subordinate to, customarily used in connection with, and located on the same lot with a principal building, structure or on a contiguous lot under the same ownership in all respect as to title and fractional interest.

AFFORDABLE HOUSING UNIT. A housing unit that is affordable to a household whose income does not exceed 80% of the area median income (AMI) for Litchfield County or the State of Connecticut, whichever is less, as defined annually by the U.S. Department of Housing and Urban Development (HUD) and for which the annual housing cost of a unit including: common charges; principal, interest, taxes and insurance (PITI), as applicable; and tenant paid utilities on a rental unit; does not exceed 30% of 80% AMI, adjusted for family size. Affordable housing units shall be deed restricted for use as affordable housing for a minimum of 50 years.

AISLE. See Parking Aisle.

APARTMENT ON A SINGLE-FAMILY RESIDENTIAL LOT. A separate living unit located on a single-family owner-occupied residential lot. The apartment includes a kitchen, sleeping, and bathroom facilities located within the single-family residence or within an accessory building on the property.

AS-BUILT SURVEY – See SURVEYS.

AUTOMOBILE, SERVICE AND REPAIR STATION. Any premises where gasoline and other petroleum products are sold and/or light maintenance activities such as engine tune-up, lubrication and repair. Auto service and repair stations may include premises where automobile painting and bodywork are conducted.

BED AND BREAKFAST. An owner-occupied residential structure that rents rooms on a daily basis.

BEST MANAGEMENT PRACTICE. A technique that is effective in preventing or reducing pollution.

BOARDING CAMP. A boarding camp is a facility for persons, primarily transients, for recreation, sports and educational uses.

BREEZEWAY. A roofed path with open sides connecting two structures.

~~BUILDABLE AREA. Buildable Area shall be a rectangular area of a lot that meets all setback requirements, contains no inland wetlands or watercourses, as well as no utility, conservation or access easements or rights-of-way, and where not more than 5% of such rectangular area consists of naturally occurring slopes exceeding 25% as measured using 2-foot contour intervals established based on field survey. BUILDABLE AREA. A Buildable Area shall be a rectangular area of a lot that contains no inland wetland soils, waterbodies, watercourses, utility, conservation or access easements or right-of-ways and where not more than 5% of such rectangular area consists of naturally occurring slopes exceeding 25% as measured using 2-foot contour intervals established based on field survey.~~

BUILDING. Any structure having a roof, intended for the shelter, housing or enclosure of persons, animals or materials. Any structure, such as a deck, porch or breezeway, attached to a building shall be deemed to be part of the building. Any other structure more than eight feet high shall be considered a building for the purposes of these Regulations, including a fence or wall but excluding an electric transmission line or an electric light, telephone or telegraph pole, highway or railroad bridge or flagpole.

~~BUILDING, ACCESSORY. See Accessory Building or Structure~~

~~BUILDING, DETACHED ACCESSORY. See Accessory Building, Detached~~

BUILDING FOOTPRINT. The ground area enclosed by the walls of a building together with the ground area of covered porches and other roofed portions.

BUILDING COVERAGE. The gross building footprint of all buildings on a parcel divided by the area of the parcel.

BUILDING HEIGHT. For a principal building the building height is the vertical distance between a horizontal plain through the average of the finished lot grade at the base of the building to:
The mid-point between the eaves and ridge of the highest roof for a gable, hip or gambrel roofed building or
The highest point of the highest roof (including the top of the parapet) for a flat or mansard roofed building or any other type of building roof.

COMMERCIAL USE. An occupation, employment or enterprise that is carried on for profit by the owner, lessee or licensee.

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COMMUNITY AMENITIES. Customary accessory residential amenities intended for use by residents of the development, including but not limited to playscapes, gardens, walking trails, outdoor exercise equipment, swimming pools, and sport courts.

~~**CONDOMINIUM.** An estate in real property consisting of an undivided interest in common with other purchasers in a portion of a parcel of real property, together with a separate interest in space in a residential building, such as an apartment. A condominium may include, in addition, a separate interest in other portions of such real property.~~

DENSITY BONUS. An incentive-based zoning tool that permits an increase in the maximum allowable development on a property in exchange for achieving a stated public policy goal.

DEVELOPMENT. Any construction or grading activities to improved or unimproved lots.

DOCK, REMOVABLE. A structure which is attached to the shoreline of a ~~waterbody~~watercourse; extends over the water; is not a vessel; is removable on a seasonal basis and allows the free movement of water underneath.

DWELLING. A building or portion thereof used exclusively for residential purposes, including one-family and multi-family dwellings, not including hotels, boarding or lodging houses.

~~**DWELLING, MULTI-FAMILY.** (See multi-family dwelling)~~

~~**DWELLING UNIT.** any house or building, or portion thereof, which is occupied, is designed to be occupied, or is rented, leased or hired out to be occupied, as a home or residence of one or more persons. A room or a group of rooms located within a dwelling forming a habitable unit for one family.~~

~~**EASEMENT.** A legal grant by the property owner of one or more of the property rights to and/or for use by the public, a corporation, or another person or entity. The right of a person, government agency or public utility companies to use public or private land owned land by another for a specific purpose.~~

~~**EASEMENT, ACCESS.** A legal grant by the property owner allowing passage by foot or vehicle over private property.~~

~~**EASEMENT, CONSERVATION.** A legal grant by the property owner of one or more of the property rights for preservation, conservation, limiting development or requiring that the subject land will remain in its existing natural state or use in perpetuity.~~

~~**EASEMENT, DRAINAGE.** A legal grant by the property owner dedicated for the installation and maintenance of stormwater conveyance or drainage infrastructure.~~

~~**EASEMENT, UTILITY.** A legal grant by the property owner dedicated for the installation and maintenance of utilities, whether above or below ground, including but not limited to drinking water, sewer and stormwater conveyance, gas distribution mains, as well as telephone and electric poles and fiberoptic cables.~~

Watershed

ELECTRIC VEHICLE CHARGING STATION (EVCS). An electrical component assembly designed specifically to charge batteries within an electric vehicle.

EUTROPHICATION. A natural lake aging process accelerated by development and other human activities occurring along the shoreline and in the lake watershed.

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EXCAVATION. Removal, displacement, or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic materials from land or water. This applies to removal on or beneath the land's surface or beneath the water's surface (e.g. dredging).

~~The removal from the ground by any means whatsoever, of rock, minerals, topsoil, gravel, sand or other earthen products.~~

FAMILY. Any number of individuals related by blood, marriage or adoption, including domestic servants and domestic employees, living together as a single, nonprofit housekeeping unit, occupying a dwelling unit, provided that a group of not more than six individuals not related by blood or marriage or adoption may be considered a family.

FAMILY CHILD CARE HOME. This term shall have the meaning set forth in Conn. Gen Stat. §19a-77, as the same may be amended, provided the same is licensed by the Office of Early Childhood pursuant to Chapter 368 of the Connecticut General Statutes.

FARM and FARMING. The definition of “farm” or “farming” shall be as set forth in Conn. Gen. Stat. § 1-1(q) as amended which is as follows: Except as otherwise specifically defined, the words “agriculture” and “farming” include cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, the production of honey, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. The term “farm” includes farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop houses and other temporary structures or other structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities. The terms “agriculture” and “farming” do not include the cultivation of cannabis, as defined in section 1 of this act. The term “aquaculture” means the farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farm lands. Nothing herein shall restrict the power of a local zoning authority under chapter 124.

FEE OWNERSHIP. Absolute and complete ownership of the property.

~~**FEE OWNED.** The person who owns absolute and complete ownership of the property.~~

FENCE OR WALL. Any rigid barrier which serves to separate one portion of land from another and may serve to prevent intrusion.

FLOOR AREA. The horizontal interior area of a building which has a ceiling to floor height of not less than seven feet, excluding the area of basement, attics, stair wells, enclosed or open porches, balconies, garages and utility rooms.

FLOOR AREA, GROSS. The horizontal floor area of all floors in a building calculated based on the building's exterior dimensions, including portions of attics and basement that are designed for and suitable as a living space.

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FOOT CANDLE. A unit of measure for luminance. A unit of luminance on a surface that is everywhere one foot from a uniform point source of light of one candle and equal to one lumen per square foot.

FRATERNAL CLUB OR LODGE. A structure used by a group of people formally organized on a not-for-profit basis for a common interest usually cultural, religious, or entertainment, excluding churches, synagogues or other houses of worship.

FRONTAGE (Same as “street frontage”). The property line on a lot contiguous with a street right-of-way.

FULL CUT-OFF TYPE FIXTURE. A luminaries or light fixture that; by design of the housing, does not allow any light dispersion or direct glare to shine above a 90-degree, horizontal plane from the base of the fixture. Full cut-off fixtures must be installed in a horizontal position as designed, or the purpose of the design is defeated and disability glare will result.

GRADING. The filling, grubbing, moving, stockpiling of earthen materials or other activity that alters the natural contours of the parcel.

GROUP CHILD CARE HOME. This term shall have the meaning set forth in Conn. Gen Stat. §19a-77, as the same may be amended, provided the same is licensed by the Office of Early Childhood pursuant to Chapter 368 of the Connecticut General Statutes.

HAZARDOUS MATERIALS. Hazardous Materials shall be as defined by the State of Connecticut under the Connecticut General Statutes or the Regulations of Connecticut State Agencies but shall not include Hazardous materials used only in conjunction with residential use of property for non-commercial purpose or for the handling or storage of agricultural chemicals in the ordinary course of agriculture or farming operations as defined in Conn. Gen Stat. § 1-1 (q)as amended.

HOME OCCUPATION. Any activity carried out for monetary gain by a resident as an accessory use in the resident's dwelling unit.

HORIZONTAL ILLUMINANCE. The measurement of brightness from a light source, usually measured in foot-candle of lumens, which is taken through a light meter’s sensor at a horizontal position.

HOSPITAL. An institution licensed by the State of Connecticut providing lodging and primary health and medical or surgical care to persons, suffering from illness, disease, injury, deformity and other abnormal physical or mental conditions. A hospital provides its services primarily to inpatients. A hospital includes related facilities such as laboratories, outpatient facilities or training facilities.

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.

IMPERVIOUS SURFACE. Any material that substantially reduces or prevents the infiltration of stormwater into previously undeveloped land. Impervious surfaces shall not include graveled driveways or graveled parking areas or other porous surfaces, including a patio as defined herein.

ISO-LUX LIGHTING PLAN. A lighting plan that indicates lighting levels expressed as foot-candles at grade by contour diagram or grid points over the entire site. Said plan is sealed by a lighting engineer.

KENNEL. A kennel is any structure(s), other than a residence, housing a total of five or more dogs, cats or other household pets.

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KITCHEN. A dedicated room or area within a building designed for storing and preparing food products including beverages.

IMPERVIOUS SURFACE LOT COVERAGE. The percentage of the total lot area occupied by impervious surfaces.

LAND DISTURBANCE. Clearing, stripping or removing vegetation exposing the underlying soil.

LANDSCAPE DESIGNER. Owner or operator of a commercial greenhouse, nursery, or landscaping business.

LIGHT TRESPASS. Light from an artificial light source that is intruding into an area where it is not wanted or does not belong.

LOT. A fee-simple parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon. A plot or parcel of land under the same ownership occupied or capable of being occupied by only one principal building and the accessory buildings or uses customarily incidental to it, including such area, yards and dimensions as are required by these Regulations. In the case of public, institutional, commercial or industrial buildings, a group of buildings under the same ownership may be considered as occupying the same lot.

LOT, CORNER. A lot either at the intersection of two or more streets or upon two parts of the same street which form an interior angle of less than 135 degrees.

~~LOT, CORNER. A lot at the intersection of, or abutting on, two or more streets where the angle of intersection is not more than 135 degrees or where the intersection is rounded by a curve having a radius of less than 100 feet.~~

LOT, FLAG. A lot where road access is provided by a narrower extension of that lot encompassing a driveway, or by a private right-of-way or access easement.

LOT, THROUGH. A lot that fronts on two parallel streets or that fronts on two streets that do not intersect at the boundaries of the lot.

LOT LINE. A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space. The established property division line between lots or between a lot and a street.

LOT LINE, FRONT. The property line which abuts a street or is most parallel to the street.

LOT LINE, REAR. The lot line not intersecting a front lot line that is most distant from and most closely parallel to the front line. A lot bounded by only three lot lines will not have a rear lot line.

LOT LINE, SIDE. Any lot line that is not a front lot line or rear lot line.

LOT, MINIMUM AREA. The minimum total area required for a lot as set forth in these Regulations.

LOW IMPACT DEVELOPMENT (LID). A land planning and engineering design approach to managing stormwater runoff. LID emphasizes conservation and use of on-site natural features to protect water quality. This approach implements engineered small-scale hydrologic controls to replicate the pre-development hydrologic regime of watersheds through infiltrating, filtering, storing, evaporating and detaining runoff close to its source. The five (5) core requirements of LID are: Conserve natural areas wherever possible; minimize the development impact on hydrology; maintain runoff rate and duration

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from the site; scatter integrated management practices (See IMP) throughout your site, and implement pollution prevention, proper maintenance and public education programs.

MANUFACTURED HOUSING OR MODULAR HOUSING. A dwelling having as its narrowest dimension twenty-two (22) feet or more which is constructed in accordance with federal home construction and safety standards and is composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation. A manufactured home may consist of two sections transported to the site or a series of panels or room sections transported on a truck and erected or joined together at the site.

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.

MOTOR VEHICLE. Means any vehicle which is propelled or drawn by any power other than muscular, except aircraft, motor boats, road rollers, baggage trucks used about railroad stations or other mass transit facilities, electric battery-operated wheel chairs when operated by physically handicapped persons at speeds not exceeding fifteen miles per hour, golf carts operated on highways solely for the purpose of crossing from one part of the golf course to another, agricultural tractors, farm implements, such vehicles as run only upon rails or tracks, self-propelled snow plows, snow blowers and lawn mowers, when used for the purposes for which they were designed and operated at speeds not exceeding four miles per hour, whether or not the operator rides on or walks behind such equipment, bicycles with helper motors as defined in section 14-286 and any other vehicle not suitable for operation on a highway.

MULTI-FAMILY ~~RESIDENTIAL DWELLING.~~ ~~A building or structure a lot designed, or used for, or containing three or more dwelling units. The residential spaces in an inn, motel, hotel, dormitory, club and similar structure providing temporary or transient accommodations shall not be considered dwelling units for the purpose of this definition.~~

MULTIFAMILY HOUSING. a residential building that contains three or more dwelling units.

NATURE PRESERVE. Areas intended to remain in a predominately natural or undeveloped state to provide resource protection and possible opportunities for passive recreation and environmental education for present and future generations.

NURSERY. A place where plants are grown commercially, either for sale direct to the public or to other retailers.

~~NURSERY SCHOOL.~~ ~~A place where pre-kindergarten children are grown. A nursery school is typically for children between ages three and five, staffed wholly or partly by qualified teachers who encourage and supervise educational play rather than simply providing childcare.~~

NURSING HOME. A facility licensed by the State of Connecticut to provide lodging, skilled nursing care and medical supervision to persons who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

~~ORDINARY HIGH-WATER MARK.~~ ~~The line along a lake shore providing evidence of the presence of the lake water level based on vegetative characteristics such as the presence, absence or destruction of terrestrial or aquatic vegetation, and physical characteristics such as a clear natural line impressed on a bank, scouring, shelving, or the presence of sediments or debris.~~

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OFFICE. A building or portion of a building wherein services are performed involving predominantly administrative, professional or clerical operations.

OFFICE, BUSINESS. A facility including space within the principal building or in a detached building on the same lot, which is used for management, operations, or administrative functions associated with the principal use.

OFFICE, PROFESSIONAL. A facility for a firm or organization that primarily provides professional, executive, management or administrative services, such as accounting, advertising, architectural, city planning, computer software consulting, data management, engineering, medical, dental, chiropractors, or other health care professionals, environmental analysis, insurance, interior design, investment, graphic design, landscape design, law and real estate offices, drafting and recording studios. It excludes medical offices with more than two licensed health care professionals (see Medical Offices and Clinics), banks and savings and loan associations, and offices that are incidental to retail, production, storage or other activities.

OPEN SPACE. Any parcel or area of land or water, essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests.

ORDINARY HIGH-WATER MARK. (watercourse) means the mark on the land caused by the presence and action of flowing water (including sediments and debris) which presence and action is so common, usual and sustained in all ordinary years so as to mark upon the land a distinction between the abutting upland and the watercourse.

ORDINARY HIGH-WATER MARK. (lake, pond, vernal pool) means the line along the shore providing evidence of the water level based on vegetative characteristics such as the presence of aquatic emergent or floating vegetation and/or physical characteristics such as a discernable natural line impressed on a bank, scouring, shelving, staining, or the presence of sediments or debris.

OUTDOOR WOODBURNING FURNACE (OWF). As defined in Conn. Gen Stat. §22a-174k (pursuant to Public Act 05-227), and as regulated by the CTDEP, an accessory structure or appliance designed to be located outside living space ordinarily used for human habitation and designed to transfer or provide heat, via liquid or other means, through the burning of wood or solid waste, for heating spaces other than where such structure is located, any other structure or appliance on the premises, or for heating domestic, swimming pool, hot tub or Jacuzzi water. Outdoor wood burning furnace does not include a fire pot, wood fired barbeque or chiminea.

PARKING AISLES. That portion of the parking lot consisting of lanes providing vehicular access to parking spaces.

PARKING AREA. The portion of a lot used by vehicles for access, circulation, parking and loading and unloading. It comprises the total of circulation area, loading and unloading areas, parking spaces and aisles.

PARKING SPACE. A portion of the parking lot for the parking of one vehicle.

PATIO. An improved or graded area located on the ground composed of loose-fitting stone or brick or similar material with no structural/supports other than subsurface base material. A patio shall be flush to the ground with no air spaces beneath. Patios shall adhere to required setbacks.

PERMEABLE PAVING. Materials that are alternatives to conventional pavement surfaces and that are designed to increase infiltration and reduce stormwater runoff and pollutant loads.

PREMISES. All land comprising a lot and including all buildings located on the same lot.

PRINCIPAL BUILDING ~~A structure, which contains the principal use on the lot. –A structure, which contains the principal use on the lot. In a residential zone an accessory building which is connected by a breezeway to a principal building shall be considered a part of the principal building provided the breezeway meets the following requirements:~~
~~Breezeway roof width, as measured perpendicular to the linear direction from one building to the other, does not exceed eight (8) feet, except at corners;~~
~~The breezeway follows a reasonable direct path between each building;~~
~~Breezeway sides are open except for necessary structural supports;~~
~~Maximum total length of all breezeways on the property shall be 25 feet;~~
~~Breezeways shall be considered an impervious surface, and;~~
~~Maximum breezeway height shall be 15 feet measured to the roof peak.~~

PRINCIPAL USE. ~~The primary or predominant use of any lot or parcel.~~~~The primary use of a premises.~~

RECREATIONAL VEHICLE. A vehicular-type portable structure without permanent foundation which can be towed, hauled or driven. It is designed as temporary living accommodations for recreational, camping or travel use. It includes, but is not is limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

RESEARCH LABORTORY. A building or a group of buildings in which are located facilities for scientific research, investigation, testing or experimentation but not facilities for the manufacture or sale of products, except as incidental to the main purpose of the laboratory.

RESTAURANT, LOW TURNOVER. A business establishment whose principal business is the selling of unpackaged food to the customer in a ready-to-consume state, in individual servings or in non-disposable containers and where the customer consumes these foods while seated at tables or counters located within the building.

RESTAURANT, HIGH TURNOVER. Any establishment whose principal business is the sale of foods, frozen desserts or beverages in ready-to-consume individual servings for consumption either within the restaurant building or for carry-out, and where either; 1) Foods, frozen desserts or beverages are usually served in, paper, plastic or other disposable containers and where the customers are not served their food, frozen desserts or beverages by a restaurant employee at the same table or counter where the items are consumed, or 2) The establishment includes a drive-up or drive-through service facility or offers curb service.

RETAIL STORE. Retail stores are business establishments that sell goods and merchandise to consumers or other businesses.

RIGHT-OF-WAY. ~~strip of fee-simple land acquired by reservation, dedication, prescription, or condemnation and intended to be occupied by a street, crosswalk, sidewalk or other pedestrian way, a railroad, or utilities.~~~~A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, and oil or gas pipeline, water main, sanitary or storm sewer main, drainage way, shade trees or special uses.~~

ROOF, GABLE. A type of roof containing sloping planes of the same pitch on each side of the ridge. A gable roof typically contains a gable at each end.

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ROOF, GAMBREL. A type of roof containing two sloping planes of different pitch on each side of the ridge. The lower plane has a steeper slope than the upper. A gambrel roof usually contains a gable at each end, just like a standard gable roof.

ROOF, HIP. A groovy type of roof containing sloping planes of the same pitch on each of four sides. A hip roof contains no gables.

ROOF, MANSARD. A type of roof containing two sloping planes of different pitch on each of four sides. The lower plane has a much steeper pitch than the upper, often approaching vertical. It contains no Gables.

SCHOOL, ~~PUBLIC OR PRIVATE~~ OR EDUCATIONAL INSTITUTION. A place where people of all ages gain an education, including preschools; child care; elementary, middle, and high schools; community colleges; colleges; and universities. A facility that provides a curriculum of elementary and secondary academic instruction including kindergartens, elementary schools, junior schools and high schools.

SEDIMENTATION AND EROSION CONTROL PLAN. A scheme meeting the requirements of this section and the minimum standards of the Connecticut Guidelines for Erosion and Sediment Control (2002), as amended. The plan includes a map and a narrative.

SETBACK. The horizontal distance between a lot line, building, structure, wetland, or regulated use. The minimum required horizontal distance from a street line or a lot line to the closest point of a building or structure measured in a straight line from, and most nearly perpendicular to such street line(s) or lot line(s).

SIGN. Any billboard, signboard, inscription, pennant, or other material, structure, exterior painting, or device composed of lettered or pictorial material that is intended for outdoor viewing by the general public and used as an advertisement, announcement, direction, or for identification.

SIGN AREA. The total area on each side of a sign within which all written and graphic material is contained.

SIGN, COMMERCIAL. A sign advertising a product, use, service, or activity sold or conducted for private financial gain.

SIGN, FREESTANDING. A sign and sign-support structure not attached to or part of a building.

SIGN, ILLUMINATED. A sign lighted by electricity, gas, or other artificial light, including reflective or phosphorescent light, paint, or tape.

SIGN, INTERIOR. A sign located within the exterior walls of a building which is readily readable from outside the building through a window, door, or other opening.

SIGN, INTERNALLY ILLUMINATED. An illuminated sign that is made of translucent material with internal artificial lighting.

SIGN, PROJECTING. Any sign which extends from the exterior of any building more than 12 inches.

SIGN, WALL. Any sign attached to a building which is parallel to and no more than 12 inches from the wall.

SQUARE, MINIMUM. A square of a minimum dimension as specified in these Regulations, which shall fit entirely within the property lines of a lot. The purpose of the minimum square requirement is to assure that a portion of a lot will have a size and shape proportional to the lot area requirement.

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STACKING SPACE. An area used by vehicles awaiting service at a drive-in window, car wash or similar facility where the vehicle's occupants receive service while remaining in the vehicle.

STORMWATER. ~~RUNOFF. Surfacial water runoff resulting from precipitation or snowmelt. Above groundwater flow resulting from precipitation or snowmelt.~~

STREET. ~~Any existing state, county, municipal, or private vehicular way that is (1) shown upon a plat approved pursuant to law or (2) approved by any other official action or (3) shown on a plat duly filed and recorded prior to the adoption of the Salisbury Subdivision Regulations adopted August 21, 1957. A street includes the land within the right-of-way, whether improved or unimproved. A Town of Salisbury owned and maintained street or right-of-way; a State Highway located in the Town of Salisbury; or a private street shown on a subdivision plan approved by the Planning and Zoning Commission.~~

STREET FRONTAGE. The property line on a lot contiguous with a street right-of-way.

STREET WALL. A street wall is a line of building facades that maintain a consistent front yard setback and minimal side yard setbacks thus forming a "Wall".

STRUCTURE. Anything constructed or erected which requires location on the ground and/or attachment to or placement on something having a location on the ground. Except as otherwise indicated, *structures* as used in these regulations shall be deemed to include: buildings, ground mounted and roof-top mechanical units, swimming pools, tennis courts, towers, paddle or platform tennis courts, balconies, open entries, porches, decks, patios, signs, permanent awnings, ground mounted antennas, ground mounted solar panels, satellite dishes, fences or walls more than eight (8) feet in height, and a gas or liquid storage tank that is principally above ground.

An arbor or pergola is considered a structure if it has any type of roof, deck or patio floor or is over 8 feet in height. For the purpose of these regulations the term *structure* shall not include electric or public communication transmission lines or poles, highway or railroad bridges or flagpoles.

~~**SQUARE, MINIMUM.** A square of a minimum dimension as specified in these Regulations, which shall fit entirely within the property lines of a lot. The purpose of the minimum square requirement is to assure that a portion of a lot will have a size and shape proportional to the lot area requirement.~~

SURVEYS.

- **AS-BUILT SURVEY.** A survey by a Registered Land Surveyor showing improvements with documentation sufficient to verify that such improvement(s) has been built according to approved plans and zoning requirements and/or to document the size or location of an improvement such as a building location, a road location and grade, driveway, water or sewer line, etc.
- **A-2 SURVEY.** A survey which conforms to the "Recommended Standards for Surveys and Maps in the State of Connecticut adopted on September 24, 1992, effective January 1, 1993 by the Connecticut Association of Land Surveyors, Inc.", as revised, and which has been prepared by a land surveyor licensed in the State of Connecticut.

THEATER. A building or part of a building used to show motion pictures or for drama, dance, musical, or other stage performances.

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Moskowitz, Harvey S.; Lindbloom, Carl G.; Listokin, David; Preiss, Richard; Merriam, Dwight. The Complete Illustrated Book of Development Definitions (p. 555). Taylor and Francis. Kindle Edition.

TRAILER, CAMPING OR TRAVEL OR RECREATIONAL VEHICLE. A structure that is intended to be transported on a street either as a motor vehicle or attached to or hauled by a motor vehicle and which is designed for temporary use as a sleeping quarters but does not satisfy one or more of the definition criteria of a mobile home.

TRAILER PARK. Any premises used or permitted to be used for the parking of more than one trailer but excluding a trailer sales area where two trailers are located.

TRANSIT COMMUNITY MIDDLE HOUSING DEVELOPMENT. means a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters.

TWO-FAMILY RESIDENTIAL. A lot designed, used for, or containing two dwelling units including duplexes. An accessory apartment approved as a Special Permit or the residential spaces in an inn, motel, hotel, dormitory, club and similar structure providing temporary or transient accommodations shall not considered dwelling units for the purpose of this definition.

UPLIGHTING. Any light source that distributes illumination above 90-degree horizontal plane.

USES. The specific activity for which a lot, a building or a structure is designed, used or intended to be used. The terms *permitted use*, *special permit use* or its equivalent shall not be deemed to include any non-conforming use.

VETERINARY CLINIC. A veterinary or animal clinic is defined as a facility which is primarily an out- patient practice which includes treatment of animal patients and may include overnight confinement limited to post-surgical and trauma patients. The number of permitted overnight confinement spaces shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight animal patients be more than five (5).

VETERINARY CLINIC. A veterinary or animal clinic is a facility primarily for an out-patient practice which includes treatment of patients and may include overnight confinement limited to post-surgical and trauma patients. The number of permitted overnight confinement spaces shall be determined based upon the location of the proposed facility, size of the lot and other factors impacting the surrounding neighborhood. In no case shall the number of overnight patients be more than five (5).

~~VETERINARY HOSPITAL. A veterinary or animal hospital is defined as a facility in which the practice provides treatment of animal patients and may include overnight confinement of animal patients as well.~~ VETERINARY HOSPITAL. A veterinary or animal hospital is a facility providing treatment of patients and may include overnight confinement of patients as well.
A place where animals are given medical care and the boarding of animals is limited to short term care incidental to the hospital use.

Moskowitz, Harvey S.; Lindbloom, Carl G.; Listokin, David; Preiss, Richard; Merriam, Dwight. The Complete Illustrated Book of Development Definitions (p. 603). Taylor and Francis. Kindle Edition.

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VETERINARY OFFICE. A veterinary office is defined as a facility where a limited or consultative practice is conducted and which provides no facilities for the overnight housing of animal patients.

WATER COMPANY, SMALL. Any person, company or corporation owning, operating, managing, leasing or controlling water from a pond, lake reservoir, stream, well or distribution system designed to provide water to 150 to 250 service connections or to 25 to 1,000 persons on a regular basis. When the Commission is uncertain as to whether a proposal involves a small water company as defined above, it shall request a determination from the Connecticut Department of Public Utility Control.

WATERCOURSES. Rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes.

WETLANDS. Land, including submerged land, not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain by the National Cooperative Soils Survey, as it may be amended from time to time, of the Natural Resources Conservation Service of the U.S. Department of Agriculture (USDA). Such areas may include filled, graded, or excavated sites which possess an aquatic (saturated) soil moisture regime as defined by the USDA Cooperative Soil Survey.

YARD. Any open space located on the same lot with a principal building, unoccupied and unobstructed from the ground up, except for accessory buildings or structures or such projections as are expressly permitted in these Regulations. The minimum distance between a lot line and a building is the “yard setback” requirement.

YARD, FRONT and FRONT YARD SETBACK. An area between the principal building and the front lot line extending the full width of the lot and in case of a corner lot, extending along all streets. The distance required between the principal building and the front lot line is the *front yard setback*. For a FLAG LOT the front yard setback line is established from the end of the access right-of-way or fee owned access strip.

YARD, REAR and REAR YARD SETBACK. An area extending the full width of the lot and situated between the principal building and the rear lot line, also referred to as the *rear setback*. The distance required between the principal building and the rear lot line is the *rear yard setback*.

YARD, SIDE and SIDE YARD SETBACK. An area between the principle building and the side lot line extending from the front yard to the rear yard. Any yard that is not a rear yard or a front yard shall be a side yard. The distance required between the principal building and the side lot line is the Side Yard Setback.

ZONING ADMINISTRATOR AND ZONING ENFORCEMENT OFFICER. The terms *Zoning Administrator* and *Zoning Enforcement Officer* as used in these Regulations shall have the same meaning.