

ARTICLE 11: ADMINISTRATION & ENFORCEMENT PROCEDURES

Table 11.4.3			
Revisions to Text of Zoning Regulations			
Revision	Sections(s)	Application #	Effective
Add Hotels & Motels to I Zone Use Table	6.1	07-18	02/01/2008
Amendments to Clarify, Correct and Reinstate Maintenance Bond Requirement	4.2.1, 9.2.6.b, 9.16.4, Table 9.14.4, 4.2.4.A, 4.2.4, 5.5, 6.3, 6.1, 6.3, 9.5.3.G.3, 9.14.4, 11.2.4, 11.2.4B, 11.2.4.A,	07-19	02/01/2008
Building Height – Mixed Use Dev.	9.17.5.E	07-21	02/19/08
Design Guidelines	7.5.7A	07-25	03/17/08
Retail Sales Products Manufactured Off-site	6.1	07-26	04/14/08
Sale and Distribution of Petroleum Products	6.1	07-34	05/27/08
Flood Plain Zone/Special Flood Hazard Area Regulations	7.2, 7.6	07-39	08/28/08
Off-premise Signs – increase to 6 sq. ft.	8.4.2.I	08-02	10/01/08
Address typographical errors, formatting, elimination of obsolete Residential Multiple Dwelling regulations, and the following : definition of farm; erection of barns for agricultural purposes; definition and associated permitting process for Special Events in the B-1, B-2, B-3, I and RI Zones; permitting process for improvements to existing dwellings located within non-conforming multiple-dwelling developments in the R-25 and RR Zones; addition of Dog Grooming and Drive-thru Window Service for other than Restaurant and Other Food Service Establishments as Permitted Uses in the B-1, B-2 and B-3 Zones and associated permitting processes; addition of Dwellings as a Permitted	Table of Contents, 2.4, 3.1.1, 3.1.2.D, 3.1.2.E, 3.9.B.1.b, 3.10.3.C, 3.12.2.B, 3.12.2.D, Table 3.12.3, 3.13, 3.13.A, 3.13.B, 3.13.C, 3.13.D, 4.3.1., 4.3.2 thru 4.3.13, 5.1, 5.5, 6.1, 7.5.3.A.1.c, 7.5.7.A, 7.6.4., 7.6.7.A thru 7.6.7.F, 8.2.1.B thru 8.2.1.G, 8.2.3.D, 8.4.2.I, 8.4.2.K.3, 8.4.2.M.1, 8.4.3.B.3.b, 8.4.5B, 9.5.3.G.2.a, 9.6.3.A.3, 9.8.A, 9.15.1.A, 9.16.1, 9.17.2.B.6 thru 9.17.2.B.24, 9.17.3.C, 11.2, 11.2.4.A, 11.2.4.C, and 11.2.5	08-19	02/10/09

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Use within Special Flood Hazard Areas and associated permitting process; subdivisions in Special Flood Hazard Areas; counting public parking facilities to meet minimum parking space requirements; location and permitting process for off-premise signs; location for portable sign within the Town Center Village District; dimensional requirements for free-standing signs within the B-3 Zone; neon window signs in the B-3 Zone, declaration for properties not merged as part of a Mixed Use Development; bonding requirements for Multiple-Dwelling Developments; and inspection fees.			
Alcoholic Liquors - Locational Requirements	3.2.1	09-08	11/03/09
Adaptive Reuse for Historic and Cultural Preservation	Table of Contents, Table 4.1, Table 5.1, Table 6.1, 10.6	09-11	12/07/09
Garages, auto body shops and related uses in IP Zone	Table 6.1	09-22	04/15/10
Grooming Facilities	Table 4.1	10-03	10/20/10
Residential Use on 1 st floor in B-3 Zone	5.4.5	10-20	05/02/11
Farm Winery	2.4 & Table 5.1	10-25	08/02/11
Dwelling, one unit apartment for caretaker in B-1	Table 5.1	11-02	09/14/11
Offices: Sale, Service & Delivery of Heating Fuel Products	Table 5.1	11-05	10/19/11
Revise definition of interior lot; Allow reduction in landscape buffer requirements along the access strip; Clarify access vs. driveways for interior lots; Clarify minimum separation distances between interior lot access strips with	2.4 , 3.10.2.B, 3.10.2.H.3, 3.10.4.A (delete), 3.10.4.B through 3.10.4.H (renumber 3.10.4.A through 3.10.4.G), 3.10.5.1, 3.12.2.E.1 (delete), 3.12.2.E.2 through 3.12.2.E.4 (renumber 3.12.2.1 though 3.12.2.3), 3.12.4.A, 3.12.7.D, 3.17.C,	11-06	12/05/11

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<p>driveways; Clarify that a non-conforming use may be changed to a conforming use as per the approval process identified in the zone use table; Require approval by the Health District in lieu of the Director of Health for alterations and additions on non-conforming lots, Revised Table 3.19 to be 3.17 and changed minimum distance to read from pool or deck to street, Add "Farm Winery" use in the R-25 and RR (residential) Zones as permitted by Special Permit approval; Add Aircraft landing Areas, heliports and hangars in the B-1 (Designed Business) Zone as permitted by Special Permit approval; Revise name of permitted use "Laundering and clothes cleaning establishments, self-cleaning" to "Laundering and clothes cleaning establishments, self-service"; delete the Business Area & Dimensional Requirements - Area, Height, Coverage and Setback Requirements (Table 5.5) and Add a revised table that calculates maximum building height based on width of public right-of-way along the frontage of a property, elimination of maximum stories, reduced front, rear and side yard setbacks, and an allowance for increased lot coverage based on public water and sewer availability and utilization; Add "Farm Winery" use in the IP (Planned Industrial) Zone as permitted by Special Permit approval, Add "Laundering, Commercial" use in the I (Industrial) and IP (Planned Industrial) Zones as permitted by Special Permit approval and add definition for Laundering, Commercial in Section 2.4; Add "Special Events" use</p>	<p>3.19 (Table), 4.1 (Table), 5.1 (Table), 5.5 (Table - delete and replace with new table), 6.1 (Table), 7.5.3.A.1.a, 7.5.3.A.2.a (delete), 7.5.3.A.2.b through 7.5.3.A.2.d (Re-number as 7.5.3.A.2.a through 7.5.3.A.2.c; 8.1.2.A, 8.1.2.D (New Section), 8.4.2.P (New Section), 9.5.3.C.8, 9.5.3.C.9, 9.5.3.C.10, 9.15.4, 10.5.2.D.1, 10.5.2.D.2 through 10.5.2.D.4 (Re-number as 10.5.2.E through 10.5.2.G), 10.5.2.E through 10.5.2.G (Re-number as 10.5.2.H through 10.5.2.J), 11.1.1.B, 11.2.2.A.1 (New Section),</p>		
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<p>in the IP (Planned Industrial) Zone as permitted by Special Permit approval; Add "Health Care Institutions" as a use not allowed in the Town Center Village District Overlay Zone; Clarify and require that additional permitted uses in the Town Center Village District require Site Plan Approval; Clarify that a buffer is required in cases where a multi-family use, a commercial use, an industrial use or a special permit use abuts a single-family dwelling; Add allowance for the Commission to waive required buffer for a change of use when utilizing an existing building; Add section for non-conforming signs in Section 8.4.2 and refer to Section 3.12.6.D (Non-conforming Buildings and Structures); Add allowance for retaining walls to exceed maximum wall height in a zone when approved by the Building Official and Town Engineer; Add reference to Section 3.12.4 (Change of Non-Conforming Use) in Section 11.1.1.B (Change of Use); Add Section 11.2.2.A.1 to require performance bond and specify a 30 day timetable for completion of bonded items relative to approved exterior improvements for buildings and structures located within the Town Center Village District Overlay Zone</p>			
<p>Earth material processing</p>	<p>9.5.3.C.4</p>	<p>12-11</p>	<p>12/11/12</p>
<p>Hospitals, Clinics and Medical Offices Use – Remove requirement for public sanitary sewers</p>	<p>Table 6.1</p>	<p>12-16</p>	<p>01/24/13</p>
<p>Conversions on west side of Main Street between Middlesex Ave & Russell Ave.</p>	<p>9.3.B</p>	<p>13-02</p>	<p>10/04/13</p>

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<p>Comprehensive amendments to add, delete and renumber sections within the Table of Contents and ZR Articles 2 through 11</p>	<p>Table of Contents, 2.4, 3.5.3, 3.10.1, 3.10.2, 3.10.2.F, 3.10.2.H, 3.10.2.I, 3.10.3.D, 3.10.6, 3.11, 3.12.2.A, 3.12.2.B, 3.12.2.C, 3.12.5, 4.1, 4.2.2, 5.1, 5.4, 6.1, 6.2.2, 6.2.3, 6.2.4, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 8.1.2, 8.1.2.B, 8.1.2.A, 8.1.2.D, 8.2.6.H, 8.2.8, 8.4.2.J, 9.2.6.C, 9.5.2, 9.5.3.G, 9.6.3, 9.11.1.E, 9.12.2., 9.15.1.D, 10.2.B, 10.3.E.2, 10.4.C, 10.4.D, 10.4.E, 10.5.2.B, 10.5.2.H, 10.5.2.I, 10.5.3., 10.5.4, 10.6.2, 10.6.4, 10.6.5, 11.1.1.C.2, 11.2.1, 11.2.2.B, 11.2.2.C, 11.2.2.E, 11.2.2.F, 11.2.4, 11.2.5, 11.2.6, 11.3.2, 11.3.3.B, 11.4.3</p>	<p style="text-align: center;">13-19</p>	<p style="text-align: center;">05/23/14</p>
<p>Non-conforming uses</p>	<p>3.12.2C & 3.12.2.F</p>	<p style="text-align: center;">13-23</p>	<p style="text-align: center;">05/23/14</p>
<p>Riverfront seasonal outdoor dining establishments</p>	<p>2.4, 9.13.1, 9.13.2.B, 9.13.3.3, 9.13.3.7, 9.13.3.11</p>	<p style="text-align: center;">15-05</p>	<p style="text-align: center;">11/16/15</p>
<p>Mixed Use Development (MUD) amended to limit residential unit types, establish maximum number of residential units, and increase the ratio of residential units per commercial development for preservation of significant historic resources as identified in the POCD.</p>	<p>9.17.1</p>	<p style="text-align: center;">15-20</p>	<p style="text-align: center;">08/01/2016</p>

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Remove Mid-State Planning and add Lower CT River Valley Council of Governments, Section 1.4.2- CRAC no longer exists. Remove this special zone, and Section 9.17.5.Q- Section referenced is incorrect- old regulations. Remove 4.3.12.c of the Zoning Regulations.	1.2.12, 1.4.2, 9.17.5.Q	16-04	11/01/2016