



# Summary of Major Changes

## OVERALL

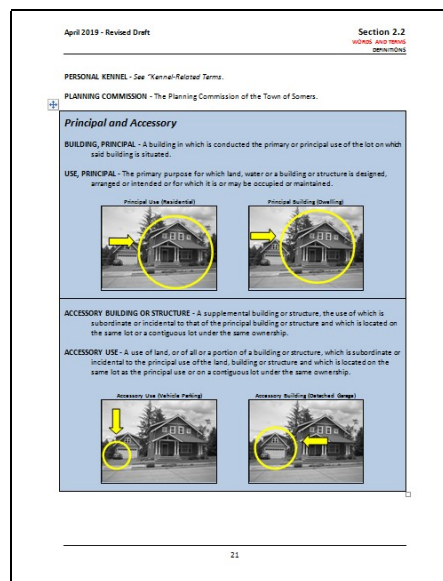
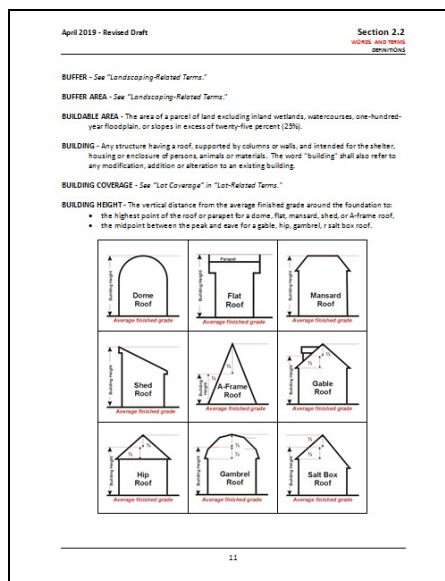
1. Re-organized regulations to put related provisions together to help make them more “user-friendly”

## SECTION 1 REGULATORY BASICS

1. Updated and clarified text related to authority, purposes, zoning map, application of regulations, enforcement, and other basic regulatory provisions

## SECTION 2 WORDS AND TERMS

1. Comprehensively reviewed and updated definitions
2. Moved “regulations” out of definitions
3. Grouped related terms together to better explain zoning concepts
4. Added graphics to help illustrate zoning concepts
5. Modified definition of “day-time” hours in the “noise-related terms”



## **SECTION 3 RESIDENCE DISTRICTS**

1. Created a new “Residence A-2” zone so that smaller lots in Somers Center and Somersville Center might become conforming (or less non-conforming) and not need variances (added a density limitation so they could not be subdivided).
2. Created use tables to show what is allowed in each district and how it is approved
3. Clarified provisions for:
  - a. parking of commercial vehicles and unregistered vehicles
  - b. home occupations
4. Added standards for density and tied to “buildable area.”
5. Added provisions related to accessory apartments
6. Made extension revisions to open space subdivision (whole new approach)
7. Added provisions for adaptive re-use of buildings on State highways for low intensity office / institutional use
8. Retained provision for “place of worship or religious institution”
9. Removed requirement for minimum floor area and for full basement in accordance with Connecticut Supreme Court decision

## **SECTION 4 BUSINESS / INDUSTRIAL DISTRICTS**

1. Created a new “Village Business” zone in Somers Center and Somersville Center and designated as a “village district.” (residential houses were exempted)
2. Created use tables to show what is allowed in each district and how it is approved
3. Added a provision related to outdoor dining
4. Allowed for brewery / winery / distillery operations

## **SECTION 5 SPECIAL DISTRICTS**

1. Updated the Floodplain Overlay District to reflect recent changes in the National Flood Insurance Program and the Building Code
2. Retained Planned Development District – no substantive changes
3. Included Detached Housing Development Zone (Section 5.3) as adopted by Zoning Commission in 2020

## SECTION 6 USE-RELATED PROVISIONS

1. Grouped provisions related to certain uses in this Section
2. Established provisions for farm brewery / farm winery / farm distillery when accessory to an active farm growing the fruits or crops used. Broke up into separate activities to be authorized by Special Use Permit:
  - a. Manufacturing Production
  - b. Retail Sales
  - c. Tasting Room / Public Events
  - d. Function Rooms / Private Events (*options still being considered*)

## SECTION 7 STANDARDS

1. Updated and clarified the sign regulations
2. Updated and clarified the parking regulations
3. Updated lighting regulations and LED light sources
4. Updated landscaping regulations
5. Updated stormwater management regulations
6. Updated soil erosion control regulations
7. Added provisions related to access management
8. Added provisions related to pedestrian improvement

## SECTION 8 SPECIAL PROVISIONS

1. Grouped text related to possible dimensional exceptions
2. Clarified and reorganized text related to non-conforming situations
3. Added provisions related to telecommunications facilities
4. Extensively modified provisions related to earthwork (excavation, removal, filling, regrading, and/or physical or mechanical relocation of any kind of soil or earth matter, including topsoil, sand, gravel, clay, rock or similar material, or combinations thereof)
5. Modified regulations to categorize earthwork as an “activity” which is temporary in nature and subject to standards (rather than use which is or is not permitted in certain districts)
6. Modified earthwork regulations to require a Special Use Permit from the Zoning Commission when earthwork activity (except for some except activities( exceeds 1,000 cubic yards of material or when any blasting/dislocation/processing activities are undertaken.

## **SECTION 9 PROCEDURES**

1. Comprehensively re-organized entire section to reflect statutes
2. Added sub-sections to avoid repetition of requirements
3. Revised Special Permit criteria

## **APPENDIX**

1. Looking to add checklists summarizing materials required for a complete application

## **ZONING MAP**

1. Established Residence A-2 zone in Somers Center and Somersville Center
2. Established a Village Business in in Somers Center and Somersville Center
3. Expanded Industrial District in areas where it might be desirable
4. Added a “Flood Plain Overlay District” to help identify where flood plain limitations apply