

## ADDITIONS TO ARTICLE II: GENERAL PROVISIONS – DEFINITIONS

**APPROVED AT 8/10/16 P&Z MEETING. EFFECTIVE DATE 8/31/16.**

**COMMERCIAL NODE:** Commercial Nodes, as identified in the Town of East Hartford Plan of Conservation and Development, are key intersections and segments of commercial corridors where commercial intensification should be focused.

**Purpose:** These are targeted areas for reinvestment in commercial uses and other uses that generate significant taxable revenue for the municipality. They are meant to provide ample and convenient shopping for residents by setting aside some land for commercial purposes, and to revitalize neighborhood shopping and destination centers. Commercial Nodes promote taxable revenue growth by creating thriving, vibrant centers and corridors that encourage pedestrian activity. The purpose of Commercial Nodes is also to:

- Preserve and support commercial centers and corridors that generate taxable revenue by providing retail, shopping, restaurant, and entertainment opportunities;
- Grow the value of commercial buildings and property by reinvesting in, and enhancing, key commercial areas;
- Revitalize core commercial shopping districts that provide for frequent retail and service needs of town residents;
- Develop commercial areas that are vibrant, attractive to pedestrians, and create economic and social vitality;
- Introduce and/or expand retail and commercial opportunities in key areas in town;
- Retain and expand the economic base of the Town;
- Strengthen key commercial areas to provide an attractive setting for the business community to promote job creation and the general welfare of the public.

**PLACE OF PUBLIC ASSEMBLY:** A facility or space that has organized services, meetings, or programs to benefit, educate, entertain, or promote discourse amongst the residents of the community in a public or private setting. It may include such uses as houses of worship, community centers, catering halls, auditoriums, civic centers, civic clubs and lodges, convention centers, performing arts facilities, parks, recreation centers, and indoor/outdoor commercial recreation areas.

- a. Tier (I) Place of Public Assembly: Tier (I) places of public assembly are those that are commercial in nature and generate significant taxable revenue. They provide shopping, retail, commerce, and entertainment opportunities and are higher traffic uses than noncommercial places of public assembly. Tier (I) places of public assembly include, but are not limited to, indoor and/or outdoor commercial recreation.
- b. Tier (II) Place of Public Assembly: Tier (II) places of public assembly are those that are not commercial in nature and do not generate significant taxable revenue. They provide general meeting space, programs, and organized services and are lower traffic uses than commercial places of public assembly. Tier (II) places of public assembly include, but are not limited to, houses of worship, community centers, catering halls, auditoriums, civic centers, civic clubs and lodges, convention centers, performing arts facilities, parks, and recreation centers.

## ADDITIONS TO ARTICLE II: GENERAL PROVISIONS – DEFINITIONS

**HOUSE OF WORSHIP:** A building or structure owned, operated, maintained and/or used by a religious organization in which people regularly congregate primarily to participate in or hold religious services, worship, religious training or education, or meetings or other activities related to religious expression.

**REVISIONS TO ARTICLE III: RESIDENTIAL DISTRICT ZONING REGULATIONS**  
**SECTIONS 301-305 (R-1 – R-5)**

APPROVED AT 8/10/16 P&Z MEETING. EFFECTIVE DATE 8/31/16.

***SECTIONS 301 THROUGH 305 (R-1, R-2, R-3, R-4, R-5)***

**Special Permit Uses**

- a. *Houses of worship*, convents and Colleges provided that:
  - 1. Minimum *lot* size is sixty thousand (60,000) square feet;
  - 2. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
  - 3. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.
- b. Public parks and open space
  - 1. Minimum *lot* size is sixty thousand (60,000) square feet;
  - 2. *Front* and *side yards* shall be two (2) times the required *side* and *front yards* for permitted uses; and
  - 3. Not more than fifty (50) percent of the area of the *lot* shall be occupied by *buildings*.

**REVISIONS TO ARTICLE IV: BUSINESS DISTRICT ZONING REGULATIONS**

**SECTIONS 401, 402, 405, 406 (B-1, B-2, B-5, B-6)**

APPROVED AT 8/10/16 P&Z MEETING. EFFECTIVE DATE 8/31/16.

***SECTIONS 401, 402, 405, 406 (B-1, B-2, B-5, B-6)***

**Special Permit Uses**

- a. *Place of Public Assembly Tier (I)*, provided that:
  - 1. Minimum *lot* size is fifteen thousand (15,000) square feet.
- b. *Place of Public Assembly Tier (II)*, provided that:
  - 1. Minimum *lot* size is fifteen thousand (15,000) square feet;
  - 2. The building, premises, or space shall not be located within a *Commercial Node* as identified on the Future Land Use Plan in the Plan of Conservation and Development and as defined in these regulations.

## REVISION TO SECTION 210 - SIGNS

APPROVED AT 8/10/16 P&Z MEETING. EFFECTIVE DATE 8/31/16.

### **Sec. 210.2**

d. Signs shall be subject to the following limitations of size, location and height, except that the Town Planning and Zoning Commission in approving a site plan application, may, in harmony with the provisions of Section 704 of these Regulations, permit appropriate modifications in the permitted number of signs, size, location and height provisions for a particular sign or group of signs. Planning and Zoning Commission shall not approve any sign modifications regarding number, size, location or height of signs in excess of fifty percent (50%) of the original requirements of Section 210.

**REVISIONS FOR GROCERY STORES**

APPROVED AT 8/10/16 P&Z MEETING. EFFECTIVE DATE 8/31/16.

**SECTION 200 – DEFINITIONS**

**GROCERY STORE:** Any store commonly known as a supermarket, food store, or grocery store, primarily engaged in the retail sale of meat, seafood, poultry, fruits, vegetables, candy, nuts, confectionaries, dairy products, bakery products, and/or all sorts of canned goods and dry goods. A grocery store shall have a gross floor area greater than three thousand five hundred (3,500) square feet. Grocery stores having a gross floor area greater than five thousand (5,000) square feet may have ancillary uses subject to the provisions the these regulations.

**CONVENIENCE STORE:** Any grocery store having a gross floor area between one thousand (1,000) square feet and three thousand five hundred (3,500) square feet. Convenience stores having a gross floor area less than one thousand (1,000) square feet are not permitted, with the exception of those that are ancillary to an automobile filling station or farm.

***SECTIONS 401 THROUGH 406 (B-1, B-2, B-3, B-4, B-5, B-6)***

**Permitted Uses**

1. *Grocery Stores*, subject to the following:
  - (a) The Commission is authorized to grant a special use permit for an automobile filling station as an ancillary use to a grocery store having a gross floor area greater than five thousand (5,000) square feet.

**Special Permit Uses**

- a. *Convenience Stores*, provided that:
  1. No building or premises shall be used and no building shall be erected or altered that is arranged, intended or designed to be used for a convenience store upon the premises if any part of such building or premises is situated within one thousand (1,000) feet from any other building or premises being used as a convenience store.

## ADDITION TO ARTICLE II: GENERAL PROVISIONS – DEFINITIONS

APPROVED AT 9/14/16 P&Z MEETING. EFFECTIVE DATE 10/5/16.

**COLLEGE:** An institution of higher learning which offers courses of general or specialized study leading to a certificate or degree. It is certified and authorized by the State to award associate, baccalaureate, or higher degrees.

**Uses included but not limited to:**

- Community colleges
- Liberal arts colleges
- Nursing and medical schools not accessory to a hospital
- Seminaries
- Universities
- Career oriented institutions of higher learning

## NEW REGULATION – STAGING AREAS

APPROVED AT 4/12/17 P&Z MEETING. EFFECTIVE DATE 5/3/17.

### **Section 230            Temporary Off-Site Construction Staging Areas**

A temporary off-site construction staging area is the use of a structure or lot, in whole or in part, for the storage of materials and supplies associated with an off-site transportation, utility, public works and/or private sector construction project. Temporary off-site construction staging areas may be allowed in any zoning district on a temporary basis, subject to the following criteria and conditions:

- (a) All temporary off-site construction staging areas shall be reviewed and approved by the Site Plan Review Committee. Site Plan Review Committee approval is valid for one (1) year. A general location plan of the proposed site shall be submitted that includes the following, if applicable:
  - 1. Property boundaries.
  - 2. Stockpile area and materials storage.
  - 3. Construction entrance with vehicle tracking pad.
  - 4. Erosion and sedimentation control measures.
  - 5. Construction fencing. Screening of the construction staging or storage area with fence mesh screen may be required at the discretion of the Site Plan Review Committee.
  - 6. Dust control measures.
  - 7. Temporary structures, such as a construction trailer.
- (b) The staging area shall accommodate only temporary storage of equipment and materials during the period of construction;
- (c) The staging area shall be returned to original or better condition, including removal of fencing, materials and gravel, following the completion of construction or abandonment of the construction work;
- (d) The removal of mature trees shall be subject to Site Plan Review Committee approval;
- (e) The property owner's written consent shall be provided;
- (f) At the discretion of the Site Plan Review Committee, any proposed temporary off-site construction staging area may be referred to the Planning and Zoning Commission for site plan approval if it meets one of the following criteria:
  - 1. The project is substantially different in nature, or of greater intensity, than a typical road improvement or utility project.
  - 2. The duration of the project requires use of the staging area for more than one (1) year.



## **TEXT AMENDMENT – MINOR MODIFICATIONS**

APPROVED AT 8/9/17 P&Z MEETING. EFFECTIVE DATE 8/30/17.

### **702.6 Minor Site Plan Modifications**

Minor Modifications to an approved site plan, which do not substantially alter the content of the approved plan, may be approved by the Site Plan Review Committee. Minor modifications shall be limited to: landscaping; lighting; drainage; grading; erosion and sedimentation controls; utilities; siting and screening of ground mounted mechanicals or trash disposal facilities; a change in parking spaces of ten percent (10%) or less not to exceed ten (10) spaces; and revision to a building's exterior façade of less than ten percent (10%) involving no change to the building's footprint. The Site Plan Review Committee may require plans and may set stipulations to assure that the changes to the site or structure(s) are Minor Modifications and will not adversely affect public health and safety. No Minor Modification shall be approved if there are outstanding zoning violations, unless such changes will eliminate the zoning violations.

At the discretion of the Site Plan Review Committee, any Minor Modification may be referred to the Planning and Zoning Commission for site plan approval if it is deemed to substantially alter the content of an approved plan.

*New Definition:*

### **Section 200 Definitions**

**FAÇADE ALTERATION:** a change on any exterior wall facing a street upon which a major architectural feature is added, altered, or removed. Such features may include but are not limited to cornices, window frames, entryways, columns and decorative wall treatments. Changes to signage shall not be considered a facade alteration.

## ADDITION TO SECTION 404: BUSINESS 4 (B-4) ZONE

APPROVED AT 2/14/18 P&Z MEETING. EFFECTIVE DATE 3/7/18.

### **B-4 ZONING DISTRICT**

#### **404.2 Special Permit Uses**

s. Exterior Parking – Refer to Section 209 Parking Regulations for specific standards.

## TEXT AMENDMENT FOR BREWERY AND BREW PUBS

APPROVED AT 1/9/19 P&Z MEETING. EFFECTIVE DATE 1/30/19.

### **AGENDA ITEM:**

**TEXT AMENDMENT:** Under Section 711; to revise Section 200 (Definitions) to add definitions for “Brewery” and “Brew Pub”, and to revise Sections 401.2 (Business 1), 402.2 (Business 2), 403.2 (Business 3), 404.2 (Business 4), 405.2 (Business 5), 406.2 (Business 6), and 502.2 (Industry 2) to add “Brewery and Brew Pub” as a special permit use in those districts.

Applicant: East Hartford Planning and Zoning Commission

*Proposed addition of the following definitions:*

Section 200 Definitions

**BREWERY:** A facility where beer can be manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on the premises tastings.

**BREW PUB:** a facility where beer can be manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food.

*Proposed addition to the following sections:*

Section 401 Business 1 (B-1) Zone

### **401.2 Special Permit Uses**

*w. Brewery and Brew Pub*

Section 402 Business 2 (B-2) Zone

### **402.2 Special Permit Uses**

*y. Brewery and Brew Pub*

## TEXT AMENDMENT FOR BREWERY AND BREW PUBS

Section 403 Business 3 (B-3) Zone

### **403.2 Special Permit Uses**

*v. Brewery and Brew Pub*

Section 404 Business 4 (B-4) Zone

### **404.2 Special Permit Uses**

*s. Brewery and Brew Pub*

Section 405 Business 5 (B-5) Zone

### **405.2 Special Permit Uses**

*i. Brewery and Brew Pub*

Section 406 Business 6 (B-6) Zone

### **406.2 Special Permit Uses**

*u. Brewery and Brew Pub*

Section 502 Industry 2 (I-2) Zone

### **502.2 Special Permit Uses**

*l. Brewery and Brew Pub*