



Town of North Stonington
Planning and Zoning Commission

Application for Commission Approval

Application Number:	<u>21-056</u>	Receipt Date:	<u>6/7/2021</u>	Fee:	<u>N/A</u>			
<input type="checkbox"/> SPL	<input type="checkbox"/> SPP	<input type="checkbox"/> MP	<input checked="" type="checkbox"/> TX/MP AM	<input type="checkbox"/> ZC	<input type="checkbox"/> CU	<input type="checkbox"/> EXP	<input type="checkbox"/> MOD SPL	<input type="checkbox"/> MOD SPP

Applicant Information:

Name: Town of North Stonington - PZC
Mailing Address: 40 Main St.
North Stonington CT 06359

Contact Info: Phone: 860-535-2877 E-mail: CKonsavitch@northstoningtonct.ga

Owner of Record:

Name: SAA
Mailing Address: _____

Contact Info: Phone: _____ E-mail: _____

Property Location: N/A

Assessor Parcel Information:

Map: N/A Lot: N/A

Zoning District of Property: N/A
R10 - R60 - R80 - C - HC - I - ED - RC

Restrictive Overlay Area: N/A
N/A - VPO - WSPO - SUO - APOA
(See Chapter 7)

Specific Use as Listed under Specific Zoning
District in Regulations:

Text Amendment

Detail of Use Requested: Add "Educational Facility" to sect. 502
Permitted & Special Permitted Uses and Definition of
Educational facility to Ch. 16 Definitions.

6/4/21
Date

[Signature]
Signature (Applicant)

Date

Signature (Property Owner of Record)

The applicant and property owner above are applying for a Site Plan Approval as specified above and in accordance with the Zoning Regulations of the Town of North Stonington.

For Office Use Only: Disposition and action taken by the Inland Wetlands Commission or Insignificant and Rights of Use Permits by the Inland Wetlands Officer. (Wetlands Permit is valid for 5 years from date of issuance as long as work has commenced)

Signature of IWC Chairman or WEO: _____ Date: _____

Chapter 5 – Residential Zoning Districts

Zoning District	Minimum						Maximum	
	Lot Area (sf)	Road Frontage (ft)	Buildable Area (sf)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Impervious Coverage (%)	Building Height (ft)
R-40	40,000	150	25,600	30	15	15	20	35
R-60	60,000	200	32,400	40	20	20	20	40
R-80	80,000	250	40,000	50	25	25	15	40
SUOA*	20,000	100	N/A	20	10	20	20	30
AHOA	200,000	600	12 UNITS/AC	50	VARIES	50	35	35

* These standards apply only to the seasonal uses allowed in the SUOA district, as specified in § 704. Year-round uses in the SUOA district must comply with the dimensional standards of the underlying zoning district.

502 PERMITTED AND SPECIAL PERMIT USES:

The following are permitted uses in the Residential Zoning Districts:

(Note: In the VPOA, no principal building or use shall be established or changed to another use without a Special Permit.)

Residential Principal Uses	R-40	R-60	R-80
Single Family Residence: (Only one SF dwelling is permitted per lot, except in the case of permitted accessory apartments. Quonset huts, Nissen huts, tents, camper trailers, and other potentially movable shelters, whether or not affixed to a permanent (non-movable) foundation, shall not be considered single-family dwellings for these purposes nor permitted as a dwelling unit.	ZP	ZP	ZP
Duplex Residence (only one duplex permitted per lot)	ZP	ZP	ZP
Temporary Trailer (Residential) (§ 1002.5)	ZP	ZP	ZP
Mobile Home * (§ 1014)	ZP	ZP	ZP
Micro Assisted Living Facility * (§ 1013) (** Min. Lot Size of 80,000sf required)	SPP**	SPP**	SPP
Residential Accessory Uses	R-40	R-60	R-80
Accessory Apartment, Residential* (Accessory to SFR) (§ 1002.1)	ZP	ZP	ZP
Aircraft Landing Area (§ 302)			SPP
Home Occupation* (Accessory to SFR/DPLX) (§ 1002.2)	ZP	ZP	ZP
Commercial Kennel* (§ 1002.3)	SPP	SPP	SPP
Other Accessory Structures	ZP	ZP	ZP
Misc. Non-residential Uses	R-40	R-60	R-80
Camp	SPL	SPL	SPL
Cemetery* (§ 304)	SPL	SPL	SPL
Church	SPP	SPP	SPP
Educational Facility	SPP	SPP	SPP
Membership Club (firearms)/ <u>(no firearms)</u> * (§ 1012)	<u>SPP/SPL</u>	<u>SPP/SPL</u>	<u>SPP/SPL</u>
Post Office	SPL	SPL	SPL
Municipal Building/Facilities	SPL	SPL	SPL
Public Utility Distribution/Substation* (§ 1015)	SPL	SPL	SPL
Recreation (Passive)	SPL	SPL	SPL
Transfer Stations	-	-	SPP

Chapter 16 – Definitions

Driveway, Common or Shared: A driveway that provides access to more than one (1) lot or separate tract of land.

Duplex Residence (see Residence, Duplex)

Dwelling-Related Terms

Dwelling: A single building designed and used exclusively as living quarters. The term “dwelling” shall not be deemed to include hotel, motel, inn, boarding or rooming house, convalescent or nursing home, mobile home trailer, tourist home, or tent.

Dwelling, Multi-Family (See Residence, Multi-Family)

Dwelling, Single-Family (See Residence, Single-Family)

Dwelling Unit: One (1) or more rooms in a residential building that are collectively arranged, designed, or intended for use by one (1) family, and that include lawful cooking space and lawful sanitary facilities reserved for the occupants thereof. The term “dwelling unit” shall not be deemed to include hotel, motel, inn, boarding or rooming house, convalescent or nursing home, mobile home trailer, tourist home, or tent. In the case of buildings having two (2) or more portions divided by party walls forming a complete separation above the basement, each such portion shall be considered to be a separate principal dwelling unit.

Education Facility: A public, parochial, or private institution that provides educational instruction to students.

Emergency Services: Private or public services, such as fire protection, ambulance, and rescue, provided in times of emergency for the general health and welfare of Town residents.

Excavation (Excavation of Earth Materials): The removal of earth, sand, gravel, clay, rock or other natural earth products from the ground.

Facade: The exterior surface of a building.

Fall Circle: The area created by a circle formed with the tower at the center and a radius equal to the tower height or other specified length.

Family: (1) All persons related by blood, marriage, or legal adoption; or (2) five or fewer persons who are not related by blood, marriage, or legal adoption, including domestic employees, but who occupy a single dwelling unit and live as a single, permanent, housekeeping unit. Lodgers shall not be deemed to be part of the family whose home they are temporarily occupying.

Farm Winery: Any place or premises in which wine is manufactured, stored and sold, and which is located on a farm consisting of at least twenty-five (25) acres with at least five (5) acres dedicated to vineyards or to the growing of other fruits used on site for creating wine.

Farm Winery Restaurant: A use that is incidental, complementary and secondary to a farm winery. A farm winery restaurant shall be conducted in a permanent building in which hot and cold food can be prepared and served to members of the public seated indoors or on a patio area adjoining the building.

Filling (Filling of Earth Materials): The addition to existing land of earth, sand, gravel, clay, rock or other natural earth products.

Financial Institution: A facility such as commercial bank, savings bank, mutual savings bank, savings and loan, or credit union that is chartered and regulated by a State or Federal agency.