

I. Definitions - Child Care/Group Home Uses

Existing: Section 470-202.D. Day-Care Related Terms (to be deleted)

“DAY-CARE-RELATED TERMS

“(1) DAY CARE

The care of people on a regularly recurring but part-time basis (non-twenty-four-hour basis) in a place other than the person's own residence and which may require a license from the State Department of Health in accordance with C.G.S. § 19a-77, as amended.

“(a) FAMILY DAY-CARE HOME

Day care provided in a single-family home for not more than six people and where the principal provider of the services resides on the premises.

“(b) GROUP DAY CARE

Day care provided in a single-family home for more than six people but not more than 12 people and where the principal provider of the services resides on the premises.

“(c) DAY-CARE CENTER

A facility, other than a public or private school, which offers or provides a program of day care to more than 12 related or unrelated people.”

Existing: Section 470-202.H. (Housing Related Terms) (to be deleted)

“(13) GROUP HOME

A community residence as defined in C.G.S. § 17a-220 which is licensed under the provisions of C.G.S. § 17a-227, or a child-care residential facility and which is licensed under C.G.S. §§ 17a-145 to 17a-151, inclusive.”

Proposed: Section 470-202.H. Housing Related Terms

“(13) GROUP HOME

“A community residential facility as defined in C.G.S. § 17a-220(5).”

Add new terms alphabetically and renumber –

After (6) Boarding House:

“CHILD CARE SERVICES-RELATED TERMS

“(a) A “child care center” as defined in C.G.S. §19a-77(1);

“(b) A “group child care home” as defined in C.G.S. §19a-77(2); or

“(c) A “family child care home” as defined in C.G.S. §19a-77(3).

II. Definitions - Manufactured Housing

Existing: Section 470-202.M. (Manufactured Housing) (to be deleted)

MANUFACTURED HOUSING

Factory-built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. § 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) code.

Proposed New Section 470.202.H (Manufactured Housing)

“MANUFACTURED HOUSING”

Factory built, single-family structures that meet the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. § 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) code.”

III. Definitions - Temporary Healthcare Structures

Proposed new definition in 470.202.H

“TEMPORARY HEALTHCARE STRUCTURE

A temporary healthcare structure as defined by CGS 8-1bb(3).”

IV. Housing Diversification - Child Care Facilities, Manufactured Housing, Temporary Health Care Facilities, Campers/Equipment

Existing: Section 470-302.B Residential, Permitted with zoning permit (staff)

“(1) Residential uses.

(a) One single-family dwelling unit per parcel.

(b) A second single-family dwelling unit of no more than 3,500 square feet on any parcel of more than 50 acres where the Town has acquired development rights (an interest in the parcel limiting its development).

(c) Temporary healthcare structures for use by mentally or physically impaired persons in accordance with the provisions of Section 1 of Public Act 17-55.”

Proposed: Section 470-302.B Residential, Permitted with zoning permit (staff)

“(1) Residential uses.

(a) A single-family or two-family dwelling unit per parcel, provided that a two-family dwelling unit shall have no more than a single-entry door (not including any garage door) to the interior residential area on any side orientated to the street.

(b) A second single-family dwelling unit of no more than 3,500 square feet on any parcel of more than 50 acres where the Town has acquired development rights (an interest in the parcel limiting its development).

(c) Use of a travel trailer, pick-up camper, recreational vehicle, or tent trailer, in accordance with the provisions of Section 470-806.B.

(d) Family child care or group child care home located in a residence.

(e) A Manufactured housing dwelling unit.”

Existing: Section 470-302.C Residential, Principal uses and structures

“Permitted by special permit and site plan approval (Commission).

Residential uses.

- (a) A boarding house.
- (b) A group home.
- (c) A continuing life care community home.
- (d) A two-family dwelling per parcel.”

Proposed: 470-302.C Residential, Principal uses and structures

Permitted by special permit and site plan approval (Commission).

Residential uses.

- (a) A boarding house.
- (b) A group home.
- (c) A continuing life care community home.
- (d) A group child care home not located in a residence or a child care center”

* * *

Existing: Section 470-401.C(7)(a) Business District, Residential Uses (Permitted by Special Permit)

“Day-care centers and group day care, provided the Commission finds:”

Proposed: Section 470-401.C(7)(a) Business District, Residential Uses (Permitted by Special Permit)

“Child care centers provided the Commission finds:”

* * *

Existing Section 470-1704 Use Table, Residential Uses

Proposed Section 470-1704 Use Table, Residential Uses

Add a new line allowing “group child care home and family child care home” as “P” (Permitted) in:

- Canton Village Main, Town and Detached
- Collinsville Main and Detached
- Harts Corner Detached

Add to each footnote #8, must be located in a residence”

* * *

Existing Section 470-1704 Use Table, Business Uses

“day care centers and group day care as allowed by zoning (470-401C(1)(a))”

Proposed Section 470-1704 Use Table, Business Uses

“child care centers as allowed by Section 470-401.C(7)(a)

* * *

Existing: Section 470-303.B(6) Other accessory uses (Permitted as of right)

“(c) Recreational equipment storage. Storage of camping or recreational equipment such as a recreational boat, travel trailer, a tent trailer, campers, pick-up camper, or a recreational vehicle, provided that:

- [1] At no time shall such equipment be occupied or used for living, sleeping or housekeeping purposes;
- [2] There shall be no connections to any utility service, including electrical, heat, water and sewage disposal service;
- [3] If such equipment is parked or stored outside of a garage, it shall only be parked or stored in a neat and orderly manner and shall only be parked in a location which conforms to the minimum yard setbacks for accessory structures as shown on Table 470-304E(2);
- [4] In residence districts parking or storage of any such equipment on any lot shall be limited to one such piece of equipment per dwelling unit on the lot, except that one additional utility trailer may be parked or stored per acre of lot area. Said trailers shall be registered in the name of and be the legal property of an occupant of the principal building on the lot; and
- [5] Notwithstanding the provisions of these regulations, any such trailers may be parked anywhere on the lot for servicing, cleaning, loading or unloading purposes for a period not to exceed three days.”

Proposed: Section 470-303.B(6) Other accessory uses (Permitted as of right)

“(c) Recreational equipment storage. Storage of camping or recreational equipment such as a recreational boat, travel trailer, a tent trailer, campers, pick-up camper, or a recreational vehicle, provided that:

- [1] At no time shall such equipment be occupied or used for living, sleeping or housekeeping purposes, except for in accordance with the provisions of Section 470-806.B. Any residential usage of recreational vehicles, campers, or trailers not expressly permitted by Section 470-806.B is prohibited;
- [2] There shall be no connections to any utility service, including electrical, heat, water and sewage disposal service, except as expressly permitted by the provisions of Section 470-806.B;
- [3] If such equipment is parked or stored outside of a garage, it shall only be parked or stored in a neat and orderly manner and shall only be parked in a location which conforms to the minimum yard setbacks for accessory structures as shown on Table 470-304E(2);
- [4] In residence districts parking or storage of any such equipment on any lot shall be limited to one such piece of equipment per dwelling unit on the lot, except that one additional utility trailer may be parked or stored per acre of lot area. Said trailers shall be registered in the name of and be the legal property of an occupant of the principal building on the lot; and
- [5] Notwithstanding the provisions of these regulations, any such trailers may be parked anywhere on the lot for servicing, cleaning, loading or unloading purposes for a period not to exceed three days.”

* * *

Existing: Section 470-303.C(2) Permitted with zoning permit (staff)

“(2) Agricultural uses”

Proposed: Section 470-303.C(2) Permitted with zoning permit (staff)

“(2) A temporary healthcare structure.” [Add new term and renumber]
“(3) Agricultural uses”...

* * *

Proposed New Section: Prohibited uses and activities Section 470-801.B(12)

“Any living, sleeping, or housekeeping purposes of a travel trailer, pick-up camper, recreational vehicles, or tent trailer not expressly permitted by Section 470-303.B(6) and Section 470-806.B.”

* * *

Existing: Section 470-806.B

“For residence.

(1) In extraordinary circumstances, such as while a residence is being repaired or rebuilt after fire or other casualty, the use of a trailer for residential purposes only by the lot owner and his or her family for a period of up to six months, may be permitted by zoning permit, and shall not be subject to the restrictions of this section. The ZEO may grant additional extensions at his or her discretion upon the finding that good faith efforts are being pursued to complete such repair or rebuilding of the residence.

(2) Provisions shall be made for water and sewerage and such provisions shall have written approval of the Farmington Valley Health District the time of approval by the Commission.”

Proposed: Section 470-806.B

“For residence.

(1) In extraordinary circumstances, such as while a residence is being repaired or rebuilt after a casualty (including but not limited to a fire, flood, storm, hurricane, or tornado), the use of a travel trailer, pick-up camper, recreational vehicle or travel trailer for residential purposes only by the lot owner and his or her family for a period of up to six months, may be permitted by zoning permit, and shall not be subject to the restrictions of this section. The ZEO may grant additional extensions at his or her discretion upon the finding that good faith efforts are being pursued to complete such repair or rebuilding of the residence.

(2) By zoning permit, a travel trailer, pick-up camper, recreational vehicle, or tent trailer may be used for temporary living quarters while a new principal dwelling unit is constructed. This permit may be approved only upon issuance of any necessary building permits to construct or repair a dwelling unit and may be for up to a period of up to six months, which period may be extended at the ZEO’s discretion upon the finding that good faith efforts are being pursued to complete building of the residence.

(3) A trailer serving as a temporary healthcare structure as defined by Connecticut General Statutes Section 8-1bb.

(4) For residential use of trailers allowed by this section, provisions made for water and sewerage and such provisions shall have written approval of the Farmington Valley Health District by the time of zoning permit approval by the ZEO.

(5) For residential use of trailers allowed by this section, shall satisfy any requirements of the Building Official, Fire Marshal.”

V. Solar Panels

Proposed New Regulation Section 470-303.C(4)(c), Solar Panels (Zoning Permit (Staff))

Solar panels. Ground-mounted solar panel(s), provided that such panel(s):

[1] Do not exceed 15 feet in height, including all supporting structures;

[2] Are not located within a front yard;

[3] Are not located within any required yard setback;

[4] Are permanently anchored in compliance with the State Building Code;

[5] Are demonstrated to comply with these standards with the submission of a plot plan with the proposed location and determined to be acceptable by staff; and

[6] Comprise a maximum area of 500 square feet of ground mounted panels per property.

* * *

Existing Section 470-303.D(5)(a) (Special Permit)

Solar panels. Ground-mounted solar panel(s), provided that such panel(s):

- [1] Do not exceed 15 feet in height, including all supporting structures;
- [2] Are not located within a front yard;
- [3] Are not located within any required yard setback;
- [4] Are fully screened from any adjacent lot line and the street line; and
- [5] Are permanently anchored in compliance with the State Building Code.

Proposed Section 470-303.D(5)(a) (Special Permit)

Solar panels. Ground-mounted solar panel(s) beyond the limitations of Section 470-303.C(4)(c).

VI. Affordable Housing Compliance

Proposed New Regulation 470-809, Affordable Housing Compliance:

A. Affordable Housing Compliance

“When affordable rental housing is required by statute or these regulations a report demonstrating compliance with the minimum amount of affordable housing on a respective property shall be submitted, on an annual basis, to the Zoning Enforcement Officer using the form included in Section 470AAP; Article 5.”

Add to Zoning Appendix, 470APP, Article 2, 2.1 Standard Conditions of Approval.

New Condition #35:

“When affordable rental housing is provided either as authorized by CGS or as may be required by these regulations: Copies of required affordable housing restrictions shall be submitted to the ZEO for review and approval by the Town Attorney and recorded on the land records. Annually, no later than July 1st of each year, the applicant shall submit to the ZEO a completed Rent and Occupancy Report demonstrating compliance with the affordability requirements in effect on the date of this approval.”

Proposed New Regulation Zoning Appendix 470APP; Article 5

Addition of affordable housing compliance form, “Rent and Occupancy Report”