

PLANNING AND ZONING COMMISSION



Connecticut General Statutes Chapters 124 and 126

- Authorizes municipalities to establish Planning and Zoning Commissions to regulate the use of land.



East Hartford Charter Section 5.15

- Establishes a combined Planning and Zoning Commission pursuant to the ordinances.

PLANNING AND ZONING COMMISSION



East Hartford Ordinances Section 2-16 to 2-23

- Establishes a Town Planning and Zoning Commission that shall have all the powers and duties provided in the State Statutes, town Ordinances, and regulations.
- The Planning and Zoning Commission has independent authority to act on land use decisions as provided in the Statutes.

PLANNING AND ZONING COMMISSION

- Responsibilities of P&Z include:
 - ○ Preparing a Plan of Conservation and Development
 - ○ Amending the Zoning Regulations and Map
 - ○ Subdivision of property
 - Land use development applications including:

PUBLIC HEARING APPLICATIONS

ADMINISTRATIVE APPLICATIONS

Special Use Permit	Site Plan Application	Sign Application
Natural Resources Removal & Filling	Soil Erosion and Sedimentation	Site Plan Modification
Major Flood Hazard	Minor Flood Hazard	

ZONING MAP

LEGEND:

R RESIDENTIAL DISTRICTS

- =R-1 SINGLE FAMILY
- =R-2 SINGLE FAMILY
- =R-3 SINGLE FAMILY
- =R-4 ONE, TWO & THREE FAMILY
- =R-5 MULTI-FAMILY
- =R-6 MOBILE HOMES

B BUSINESS DISTRICTS

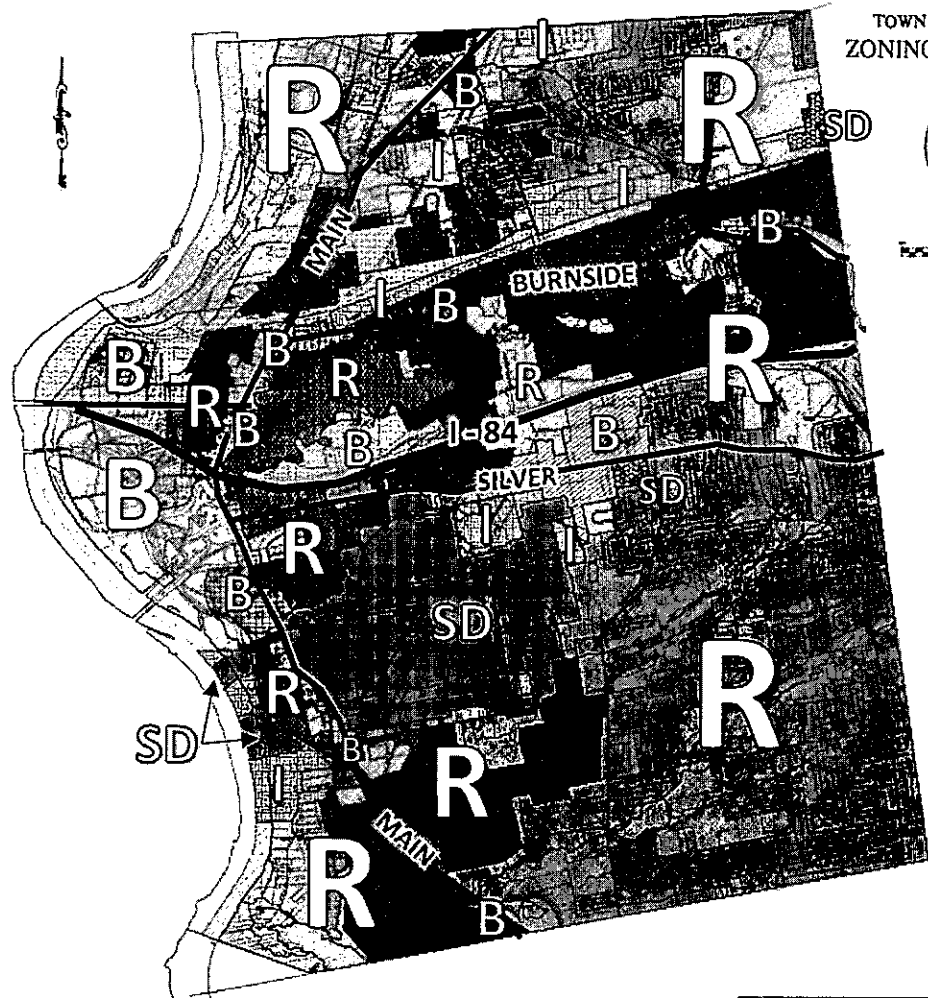
- =B-1 BUSINESS
- =B-2 BUSINESS
- =B-3 BUSINESS
- =B-4 BUSINESS
- =B-5 BUSINESS
- =B-6 BUSINESS

I INDUSTRIAL DISTRICTS

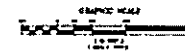
- =I-1 INDUSTRIAL
- =I-2 INDUSTRIAL
- =I-3 INDUSTRIAL

SD SPECIAL DISTRICTS

- =CDR--COMPREHENSIVE REHABILITATION Z
- =ODDI--DESIGN DEVELOPMENT DISTRICT I
- =ODDII--DESIGN DEVELOPMENT DISTRICT II (AGE RESTRICTED RESIDENTIAL)
- =IDZ--INCENTIVE DEVELOPMENT ZONE



TOWN OF EAST HARTFORD
ZONING SUMMARY MAP



- Legend**
- =R-1 SINGLE FAMILY
 - =R-2 SINGLE FAMILY
 - =R-3 SINGLE FAMILY
 - =R-4 ONE, TWO & THREE FAMILY
 - =R-5 MULTI-FAMILY
 - =R-6 MOBILE HOMES
 - =B-1 BUSINESS
 - =B-2 BUSINESS
 - =B-3 BUSINESS
 - =B-4 BUSINESS
 - =B-5 BUSINESS
 - =B-6 BUSINESS
 - =I-1 INDUSTRIAL
 - =I-2 INDUSTRIAL
 - =I-3 INDUSTRIAL
 - =CDR--COMPREHENSIVE REHABILITATION ZONE
 - =ODDI--DESIGN DEVELOPMENT DISTRICT I
 - =ODDII--DESIGN DEVELOPMENT DISTRICT II (AGE RESTRICTED RESIDENTIAL)
 - =IDZ--INCENTIVE DEVELOPMENT ZONE

PLACES OF PUBLIC ASSEMBLY

SP = Special Permit

*Subject to conditions or further details in zoning regulations	Residential						Business						Industrial		
	R-1	R-2	R-3	R-4	R-5	R-6	B-1	B-2	B-3	B-4	B-5	B-6	I-1	I-2	I-3
Auditorium, convention hall, etc. - Place of public assembly	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Caterers/Catering Halls*	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Catering Halls serving alcohol*	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Commercial recreation - indoor	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Commercial recreation - indoor/outdoor	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Convention center*	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Funeral homes	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Houses of worship*	SP	SP	SP	SP	SP	X	SP	SP	X	X	SP	SP	X	X	X
Non-profit civic clubs, lodges, & recreation*	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X
Public parks & open space	SP	SP	SP	SP	SP	X	SP	SP	X	X	SP	SP	X	X	X
Theaters	X	X	X	X	X	X	SP	SP	X	X	SP	SP	X	X	X

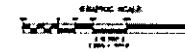
PLACES OF PUBLIC ASSEMBLY

Places of Worship

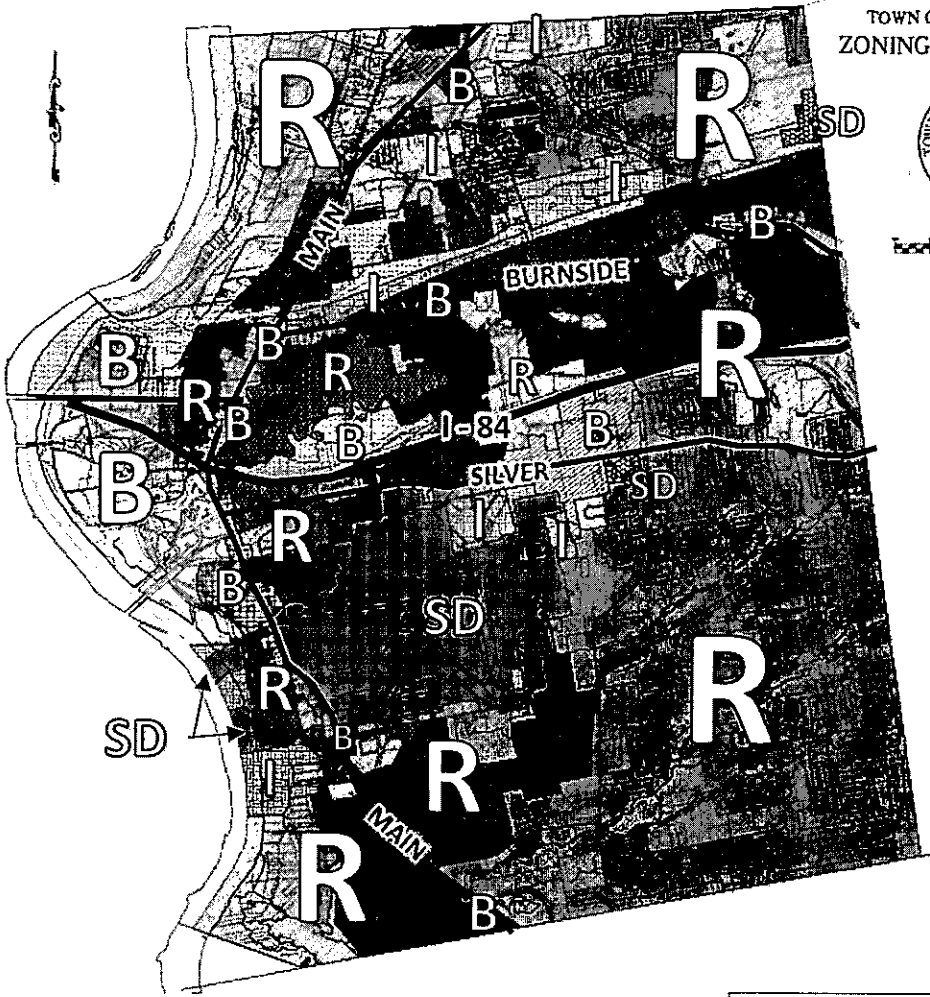
RESIDENTIAL DISTRICTS (R-1, R-2, R-3, R-4, R-5)	BUSINESS DISTRICTS (B-1, B-2, B-5, B-6)
<p>Special Use Permit with conditions:</p> <ul style="list-style-type: none">• Minimum lot size of 60,000 sq. ft. (approximately 1.3 acres)• Front and side yards shall be two times that which is required for the zone (typically about 20 ft. total; 8 ft. and 12 ft.)• Not more than 50% building coverage	<p>Special Use Permit with conditions:</p> <ul style="list-style-type: none">• Minimum lot size of 15,000 sq. ft.• Shall not be located in a Commercial Node as identified in the Plan of Conservation and Development

ZONING MAP

TOWN OF EAST HARTFORD
ZONING SUMMARY MAP



- UNDESIRABLE AREAS**
- UNDESIRABLE AREA 1
- UNDESIRABLE AREA 2
- UNDESIRABLE AREA 3
- UNDESIRABLE AREA 4
- UNDESIRABLE AREA 5
- UNDESIRABLE AREA 6
- UNDESIRABLE AREA 7
- UNDESIRABLE AREA 8
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- UNDESIRABLE AREA 42
- UNDESIRABLE AREA 43
- UNDESIRABLE AREA 44
- UNDESIRABLE AREA 45
- UNDESIRABLE AREA 46
- UNDESIRABLE AREA 47
- UNDESIRABLE AREA 48
- UNDESIRABLE AREA 49
- UNDESIRABLE AREA 50





LEGEND:

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
EAST HARTFORD

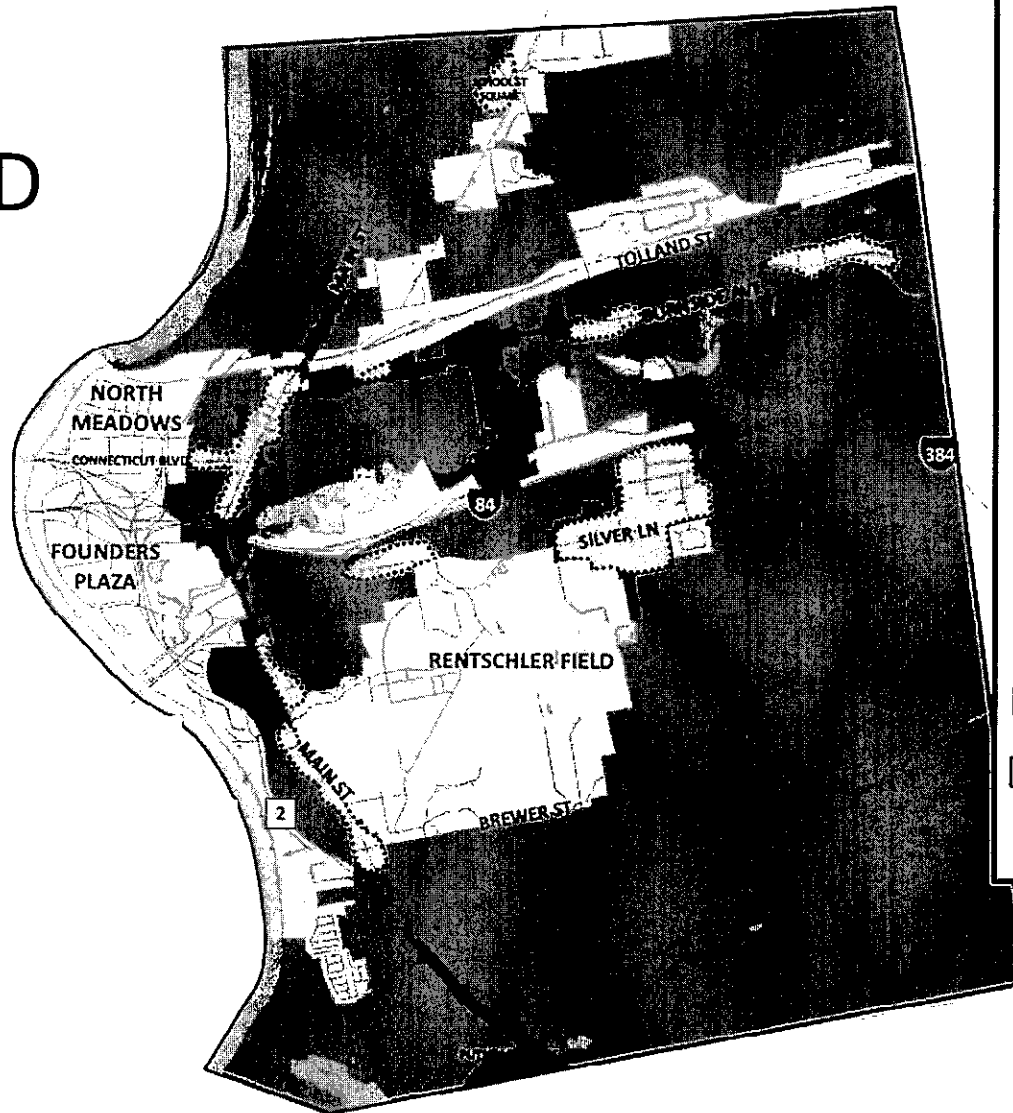
LEGEND

Place of Worship Permitted by Special Permit in:

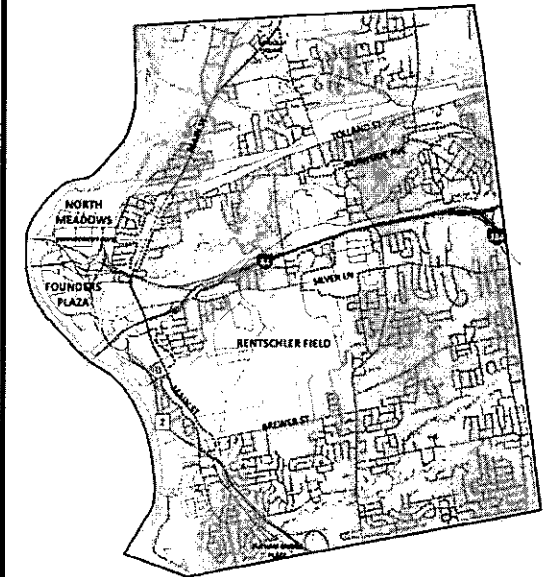
-  B-1; B-2; B-5; B-6
(Min. 15,000 sq. ft. lot size)
-  R-1; R-2; R-3; R-4; R-5
(Min. 60,000 sq. ft. lot size)



Not Permitted In:

-  Commercial Node
- B-3; B-4
- DDD-1; DDD-2
- I-2; I-3
- R-6



GENERAL AREA MAP



-  PERMITTED (13.95 sq. mi.)
-  NOT PERMITTED (4.8 sq. mi.)

EH Total Area 18.75 sq. mi.

PLACES OF ASSEMBLY

- Tax exempt places of worship in East Hartford as determined by the Assessor

CHURCHES

ZONE

1. 110 Ellington Rd. – Wesley Memorial, United Methodist	R-2
2. 1584 Main St. / 15 Maplewood Av. – St. Mary’s	B-1/R-4
3. 1160-1180 Main St. – Calvary Congregational Methodists Chapel	B-5
4. 837 Main St. – First Congregational	B-1
5. 178 Main St. – Iglesia de Dios Evangelica El Refugio In	B-1
6. 111 Ash St. – New Testament Baptist	B-3
7. 12 Phelps Pl. – Vacant – Variance granted 8-28-97	B-5
8. 91 Tolland St. – Mount Carmel New Testament Church of God	B-1
9. 464 Tolland St. – Agape Fellowship of the Living God	I-3
10. 1184 Burnside Av. – Variance granted 1-25-96	B-2
11. 2-16 Church St. – New Covenant United Methodist Church	R-3
12. 20 Church St. – Masjid Al-Mustafa (S.A.W.) Inc.	R-3
13. 3-35 Church St. – St. Rose Church Corp.	R-3
14. 1 Community St. – St. Isaac Jogues Church Corp. of EH	R-5
15. 1120 Silver La. – Faith Evangelical Lutheran Church	R-2
16. 465 Oak St. – La Piedra Viva – (formerly Temple Beth Tefilah)	R-2
17. 763 Oak St. – St. Germain Foundation	R-2
18. 370 May Rd. – Church of Our Lady of Peace	R-2
19. 444 Hills St. – Missionar Soc of Conn	R-2
20. 528-530 Brewer St. – Church of St. Christopher	R-2
21. 1301 Forbes St. – South Congregational Church	R-2
22. 1535 Forbes St. – Northeastern Conference of Seventh Day Adventist	R-2
23. 1492 Silver Ln. – Crossroads Community Cathedral	R-2
24. 3-5 Bidwell St. – Power Tabernacle Ministries	B-1
25. 994 Tolland St. – Islamic Institute of Ahl’Albait	B-3
26. 24 Leggett St. – The Anointed Tabernacle of Jesus Christ	I-2
27. 30 Fellows Ln. – Parish House – Truth Baptist Church of Hartford County	R-3
28. 57 Delmont Rd. – Vacant Land – Htfd. Roman Catholic Diocesan Corp.	R-3

TOWN	APPLICATION TYPE	ZONING DISTRICTS	CRITERIA
EAST HARTFORD	Special Permit	<ul style="list-style-type: none"> ✓ Residential ✓ Business ✗ Industrial 	Minimum lot size of 1.3 acres in Residential districts. Minimum lot size of 15,000 sq. ft. in Business districts. Not permitted in Commercial Nodes as identified in the POCD.
SOUTH WINDSOR	Special Exception	<ul style="list-style-type: none"> ✓ Residential ✗ Business ✗ Industrial 	Residential districts only (excluding Multifamily district). Maximum impervious coverage requirement of 35%-50% depending on district.
WINDSOR	Special Permit	<ul style="list-style-type: none"> ✓ Residential ✗ Business ✗ Industrial 	Residential and Agricultural districts only. Must be located on arterial streets as identified in the POCD.
MANCHESTER	Special Exception	<ul style="list-style-type: none"> ✓ Residential ✓ Business ✓ Industrial 	Residential, Business, and Industrial districts. Must be located on arterial or collector streets as identified in the POCD. Minimum lot size of 1 acre and 200 ft. of frontage in Residential districts. Stringent screening requirements.
GLASTONBURY	Special Permit with Design Review	<ul style="list-style-type: none"> ✓ Residential ✓ Business ✗ Industrial 	Residential and certain Business districts. Design Review process gives P&Z maximum discretion over design, layout, etc. in addition to meeting the minimum requirements of the district.

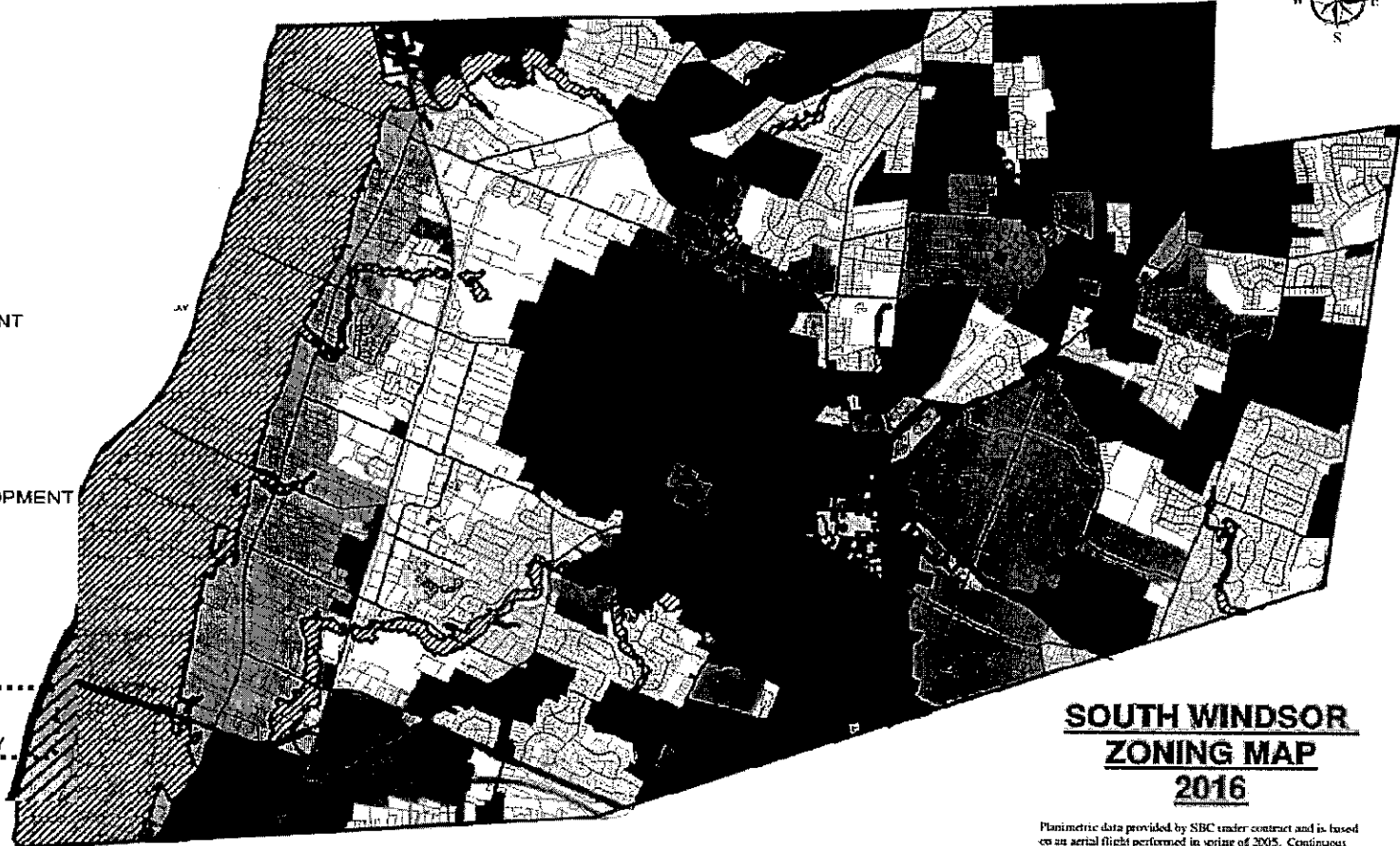
SOUTH WINDSOR

**Special
Exception**

- ✓ Residential
- * Business
- * Industrial

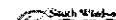
Residential districts only (excluding Multifamily district). Maximum impervious coverage requirement of 35%-50% depending on district.

- CENTER CORE ZONE
- CENTER NORTH ZONE
- RTE 5 NORTH ZONE
- ▨ A-FLOOD HAZARD ZONE
- ▨ AE-FLOOD HAZARD ZONE
- ⋯ A-20 RESIDENTIAL
- ⋯ A-30 RESIDENTIAL
- ▨ A-40 RESIDENTIAL
- ▨ AA-30 RESIDENTIAL
- ▨ I-291 CORRIDOR DEVELOPMENT
- ▨ DA-15 DESIGNED RESIDENCE
- ▨ DESIGNED COMMERCIAL
- ▨ DESIGNED RESIDENCE
- ▨ GENERAL COMMERCIAL
- ▨ BUCKLAND GATEWAY DEVELOPMENT
- ▨ INDUSTRIAL
- ▨ MULTI-FAMILY A
- ▨ MULTI-FAMILY AA
- ▨ RESTRICTED COMMERCIAL
- ▨ RESTRICTED OFFICE
- ⋯ RURAL RESIDENTIAL
- ⋯ RURAL RESIDENTIAL OVERLAY
- ▨ ROUTE 5 TRAVEL SERVICE



SOUTH WINDSOR
ZONING MAP
2016

Planimetric data provided by SBC under contract and is based on an aerial flight performed in spring of 2005. Continuous updates completed with As-built information and CROG aerial

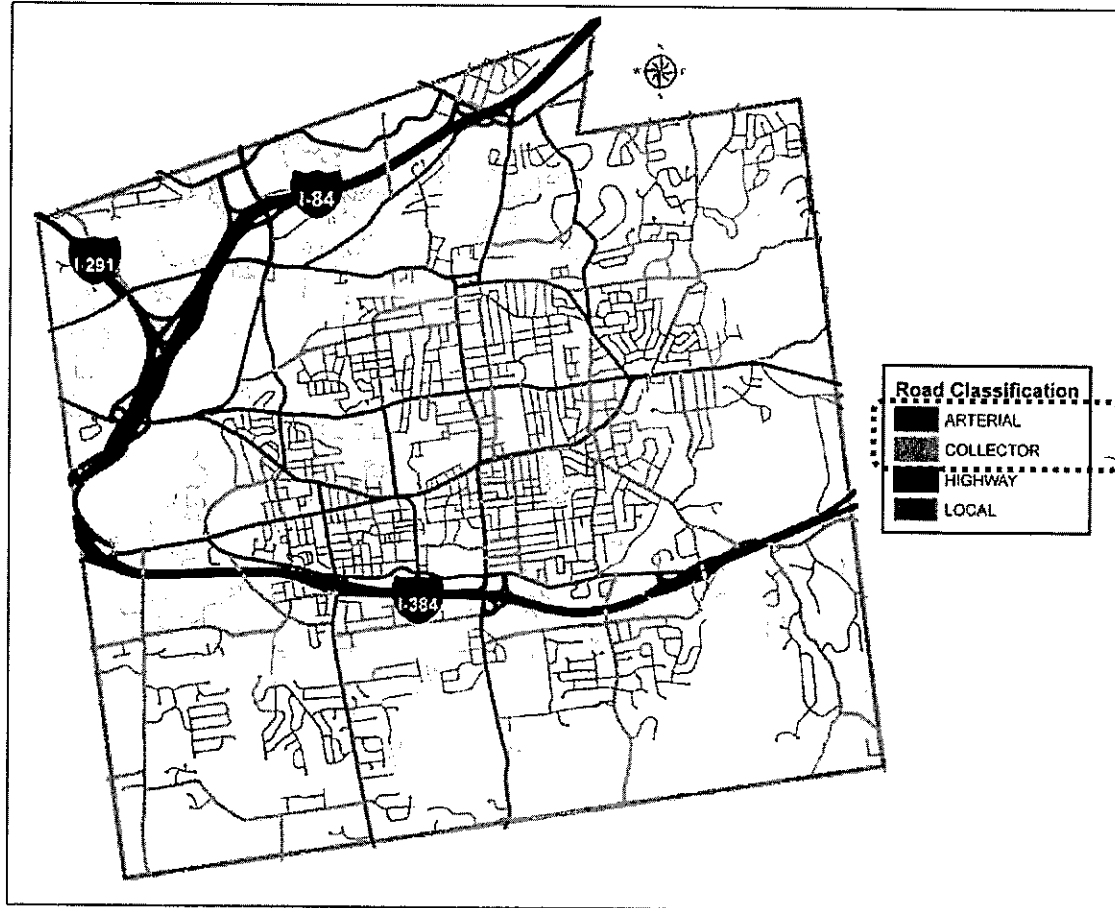


MANCHESTER

**Special
Exception**

- ✓ Residential
- ✓ Business
- ✓ Industrial

Residential, Business, and Industrial districts. Must be located on arterial or collector streets as identified in the POCD. Minimum lot size of 1 acre and 200 ft. of frontage in Residential districts. Stringent screening requirements.

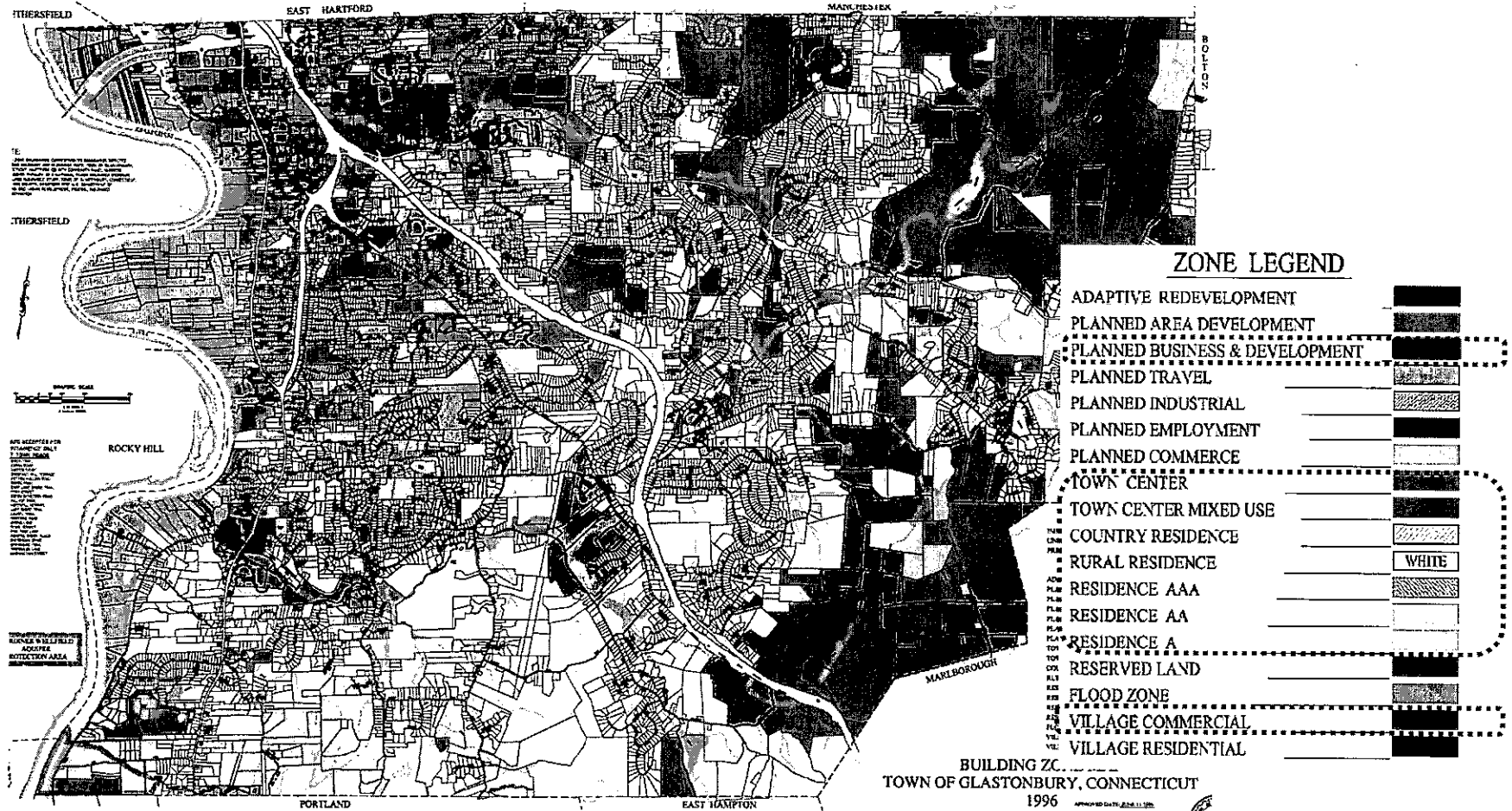


GLASTONBURY

Special
Permit with
Design
Review

- ✓ Residential
- ✓ Business
- ✗ Industrial

Residential and certain Business districts. Design Review process gives P&Z maximum discretion over design, layout, etc. in addition to meeting the minimum requirements of the district.



Regulating Places of Assembly

- Towns have similar application process (Special Use Permit) but different approaches to regulating places of assembly

Windsor and Manchester

Locate only on certain streets
in certain districts

East Hartford and South Windsor

Locate on most land area in town
subject to conditions

Glastonbury

Locate on most land area in town
subject to design review process