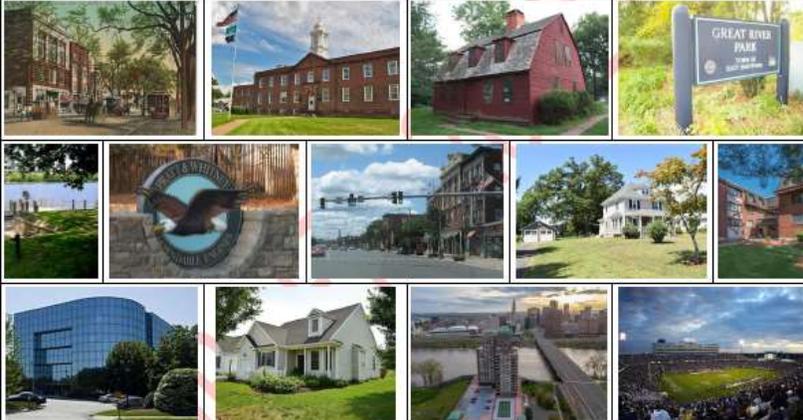


# Summary of Major Changes

## EAST HARTFORD Zoning Regulations



Proposed Draft For Public Hearing On Adoption  
December 7, 2022

Planning & Zoning Commission

## BIG PICTURE CHANGES

1. Re-organized regulations to help make them more intuitive and more “user-friendly”
2. Added “click-links” to help users more easily navigate among sections
3. Integrated the “Engineering Design Manual” into the Regulations
4. Updated to reflect current land use / zoning / regulatory practices
5. Removed inconsistencies between sections / Added clarifications where needed
6. Updated to reflect statutory changes and court decisions

# Summary of Major Changes

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## **SECTION 1 QUICK START GUIDE**

1. Added to help less experienced users learn how to navigate the regulations
2. Moved regulatory authority and definitions to the back of the regulations

## **SECTION 2 RESIDENTIAL ZONES**

1. Converted from text listing to use tables
2. Reviewed and revised principal / accessory uses
3. Removed minimum floor area provisions due to prohibition by statute

## **SECTION 3 BUSINESS ZONES**

1. Converted from text listing to use tables
2. Reviewed and revised principal / accessory uses
3. Recategorized restaurants / updated outdoor dining provisions
4. Clarified animal boarding versus animal day care
5. Simplified front yard setbacks from requirement of structures within 500 feet

## **SECTION 4 INDUSTRIAL ZONES**

1. Converted from text listing to use tables
2. Reviewed and revised principal / accessory uses
3. Removed I-1 district since no areas so zoned
4. Allowed for outdoor storage if screened to satisfaction of ZEO

## **SECTION 5 SPECIAL ZONES**

1. Updated Flood Hazard to reflect model DEEP / FEMA regulations
2. Simplified some DDD provisions

# Summary of Major Changes

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## **SECTION 6 USE-RELATED STANDARDS**

1. Consolidated most use-related standards in one place to remove duplication and facilitate current and future changes
2. Grouped provisions related to certain uses in this Section

## **SECTION 7 DEVELOPMENT STANDARDS**

1. Updated sign regulations and configured to be more user-friendly
2. Updated parking section for statutory change on studio/1BR units and to incorporate new provisions related to electric vehicle chargers
3. Consolidated landscaping and screening provisions into one section
4. Simplified erosion and sediment control
5. Updated access management provisions
6. Added fence / wall provisions
7. Incorporated new stormwater drainage approach to address “low impact development” approaches and MS4 Permit provisions
8. Added and consolidated site lighting / illumination standards
9. Added pedestrian / bicycle provisions
10. Added noise / performance standards
11. Added refuse management standards
12. Included “design review” standards / process

## **SECTION 8 SPECIAL PROVISIONS**

1. Grouped and organized possible exceptions to dimensional standards including simplifying front yard setbacks in business zones
2. Clarified and reorganized text related to non-conforming situations
3. Revised provisions related to antenna / telecommunication facilities

# Summary of Major Changes

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## SECTION 9 PROCEDURES

1. Comprehensively rewrote entire section to reflect State statutes and court decisions and land use good practice
2. Added provisions to enable pre-application review by Commission
3. Added sub-sections to avoid repetition of requirements
4. Revised Special Permit criteria
5. Revised ZBA section

## SECTION 10 ADMINISTRATION

1. Updated and clarified provisions related to authority, purposes, applicability, enforcement, and other basic regulatory provisions to reflect statutory changes (including PA 21-29)

## SECTION 11 GLOSSARY / DEFINITIONS

1. Comprehensively reviewed and updated definitions / removed terms not used
2. Grouped related terms together to better explain zoning concepts
3. Moved some definitions to applicable section (signs, flood hazard, etc.)
4. Added graphics to help illustrate zoning concepts
5. Added section to clarify what site / building features count to coverage / setbacks

## ZONING MAP

1. Zoning map is being converted to a digital format (GIS)
2. No zoning map changes anticipated as a result of this conversion