



September 28, 2022

# ZONING UPDATE

Planning & Zoning Commission

## EAST HARTFORD Zoning Regulations



Updated Draft For PZC Review - September 2022

Planning & Zoning Commission

1

## Overview

- The PZC wanted to:
  - **Reorganize** - reorganize the regulations to make them easy to use
  - **Clarify** - revise sections to make them easy to understand
  - **Review / Update** - ensure the regulations address important issues

2

## Process

- Started in 2019 with “audit”
- Worked on regulations with Staff through the pandemic
- PZC started reviewing regulations in 2021
- Goal is to wrap up the regulations in early 2023

3

## Anticipated Schedule

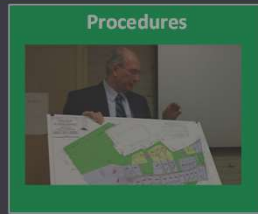
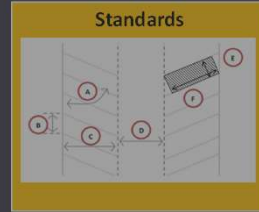
Date	Description
9/14/22	PZC endorsed overall approach / schedule
9/28/22	PZC to review updated draft / set date for a public information meeting in October
10/26/22	Public Information Meeting
11/9/22	PZC to consider comments and potential edits (immediate review versus for later refinement)
11/30/22	PZC work session to finalize regulations for public hearing
12/14/22	PZC Meeting to schedule regulations for public hearing on adoption
1/25/23	Public Hearing On Adoption
2/8/23	PZC Meeting to consider comments and potential edits / adopt regulations

We Are Here

The goal of the meeting on September 28 is to set October 26 as the date for a public information meeting on the updated regulations.

4

# Organization



5

# Quick Start Guide

September 2022 – Updated Draft #1 for FCZ Review

Section 1.1  
QUICK START GUIDE  
Overview

## 1. QUICK START GUIDE

### Section 1.1. Overview

Welcome to the  
East Hartford Zoning Regulations!

**QUICK STEPS TO USING THESE REGULATIONS EFFECTIVELY**

1. From the Zoning Map, identify the zoning district for the property you are interested in. The Zoning Map is available on-line at:  
<http://www.easthartford.gov/development-administrator-department/users/quickstart.aspx>
2. Go to the sections of the Zoning Regulations for that zoning district to learn about applicable provisions:
  - a. Section 2 – Residential (R) Zones
  - b. Section 3 – Business (B) Zones
  - c. Section 4 – Industrial (I) Zones
  - d. Section 5 – Special Districts
3. Look at Sections 6 through 9 of the Regulations to see if other standards apply:
  - a. Section 6 – Use-Related Provisions
  - b. Section 7 – Development Standards
  - c. Section 8 – Special Provisions
4. Section 10 of the Regulations outlines steps to obtain any required approval(s).
5. Sections 10 and 11 contain administrative and other provisions (including definitions of terms used in the Regulations):
  - a. Section 10 – Administration
  - b. Section 11 – Glossary / Definitions



Added click-links for ease of navigation

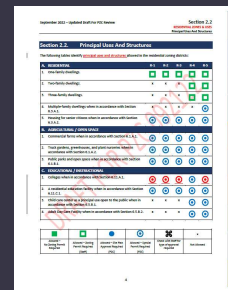
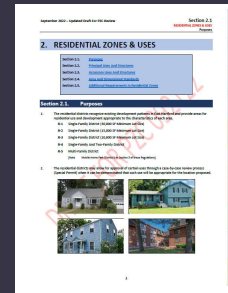
6

## Residential Zones

## Business Zones

## Industrial Zones

- Established “use tables”
  - What is permitted where and how
  - Will have cross-links to related provisions
  
- Added dimensional tables
  
- Shortened / simplified basic parameters
  - Residential to 8 pages
  - Business to 11 pages
  - Industrial to 7 pages
  
- Standards in Section 6



7

## Residential Zones

- Updated for:
  - Accessory dwelling units
  - Updated for chickens

8

## Business Zones

- Updated for:
  - Small box discount stores
  - Pet boarding vs pet daycare/grooming
  - Cannabis establishments

9

## Industrial Zones

- Updated for:
  - Pet boarding vs pet daycare/grooming
  - Cannabis establishments

10

## Special Zones

- Flood Hazard Zone - **updated**
- Design Development District Process – **clarify process**
- Approved DDD Districts – **organizes past approvals**
- Incentive Development Zone
- Comprehensive Downtown Rehabilitation Zone (CDR)
- Mobile Home Park (MHP) District
- Planned Development District – **NEW in 2021**

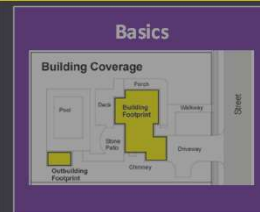
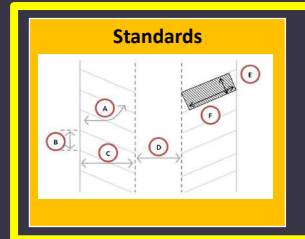
11

## Use-Related Provisions

- Agriculture / Open Space Activities
- Residential Accessory Uses – **added accessory dwelling unit provisions / chickens**
- Residential Development
- Retail-Related Uses – **added cannabis selling provisions**
- Service-Related
- Restaurant-Related Uses – **updated outdoor dining**
- Lodging-Related Uses
- Vehicle-Related Uses
- Drive-Through Facilities – **cleaned up these provisions**
- Public Assembly Related Uses
- Institutional Related Uses
- Industrial-/ Logistics Related Uses – **added cannabis production provisions**
- Office / R&D / Related Uses
- Boating-Related Uses
- Miscellaneous Accessory Uses Section
- Other Uses

12

# Organization



13

# Development Standards

- Design Review - **NEW**
- Signs – **revised regulatory framework**
- Parking & Loading – **updated / added EV charging stations**
- Landscaping, and Screening – **organized / consolidated**
- Slopes And Grading
- Soil Erosion and Sediment Control
- Environmental Review
- Transportation Review
- Access Management
- Fences & Walls
- Stormwater Management - **NEW**
- Site Lighting - **NEW**
- Accessibility For People And Bicycles - **NEW**
- Noise / Performance Standards - **NEW**
- Alcoholic Liquors – adopted by PZC in 2021
- Refuse Management - **NEW**



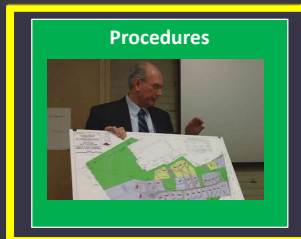
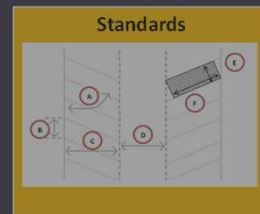
14

# Special Standards

- Dimensional Exceptions
- Nonconforming Uses
- Earth Removal and Filling
- Antennas / Telecommunication - **NEW**
- Corner Visibility
- Construction Staging Areas
- Use Of Trailers
- Mobile Homes
- Security Gates

15

# Organization



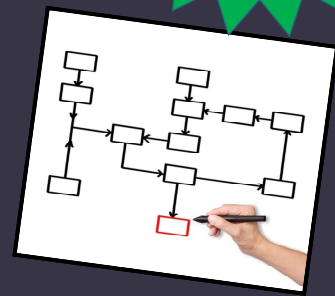
16



# Procedures

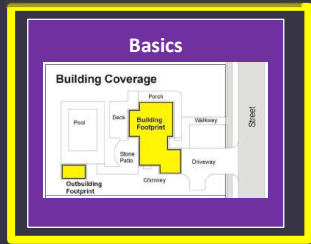
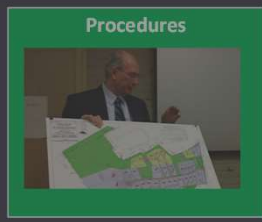
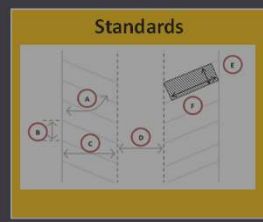
- Staff Procedures
- Pre-Application Reviews (Staff / PZC)
- Site Plan Application (PZC)
- Special Permit Application
- Regulation Amendment Application
- Zone Change Application
- Zoning Board Of Appeals Procedures
- Procedural Elements

*Extensively revised to follow statutes*



17

# Organization



18

# Subsections

- Authority
- Purposes – updated for PA 21-29
- Zoning Map
- Application Of Regulations
- Compliance With Regulations
- Enforcement And Penalties
- Validity And Severability
- Effective Date

# Glossary

September 2022 - updated draft for POC Review

**Section 11.2**  
GENERAL (RESIDENTIAL)  
Section

**COMMERCIAL MOBILE HOME** – See Section 11.2

**CO-LOCATION** – [Section 11.2](#) **Communication facilities** from more than one provider located on a single site.

**COUSE** – An addition of higher housing which is certified and authorized by the state to accept occupancy, for approval, use included but not limited to commercial, colleges, liberal arts colleges, nursing and medical schools, law schools, hospitals, psychiatric hospitals, correctional institutions and other facilities.

**COMMERCIAL MOBILE HOME** – Commercial mobile home as defined in the Home and Community Development Code and Development Code which is required for commercial, manufacturing and employment purposes to help create a thriving, vibrant, diverse and inclusive local economy, promote activity and generate significant taxable revenue.

Map of Mobile Home in 2014 Map of Commercial and Development

276

September 2022 - updated draft for POC Review

**Section 11.3**  
GENERAL (COMMERCIAL)  
Section

**COMMERCIAL RECREATION** – Any form of diversion or a mode of diversionary play/entertainment for profit.

**COMMERCIAL RECREATION, INDOOR** – Any form of commercial recreation that is primarily located and conducted indoors.

**COMMERCIAL RECREATION, OUTDOOR** – Any form of commercial recreation that is primarily located and conducted outdoors.

**COMMERCIAL VEHICLE** – The following types of vehicle class and body type that be used to determine whether a vehicle is a commercial vehicle:

Year	Weight (pounds)	Wheelbase (inches)	GVWR (pounds)	GVW (pounds)	Other
2000	10,000	140	14,000	14,000	
2001	10,000	140	14,000	14,000	
2002	10,000	140	14,000	14,000	
2003	10,000	140	14,000	14,000	
2004	10,000	140	14,000	14,000	
2005	10,000	140	14,000	14,000	
2006	10,000	140	14,000	14,000	
2007	10,000	140	14,000	14,000	
2008	10,000	140	14,000	14,000	
2009	10,000	140	14,000	14,000	
2010	10,000	140	14,000	14,000	
2011	10,000	140	14,000	14,000	
2012	10,000	140	14,000	14,000	
2013	10,000	140	14,000	14,000	
2014	10,000	140	14,000	14,000	
2015	10,000	140	14,000	14,000	
2016	10,000	140	14,000	14,000	
2017	10,000	140	14,000	14,000	
2018	10,000	140	14,000	14,000	
2019	10,000	140	14,000	14,000	
2020	10,000	140	14,000	14,000	
2021	10,000	140	14,000	14,000	
2022	10,000	140	14,000	14,000	

277

Explanatory Illustrations

Explanatory Illustrations

Grouping Related Terms

Pictures

(continued from previous page)

**PRINCIPAL USE** – The primary or predominant use or activity of a building, structure, or parcel of land. See "Use". See also "Accessory Use".

**ACCESSORY USE** – A use of a building, structure, or parcel of land that is customarily incidental to, and subordinate to, a principal use or activity on the same parcel as the principal use. See "Use". See "Principal Use", "Customary", "Subordinate", and "Incidental".

Principal Use (Residential)

Accessory Use (Vehicle Parking)

**CUSTOMARY** – Something commonly practiced, used, or observed such that it is considered conventional and typical rather than unusual.

**INCIDENTAL** – Something likely to ensue as a minor consequence of another activity or something that happens as a minor part or result of something else.

**SUBORDINATE** – Something inferior, smaller, fewer, and of less importance or impact or something placed in or occupying a lower class, rank, or position.

