

**STONINGTON PLANNING AND ZONING COMMISSION**  
**ZONING REGULATION AND MAP AMENDMENT**



APPLICATION                                   **PZ1705RA&ZC**  
 APPROVED                                      **May 16, 2017**  
 EFFECTIVE                                     **June 6, 2017**

**VOTING HISTORY**

David Rathbun                                In Favor  
 Curtis Lynch                                 In Favor  
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**ADOPTED TEXT**

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***Amend Section 1.1 as follows:***

**1.1       ZONING DISTRICTS – ESTABLISHED**

INDUSTRIAL AND SPECIAL DISTRICTS	SYMBOL
Heritage Mill	HM
Manufacturing	M-1
Light Industry	LI-130
Groundwater Protection Overlay District	GPOD
Coastal Area Management Overlay District	CAMOD
Flood Hazard Overlay District	FHOD
Industrial Heritage Re-Use District	IHRD
Maritime Heritage District	MHD
Neighborhood Development District	NDD
Downtown Pawcatuck Parking Overlay District	DPPOD

**Add the following to Section 1.2.2 (definitions) as follows:**

Community garden. An activity where a group of individuals grow and harvest food crops and / or non-food, ornamental crops, such as flowers, for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Distillery. An establishment for manufacturing alcoholic liquors. Definition does not include wineries, breweries, micro-breweries or brewpubs. Distilleries may include activities such as (1) wholesale and retail sale of liquors and related items to the extent allowable under state statute; (2) a tasting room; (3) alcohol sales for consumption on or off premises; (4) tastings; (5) tours; (6) distillery/food related events; (7) catered events, provided said activities are specifically authorized by the Planning and Zoning Commission.

Manufacturing, Advanced. Activities include computer technologies, high-performance computing, high-precision technologies, information technologies, biotechnology, medical device manufacturing, advanced robotics and other intelligent production systems, automation, control systems to monitor processes, sustainable and green technologies, new industrial platform technologies, custom manufacturing, management methodologies and scalability in manufacturing.

**Amend Article IV as follows:**

4.10 HERITAGE MILL (HM)

Purpose:

This zone provides for a range of uses for existing historic mill buildings and surrounding areas. The intent is to allow some defined uses of interior space within existing buildings on a simplified basis. Certain other uses and construction of a new building or an addition to an existing building will require a special permit.

4.10.1 Principal Uses.

- .1 No permit required
  - .1 Community garden
  - .2 Docks, slips, piers (State approval required)
  - .3 Open space, trails and passive recreation
  - .4 Public utility substations
  
- .2 Zoning Permit required (Staff-level review) for changes of use in existing buildings with no new construction proposed. Per Section 8.2.5, uses subject to Performance Standards in Section 2.13 shall be referred to the Commission for Site Plan Review:
  - .1 Offices (e.g., professional, medical, corporate headquarters)
  - .2 Assembly, fabricating, compounding ≤ 10,000SF
  - .3 Warehousing and/or packing
  - .4 Research and development.
  - .5 Processing of agricultural products ≤ 10,000SF.

- .6 Municipal facility.
  - .7 Health club.
  - .8 Medical clinic.
  - .9 Sales: retail / wholesale.
  - .10 Retail-restaurant.
  - .11 Personal services.
  - .12 Storage facility (e.g., personal warehousing).
  - .13 Light manufacturing ≤ 10,000 SF .
  - .14 Advanced manufacturing ≤ 10,000 SF
  - .15 Financial Institutions
  - .16 Bowling /billiards, family entertainment center and/or similar indoor commercial recreation or entertainment operations.
  - .17 Recreational facilities: public or private.
  - .18 Indoor boat storage
- .3 Site Plan Approval Required (Commission)
    - .1 Changes to off-street parking configuration (no new spaces created).
    - .2 Changes to site landscaping, or signage program (e.g., increase in total square footage, number of signs, creation of a multi-tenant signage program).
    - .3 Exterior changes to buildings.
- .4 Special Use Permit Required (Commission). The following uses may be permitted upon granting of a Special Permit by the Planning and Zoning Commission:
    - .1 Construction of a new building or an addition to an existing building.
    - .2 Expansion or construction of an off-street parking area of 20 or more new parking spaces (cars and commercial vehicles), in accordance with Section 7.10.
    - .3 Parking Reductions in accordance with Section 7.10.2.3
    - .4 Parking, shared, in accordance with Section 7.10.2.5.
    - .5 Parking, dedicated off-site (sender and receiver), in accordance with Section 7.10.2.4.
    - .6 Bulk storage (exterior).
    - .7 Boat sales, boat part sales, boat repair, boat fabrication, outdoor boat storage, boat livery, marina, seasonal marina structures, and similar uses.
    - .8 Restaurants in accordance with Section 6.6.16 (excluding drive-through restaurants).
    - .9 Aquaculture/Agriculture (a 200-foot setback for manure storage and stables is required from all property lines and tidal wetlands).
    - .10 Day care center.
    - .11 Schools, public/private.
    - .12 Hospitals and clinics.
    - .13 Hotels and motels.
    - .14 Use of any portion of a property for residential use, housing for the elderly, congregate living facility, convalescent home and residential mixed use.
    - .15 Excavation / Filling in accordance with Section 6.6.7.
    - .16 Rehabilitation of Existing Buildings in accordance with Section 6.6.14.

- .17 Liquor sales for on or off premises consumption in accordance with Section 6.6.16.
- .18 Breweries / microbreweries / brewpub / distilleries/wineries.
- .19 Assembly, fabricating, compounding > 10,001SF
- .20 Advanced manufacturing > 10,001SF
- .21 Processing of agricultural products > 10,001SF.
- .22 Public utilities.
- .23 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20.
- .24 Special Detached Banners in accordance with Section 7.12.7.3.
- .25 Special Wall Signs in accordance with Section 7.12.7.1.4.
- .26 Other uses deemed similar (by the Commission) to the uses listed in Section 4.10.1.

#### 4.10.2 Accessory uses

- .1 No permit required.
  - .1 Community garden
  - .2 Docks, slips, piers (State approval required)
  - .3 Open space, trails and passive recreation
  - .4 Public utility substations
  - .5 Storage of goods or supplies incidental to permitted uses.
- .2 Zoning permit required (Staff).
  - .1 Off-street parking of less than 20 parking spaces (cars and commercial vehicles), in accordance with Section 7.10.
  - .2 Recreation facilities, such as tennis/handball courts and pools accessory to commercial, manufacturing or residential uses.
  - .3 Home occupations.
- .3 Site Plan approval required (Commission)
  - .1 Changes to off-street parking configuration (no new spaces created).
  - .2 Changes to site landscaping.

#### 4.10.3 Buffer Requirements.

For any use or activity authorized by Section 4.10.1.4, the Commission may establish setback and / or landscaping requirements to help buffer any adjoining existing residence or any adjoining residential zone.

**Modify Bulk Requirements in Section 5.2.1 as follows:**

**5.2.1 Commercial / Industrial Zone Bulk Requirements.**

ZONE	MINIMUM LOT AREA <sup>1</sup>	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT <sup>2</sup>	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE <sup>3</sup>
DB-5	5,000	50'	0'	0'	0'	BY REVIEW <sup>4</sup>	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% <sup>4</sup>	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% <sup>4</sup>	0/5' <sup>5</sup>	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' <sup>6</sup>	30'	0.25 <sup>7</sup>	N/A	N/A
HI-60	60,000	200' <sup>8</sup>	25'	25'	25'	25' <sup>9</sup>	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	40'	0.30	N/A	N/A
MC-80	80,000	150'	50'	50' <sup>10</sup>	25'	20'	0.25	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A
HM	20,000	100'	0'	0'	0'	40'	N/A	N/A	N/A
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A

NOTES FROM ABOVE:

1. Square feet.
  2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
  3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
  4. Percent of Depth of Lot.
  5. One side may be zero (0) feet with a total side yard of five (5) feet.
  6. One side may be 20 feet with a total side yard of 50 feet.
  7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
  8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
  9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.
  10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
- N/A Not Applicable

**Modify Section 7.10.2.3 (Parking Reductions) and Section 7.10.2.4 (Dedicated Off-Site Parking) as follows:**

- 7.10.2.3      Parking Reductions. The Planning and Zoning Commission may reduce the on-site parking requirement through Special Use Permit for properties in the CS-5, DB-5, LS-5 and HM districts, provided . . .
  
- 7.10.2.4      Dedicated Off-Site Parking. Required parking for nonresidential uses in the DB-5, LS-5 and HM districts may under certain circumstances be located off-site. Use of this provision is solely within the discretion of the Commission and subject to the following requirements, to include issuance of a Special Use Permit . . .

**Modify Section 7.10.4.4 (Minimum Off Street Parking Requirements Table) as follows:**

USE/ACTIVITY SERVED	PARKING SPACES REQUIRED	
	MINIMUM	MAXIMUM
Restaurants: DB-5/LS-5/HM Zones and any Non-Conforming Restaurant Use	1 per four seats plus 1 per employee	No maximum
Restaurants: GC-60/TC-80/MC-80	1 per 3 seats +1 per employee	No maximum

**Modify Section 7.21.3.3 (Neighborhood Development District) as follows:**

- 7.21.3.3      District Eligibility. The following characteristics are required for a site to be eligible for the NDD designation:
  - .1      Located in one of the following zoning districts: DB-5, MC-80, M-1, HM or HI-60, or specifically identified in the Plan of Conservation and Development as a NDD eligible site;
  - .2      On a parcel of land of 150,000 square feet or more; and
  - .3      Ability to connect to a public water supply and municipal sanitary sewer.

**Modify Section 5.2.2 Use Chart as follows:**

5.2.2 Commercial / Industrial Zones: Summary of Permitted, Accessory & Special Uses.

USE	ZONE									
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM
Assembly: Buildings < 10,000 sq ft	P	N	N	P	N	N	P	P	N	P
Assembly: Buildings ≥ 10,000 sq ft	S	N	N	S	N	N	S	S	N	S
Attached Housing [ZR 6.6.15]	N	N	N	N	N	N	N	N	N	N
Auto Sales/Service	N	N	N	S	S	N	N	N	N	N
Bait/Tackle Sales	P	P	P	P	P	P	N	N	N	N
Boarding/Tourist Home	N	P	P	P	P	P	N	N	N	N
Boat Fabrication	N	N	N	N	N	S	S	N	N	S
Boat Livery	N	N	N	N	N	P	N	N	N	S
Boat Part Sales	N	N	N	N	N	S	N	N	N	S
Boat Repair	N	N	N	N	N	P	N	N	N	S
Boat Sales	S	S	S	S	S	S	N	N	N	S
Bowling /Billiards	N	N	N	S	S	N	N	N	N	P
Brewery	N	N	N	N	N	N	S	N	N	S
Bulk Storage	N	N	N	N	N	N	S	S	N	S
Cemetery/Crematorium	S	N	N	N	N	N	N	N	N	N
Change of Non-Conforming Use [ZR 2.6.1.3]	S	S	S	S	S	S	S	S	S	S
Churches	S	N	N	N	N	N	N	N	N	N
Coal Yards/Oil Tanks	N	N	N	N	N	N	S	N	N	N
Commercial Recreation	N	N	N	S	S	N	N	N	N	P
Community Center/Library	S	S	S	S	S	N	N	N	N	N
Conference Center	N	N	N	N	N	N	N	N	S	N
Congregate Living Facility [ZR 6.6.2]	N	S	S	S	N	N	N	N	S	S
Convalescent Home [ZR 6.6.3]	S	N	S	S	N	N	N	N	S	S
Construction of a New Building or Addition to an Existing Building	-	-	-	-	-	-	-	-	-	S
Day Care Center [ZR 1.2.2]	N	N	P	P	N	N	N	N	A	S

USE	ZONE									
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM
Distillery	N	N	N	N	N	N	N	N	N	S
Drive-In Window limited to financial institutions and pharmacies [ZR 6.6.5]	S	S	S	S	S	N	N	N	S	N
Excavation [ZR 6.6.7]	S	S	S	S	S	S	S	S	S	S
Fabricate/Compounding: Buildings < 10,000 SF	N	N	N	N	N	N	S	N	N	P
Fabricate/Compounding: Buildings ≥ to 10,000 SF	N	N	N	N	N	N	S	N	N	S
Family Day Care Center [ZR 1.2.2]	N	N	P	P	N	N	N	N	N	S
Family Entertainment Center [ZR 6.6.18]	N	N	N	S	S	N	N	N	N	P
Filling [ZR 6.6.7]	S	S	S	S	S	S	S	S	S	S
Financial Institutions ≤ 5,000 SF	P	P	P	P	P	N	N	N	P	P
Financial Institutions > 5,000 SF	S	S	S	S	S	N	N	N	S	P
Funeral Home/Mortuary	N	N	S	S	N	N	N	N	N	N
Gas/Auto Service	N	N	S	S	S	N	N	N	N	N
Health Club	S	S	S	S	S	N	S	N	S	P
Height Exceptions [ZR 6.6.20]	S	S	S	S	S	S	S	S	S	S
Home Occupations	A	A	A	A	A	A	A	A	N	A
Hospital	S	N	S	S	S	N	S	N	N	S
Hotels [ZR 6.6.10]	S	N	S	S	S	N	N	N	S	S
Housing for the Elderly [ZR 6.6.6]	N	S	S	S	S	N	N	N	N	S
Laundries/Laundromats	S	S	S	S	S	N	N	N	N	N
Light Manufacturing ≤ 10,000 SF [ZR 1.2.2]	N	N	N	N	N	N	N	N	S	P
Light Manufacturing > 10,000 SF [ZR 1.2.2]	N	N	N	N	N	N	N	N	S	S
Liquor Sales – Off Premise [ZR 6.6.16]	S	S	S	S	S	N	N	N	S	S
Liquor Sales – On Premise [ZR 6.6.16]	S	N	S	S	S	S	N	N	A	S
Lumbering/Lumber Mills	N	N	N	N	N	N	P	N	N	N



USE	ZONE									
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM
Marina/Yacht Club [ZR 6.6.9]	N	N	N	N	N	S	N	N	N	S
Medical Clinic	S	S	S	S	S	N	S	N	S	S
Motels [ZR 6.6.10]	S	N	S	S	S	N	N	N	N	P
Municipal Facility	P	P	P	P	P	P	P	N	N	S
Office Building < 5000 SF	P	P	P	P	P	P	P	P	P	P
Office Building ≥ to 5000 SF	S	S	S	S	S	S	S	S	P	P
Office – Home Occupation [ZR 1.2.2]	P	P	P	P	P	P	N	N	N	A
Open Space Development [ZR 6.6.22]	N	N	N	S	N	S	N	N	N	N
Outdoor Vendors [ZR 6.6.11]	N	N	N	S	S	N	N	N	N	N
Parking, dedicated off-site – sender [ZR 7.10.2.4]	S	N	N	N	N	N	S	N	N	S
Parking, dedicated off-site – receiver [ZR 7.10.2.4]	S	N	S	N	N	N	S	N	N	S
Parking, off street < 20 cars [ZR 7.10]	A	A	A	A	A	A	A	A	A	A
Parking, off street ≥ 20 cars [ZR 6.6.12; ZR 7.10]	S	S	S	S	S	S	S	S	S	S
Parking, reductions [ZR 7.10.2.3]	S	S	S	N	N	N	N	N	N	S
Parking, shared [ZR 7.10.2.5]	S	S	S	S	S	S	S	S	S	S
Packing	P	N	N	P	N	N	P	P	N	P
Personal Services	P	P	P	P	P	N	N	N	P	P
Processing Agricultural Products ≤ 10,000 SF	S	S	S	S	S	N	P	N	N	P
Processing Agricultural Products > 10,000 SF	S	S	S	S	S	N	P	N	N	S
Public Utilities	P	P	P	P	P	P	P	N	N	S
Recreational Camping [ZR 6.6.13]	N	N	N	N	N	N	S	S	N	N
Recreational Facilities accessory to permitted commercial/ manufacturing uses	A	A	A	A	A	A	A	A	N	A
Recreational Facilities: Incidental to Residence	A	A	A	A	A	A	N	N	N	A

USE	ZONE									
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM
Recreational Facilities: Public or Private	S	S	S	S	S	N	N	N	N	P
Recreational Uses Accessory to Commercial Use	A	A	A	A	A	A	A	A	A	A
Rehabilitation of Existing Buildings [ZR 6.6.14]	S	S	S	S	S	S	S	S	S	S
Research & Development	N	N	N	N	N	N	P	P	S	P
Restaurants [ZR 6.6.16]	S	N	S	S	S	S	N	N	S	S
Restaurant, Retail [ZR 1.2.2]	P	N	P	P	P	N	N	N	P	P
Restaurant, Drive-in window [ZR 1.2.2; 6.6.5; AND 6.6.16]	N	N	N	N	S	N	N	N	S	N
Residential: Single-family	P	P	P	P	S	P	N	N	N	N
Residential: Duplex	P	P	P	P	S	N	N	N	N	N
Residential Mixed Use	S	N	S	N	N	N	N	N	N	S
Residential: Triplex	P	P	P	N	N	N	N	N	N	N
Sales: retail/wholesale Building < 5,000 SF	P	P	P	P	P	P	A	A	N	P
Sales: retail/wholesale Building ≥ 5,000 SF	S	S	S	S	S	S	A	A	S	P
Schools, Public/Private	S	S	S	S	S	N	N	N	N	S
Seasonal Marina Structures [ZR 7.18]	N	N	N	N	N	A	N	N	N	S
Special Detached Banner [ZR 7.12.7.3]	P	N	S	N	N	S	S	N	N	S
Special Detached Sign > 18 SF [ZR 7.12.7.2.4]	N	N	N	S	S	N	N	N	S	N
Special Wall Sign > 18 SF [ZR 7.12.7.1.4]	N	S	S	S	S	S	S	N	S	S
Storage (Incidental) of goods and supplies	A	A	A	A	A	A	A	A	A	A
Temporary Drive-In Theater Events	N	N	N	N	S	N	N	N	N	N
Theaters	N	N	S	S	S	N	N	N	S	N
Warehousing	N	N	N	N	N	N	P	P	N	P
Wellness Center	S	N	S	S	S	N	N	N	S	N
Wineries	S	N	N	N	N	N	S	N	N	S

A = Accessory Use; S = Special Use Permit; P = Permitted Use; N = Not Permitted

**Modify Zoning Map Atlas as follows:**

