

27.2 Non-Residential:

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
27.2.1	Single-family detached dwelling; not more than one (1) dwelling per lot	ZP	SP	X	X	SE	X	X	X	X	X	X
27.2.2	Two-family dwelling with not more than one (1) dwelling per lot	SE	SE	X	X	SE	X	X	X	X	X	X
27.2.3	Two-family dwellings in more than one structure <i>(Added 8/15/2016)</i>	X	SE	X	X	X	X	X	X	X	X	X
27.2.4	Multiple Unit Dwellings <i>(Amended effective 7/1/2018)</i>	X	SE	X	X	X	X	X	X	X	X	X
27.2.5	Multiple Dwelling Units in Commercial Structures <i>(Added 2/1/2015 & Amended 6/1/2015 & 4/1/2016)</i>	X	SE	SE	X	X	X	X	SE	X	X	X
27.2.6	Planned Neighborhood Developments <i>(Added 2/1/2015)</i>	X	X	SE	X	X	X	X	X	X	X	X
27.2.7	Common Interest Community Development <i>(Added 6/1/2015)</i>	X	SE	SE	X	X	X	X	SE	X	X	X
27.2.8	Accessory Apartments (*Exterior Changes to DRB)	SE	*ZP	X	X	SE	SE	SE	X	X	X	X
27.2.9	Accessory uses customary and incidental to the use of a lot, subject to Sections 28 and 33	ZP	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.10	Outdoor wood-burning furnace	X	X	X	X	X	X	X	X	X	X	X
27.2.11	Home Businesses – See Section 28	ZP		X	X	ZP	ZP	ZP	X	ZP	ZP	X
	(a) Tier 1	SP	SP	ZP	X	ZP	ZP	ZP	ZP	X	X	X
	(b) Tier 2	SP	SP	SP	X	SP	SP	SP	SP	X	X	X
	(c) Tier 3	X	X	SE	X	SE	SE	SE	SE	X	X	X
27.2.12	(a) Mini-estate subdivision	X	X	X	X	X	X	X	X	X	X	X
	(b) Conservation subdivision	X	X	X	X	X	X	X	X	X	X	X
27.2.13	Rear lots	SE	SE	X	X	SE	X	SE	X	X	SE	SE

ZP - Zoning Permit from ZEO Required
 SP – Site Plan approval from PZC Required

X - Prohibited in District
 SE - Special Exception approval from PZC Required

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
27.2.14	Planned Residential Development	X	X	X	X	X	X	X	X	X	X	X
27.2.15	Housing project for elderly persons, but not including mobile homes or trailers	SE	SE	X	SE	SE	SE	SE	X	X	X	X
27.2.16	Homes for the aged, congregate housing, assisted living facilities and boarding homes for sheltered care, licensed by the State of Connecticut	X	X	X	X	SE	X	SE	X	X	X	X
27.2.17	Hospitals, clinics, extended care facilities, long-term facilities, nursing/rest homes, sanatoriums and intermediate care facilities, licensed by the State of Connecticut	X	X	X	X	SE	X	SE	X	X	X	X
27.2.18	Day Care Facilities for:											
	(a) No more than nine (9) children	SP	ZP	SE	ZP	ZP	ZP	ZP	X	X	ZP	X
	(b) More than nine (9) children	SP	SP	SE	SE	SE	SE	SE	X	X	SE	X
	(c) No more than fifteen (15) adults	X	X	SE	SE	SE	SE	SE	X	X	SE	X
27.2.19	Bed and Breakfast establishments	SE	SE	X	SE	SE	SE	SE	X	X	SE	X
27.2.20	Motels	SE	SE	X	X	SE	SE	SE	X	SE	SE	X
27.2.21	Hotels	X	X	SE	X	X	X	X	X	X	X	X
27.2.22	Business and professional offices											
	(a) With a footprint of less than or	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
	equal to 5,000 sq. ft.											
	(b) With a footprint between 5,000 sq. ft. and 15,000 sq. ft.	SE	SE	SP	SP	SP	SP	SP	SP	SP	SP	SP
	(c) With a footprint greater than 15,000 sq. ft.	X	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
27.2.23	(a) Financial institutions	SE	SE	SE	SE	SE	SE	SE	X	X	SE	X
	(b) With drive-up window	X	X	SE	SE	SE	SE	SE	X	X	SE	X
	(c) Ancillary Drive-up	X	SE	X	X	X	X	X	X	X	X	X
27.2.24	Retail establishments and personal service facilities, except Shopping Centers, Neighborhood Shopping Centers											
	(a) With a footprint less than or equal to 5,000 sq. ft.	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	(b) With a footprint between 5,000 sq. ft. and 15,000 sq. ft.	SE	SE	SP	SP	SP	SP	SP	SP	SP	SP	SP
	(c) With a footprint greater than 15,000 sq. ft.	X	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
	(e) Drive-up window	X	X	SE	SE	SE	SE	SE	X	X	SE	X
27.2.25	(a) Shopping Center	X	X	SE	SE	X	X	SE	X	SE	SE	SE
	(b) Neighborhood Shopping Center	X	X	SE	SE	SE	SE	SE	X	SE	SE	X
27.2.26	Liquor Stores	X	X	SE	SE	SE	SE	SE	X	X	SE	X

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
27.2.27	Medical and Recreational Marijuana Producers and Dispensaries	X	X	X	X	X	X	X	X	X	X	X
27.2.28	Massage Establishments <small>(Added 1/1/2015)</small>	SE	SE	X	SE	SE	X	SE	SE	SE	SE	X
27.2.29	Tattoo parlors and/or body piercing salons (except ear piercing)	X	X	X	X	X	X	SE	X	X	X	X
27.2.30	Adult Entertainment Business	X	X	X	X	X	X	SE	X	X	X	X
27.2.31	(a) Coffee houses, ice cream parlors, other food service establishments occupying not more than two thousand three hundred square feet (2,300 sq. ft.) where customers are served at counters, with no more than fifty (50) seats <small>(Amended 2/15/2015 & 6/1/2015)</small>	SE	SE	SP	SP	SP	SP	SP	SP	SP	SP	X
	(b) With drive-up window	X	X	SE	SE	SE	SE	SE	X	SE	SE	X
27.2.32	Restaurants and other food service establishments, where customers are served <u>only</u> when seated at tables or counters. Such uses may include a food take-out service incidental to the primary permitted use, but shall not include establishments											

Permitted Use		VZ	EMVD	IDZ	B-1	B-2	B-3	B-4	M	I-1	I-2	IP
where customers are served in motor vehicles including drive-up windows or primarily at food take-out counters												
(a)	With indoor seating for no more than sixty (60) people	SE	SE	SP	SP	SP	SP	SP	SP	SP	SP	SP
(b)	With indoor seating for more than sixty (60) people	X	X	SE	SE	SE	SE	SE	SE	SE	SE	SE
(c)	With outdoor seating for no more than forty (40) people. An outdoor eating area may be located in conjunction with a restaurant with indoor seating	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
27.2.33	(a) Restaurants and other food service establishments where customers are served primarily at food take-out counters	X	X	SE	X	X	X	SE	X	X	X	X
	(b) Drive-up Window	X	X	SE	X	X	X	SE	X	X	X	X
27.2.34	Vendors											
	(a) Transient	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
	(b) Stationary	SP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
	(c) Event	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP

Permitted Use		<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
(d)	Seasonal Outdoor Use (SOU)	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.35	Indoor theaters and assembly halls											
(a)	Occupying less than or equal to 15,000 sq. ft. of floor area	SE	SE	SP	SP	SP	SP	SP	X	X	X	X
(b)	Occupying more than 15,000 sq. ft.	SE	X	SE	SE	SE	SE	SE	X	X	X	X
27.2.36	Recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton	X	X	SE	SE	X	X	SE	SE	SE	SE	SE
27.2.37	Nature preserves and wildlife sanctuaries	ZP	ZP	X	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.38	Bowling alleys and billiard or pool halls	X	X	SE	SE	X	SE	SE	X	X	X	X
27.2.39	Commercial recreation facilities, not otherwise specified <small>(Amended 3/8/2019)</small>											
(a)	Indoor Type A, in which a change of use is proposed for an existing structure of any size or as part of a legally authorized reconstruction of a building that was damaged by an act of	X	X	X	X	X	X	X	X	SE	SE	X

Permitted Use		VZ	EMVD	IDZ	B-1	B-2	B-3	B-4	M	I-1	I-2	IP
	nature, fire, etc.											
	(b) Indoor Type A, with a footprint not to exceed 70,000 sq. ft.	X	X	X	X	X	X	X	X	X	X	SE
	(c) Indoor Type B, with a footprint not to exceed 40,000 sq. ft.	X	X	SE	X	X	X	X	X	SE	SE	SE
	(d) Outdoor	X	X	SE	X	X	X	SE	X	X	X	X
27.2.40	(a) Riding academies and boarding stables	X	X	X	X	X	X	X	X	ZP	ZP	ZP
	(b) Commercial kennels	X	X	X	X	X	X	X	X	X	X	X
27.2.41	Veterinary hospitals											
	(a) With a footprint of less than or equal to 5,000 sq. ft.	SE	SE	X	X	SP	SP	SP	X	SP	SP	X
	(a) With a footprint between 5,000 sq. ft. and to 15,000 sq. ft.	X	X	X	X	SP	SP	SP	X	SP	SP	X
	(b) With a footprint over 15,000 sq. ft.	X	X	X	X	X	SE	SE	X	SE	SE	X
27.2.42	(a) The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other similar animal for personal or family purposes as a pet on any lot having a minimum lot area of	X	X	X	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
	forty thousand square feet (40,000 sq. ft.); one additional animal may be maintained on the lot for each additional forty thousand square feet (40,000 sq. ft.)											
	(b) The keeping of bees, up to six colonies and with hives placed a minimum of 10' from all property lines and 25' from any abutting dwelling.	SP	SP	X	X	X	X	X	X	X	X	X
27.2.43	Not more than ten (10) hens, or other poultry, rabbits or similar small animals or any combination thereof, not to exceed a total of ten (10) on a lot. This does not apply to farms as farms are defined. Roosters are prohibited on lots smaller than 3 acres.	X	X	X	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.44	Fruit, vegetables or farm stands; farms; and commercial greenhouses. See Section 28.1.4(g)	X	SE	X	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.45	Farmer's Market	SE	SE	SE	SE	X	X	X	X	X	X	X
27.2.46	Farm Tourism	X	X	X	SE	SE	SE	SE	X	SE	SE	SE
27.2.47	(Reserved for Future Use)											
27.2.48	(Reserved for Future Use)											
27.2.49	(Reserved for Future Use)											
27.2.50	Uses by a duly incorporated non-											

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
	profit body or governmental unit											
	(a) Philanthropic uses, included but not limited to museums, libraries, charitable institutions, fraternal societies and senior centers	SE	SE	SE	SE	SE	SE	SE	X	SE	SE	SE
	(b) Educational uses, including but not limited to private schools, colleges and universities	SE	SE	SE	SE	SE	SE	SE	X	SE	SE	SE
	(c) Religious uses, including but not limited to places of worship and parish halls	SE	SE	SE	SE	SE	SE	SE	X	SE	SE	SE
	(d) Cemeteries	SE	SE	X	SE	SE	SE	SE	X	SE	SE	SE
27.2.51	Buildings, uses and facilities of the Town of Clinton	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
27.2.52	Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
27.2.53	Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, freight yards, freight terminals or storage sidings	ZP	SP	X	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
27.2.54	Public utility substations and public utility water supply reservoirs,	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP

ZP - Zoning Permit from ZEO Required
 SP – Site Plan approval from PZC Required

X - Prohibited in District
 SE - Special Exception approval from PZC Required

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
	wells, water towers and water treatment facilities											
27.2.55	Communication towers not regulated as to location by the State of Connecticut	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
27.2.56	(Reserved for Future Use)											
27.2.57	(Reserved for Future Use)											
27.2.58	(Reserved for Future Use)											
27.2.59	(Reserved for Future Use)											
27.2.60	The manufacturing, processing or assembling of goods when: 1. Accessory and subordinate to a permitted use conducted on the same premises; 2. Located within an enclosed building; and 3. Such manufacturing, processing or assembling does not occupy more than one-third (1/3) of the floor area of the premises containing and occupied by the permitted use	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
27.2.61	The manufacturing, processing or assembling of goods											
	(a) Occupying less than or equal to 15,000 sq. ft. of floor area	X	X	X	X	X	X	X	X	SP	SP	SP
	(b) Occupying more than	X	X	X	X	X	X	X	X	SE	SE	SE

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
	15,000 sq. ft. of floor area											
27.2.62	Warehousing, and wholesale businesses											
	(a) Occupying less than or equal to 15,000 sq. ft. of floor area	X	X	X	X	X	X	X	X	SP	SP	SP
	(b) Occupying more than 15,000 sq. ft. of floor area	X	X	X	X	X	X	X	X	SE	SE	SE
27.2.63	Self-Storage Warehouses	X	X	X	X	X	X	X	X	SE	SE	SE
27.2.64	(Reserved for Future Use)											
27.2.65	Marinas, docks, wharves, slip basins and landings for boats including the storage, repair and servicing of boats	SE	SE	SE	X	X	SE	SE	SE	SE	X	X
27.2.66	Sale of boats and marine equipment, engines, supplies and provisions for boats	SE	SE	X	SE	SE	SE	SE	SE	SE	SE	SE
27.2.67	Manufacturing and rebuilding of boats	X	X	X	X	X	X	SE	SE	SE	SE	SE
27.2.68	The processing, storage and sale of fish, shellfish and lobster from predominately local catches											
	(a) Occupying not more than 15,000 sq. ft. of floor area	X	X	X	X	SP	X	SP	SP	SP	SP	SP
	(b) Occupying more than 15,000 sq. ft. of floor area	X	X	X	X	SE	X	SE	SE	SE	SE	SE

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
27.2.69	Marine contractor’s business, associated buildings and storage yards	X	X	X	X	X	X	X	SE	X	X	X
27.2.70	Contractor’s businesses, associated buildings and storage yards	X	X	X	X	X	X	SE	X	SE	SE	X
27.2.71	Excavation or deposit of materials	SE	SE	X	SE	SE	SE	SE	SE	SE	SE	SE
27.2.72	Funeral Homes	SE	SE	X	X	SE	SE	SE	X	SE	SE	X
27.2.73	Research laboratories, associated offices and buildings	X	SE	SE	X	X	X	X	X	SE	SE	SE
27.2.74	Self-service cleaning establishments (Laundromats)	X	X	X	SE	SE	SE	SE	SE	SE	SE	X
27.2.75	Printing establishments											
	(a) Occupying less than or equal to 5,000 sq. ft. of floor area	SP	SP	SE	X	X	SP	SP	X	SP	SP	SP
	(b) Occupying more than 5,000 sq. ft. of floor area but less than or equal to 15,000 sq. ft. of floor area	SE	X	X	X	X	X	X	X	SP	SP	SP
	(c) Occupying more than 15,000 sq. ft. of floor area	X	X	X	X	X	X	X	X	SE	SE	SE
27.2.76	Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use	X	X	X	SE	SE	SE	SE	SE	SE	SE	SE

	<u>Permitted Use</u>	<u>VZ</u>	<u>EMVD</u>	<u>IDZ</u>	<u>B-1</u>	<u>B-2</u>	<u>B-3</u>	<u>B-4</u>	<u>M</u>	<u>I-1</u>	<u>I-2</u>	<u>IP</u>
27.2.77	Commercial oil, propane or gasoline storage tanks	X	X	X	X	X	X	SE	X	SE	SE	X
27.2.78	Gasoline filling stations	X	X	X	X	X	X	SE	X	X	SE	X
27.2.79	Motor vehicle and limited repairer service	X	X	X	X	X	X	SE	X	X	SE	X
27.2.80	Establishments for the sale of new or used vehicles	X	X	X	X	X	X	SE	X	X	SE	X
27.2.81	Motor vehicle detailing and car washing facilities	X	X	X	X	X	X	SE	X	X	SE	X
27.2.82	Commercial or industrial solid waste, construction or demolition debris disposal, recycling, material transfer, or outdoor storage of materials not associated with a retail or contractor business: a) Less than 250' from existing residentially-zoned land b) More than 250' from existing residentially-zoned land											
		X	X	X	X	X	X	X	X	X	X	SE
		X	X	X	X	X	X	X	X	X	X	SE