

CHAPTER 2 BUSINESS DISTRICTS

2.1 Business Bulk Requirements.

No lot shall be used and no building shall be erected except in conformance with the following schedule:

ZONING DISTRICT	MINIMUM					MAXIMUM	
	LOT AREA (SQUARE FEET)	LOT WIDTH (FEET)	FRONT YARD (FEET) ^{A, G, H}	SIDE YARD (FEET)	REAR YARD (FEET)	LOT COVERAGE (PERCENT)	BUILDING HEIGHT (STORIES)
NC	10,000	50	10	10	10	60	3
GC	10,000	50	20	10 ^B	20	25 ^F	3
PC ^E	120,000	400	65	50	25	30	3
CC	5,000	40	0	0	0	100	7 ^D
WD	25,000	100	20	10	20	25 ^C	7 ^D
PMR	40,000	200	40	25	20	30	3
BP	40,000	200	30	25	25	65	7
PDD	120,000 ^I	250 ^J	50 ^K	50 ^K	50 ^K	50 ^L	7 ^M

TABLE NOTES

- Front yard for buildings on West Main Street and Salem Turnpike. For properties located on the southerly and northerly sides of West Main Street and Salem Turnpike, between the west channel of the Yantic River and the easterly right-of-way line of the Connecticut Turnpike: No building or structure shall hereafter be extended, erected or reconstructed with a front yard less than the required zone setback for front yards within the proposed right-of-way shown on the State of Connecticut department of transportation map of Route 82 reconstruction, supplemental to the maps mentioned in section 8.2, and which supplemental map is made part of this section as fully as if set out herein.
- In the GC (general commercial) district, 1 side yard of each lot may be omitted and buildings may be built to the common lot line, provided the party or other walls separating them are of masonry construction and without openings.
- Coverage may be expanded to a maximum of 70 percent if permanent public access to and along a waterfront in the form of an easement at least 10 feet wide is provided, and if such increase in lot coverage does not adversely affect the coastal resources as defined by CGS § 22a-93(7).
- Building height requirements may be waived provided the Commission is furnished with a favorable report by the Fire Marshal of the City of Norwich setting forth the firefighting feasibility of the proposed building.
- Any lot existing in a PC zone as of September 29, 2003, may be developed and built upon provided it meets the bulk requirements of a GC zone.
- Any lot in excess of 10 acres, maximum lot coverage may be increased to 40 percent.
- Vehicular access from Maple Street. In the area bounded by West Main Street, Crane Avenue, Maple Street and Asylum Street, no vehicular access to or from Maple Street shall be permitted to any building or lot.
- Display of goods. In all commercial districts no goods, wares, or merchandise shall be displayed in the front yard setback.
- The Commission may permit lesser acreage with the provision that parcels are part of a planned subdivision and the total acreage for the entire area calculates to equal the number of lots multiplied by three (number of acres required per lot). The intent of the regulation is to afford the opportunity to develop areas that are more suitable for development as open space and to create a campus atmosphere as part of the project.
- The Commission may permit interior lots with no frontage on a street provided a dedicated easement for access is provided from an adjacent parcel using a shared driveway.
- The Commission may permit encroachment of the building into the minimum yard setback if the relocation necessary to preserve scenic views.

Residential
Districts

BUSINESS DISTRICTS

Special
Districts

General
Requirements

Basic
Standards

Use
Requirements

Procedures

Administration

Definitions

- L. Lot coverage shall include all structures, parking areas, driveways and similar improvements excluding decorative patios and garden areas, 50 percent maximum lot coverage allowed. Designated wetlands and areas exceeding 35 percent slope shall not be included in the lot size when determining lot coverage.
- M. Excludes architectural features such as spires and cupolas.

2.2 Summary of Business Uses by District

The following table is a summary of uses listed in each of the various residential zones. If there is a conflict between this table and the list of uses in each zone, the list of uses in each zone shall govern. This table is solely intended to serve as a summary, and to provide an overview of how each zone addresses uses.

TABLE LEGEND

BLANK	Not authorized
P	Principal Use
A	Accessory Use
SP	P or A; Special Permit Required

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
ASSEMBLY OCCUPANCIES								
Assembly halls (e.g., theaters, reception halls, convention centers)	SP	P	P	P	SP		SP	
Bars, Cafes and Restaurants (with no drive-thru facilities)	P	P	P	P	P		P	SP
Clubs	P	P	P	P				
Commercial entertainment center	SP	P	P	P	SP			
Cultural facility (e.g., museums, art galleries, libraries)	P	P	P	P				
Employee amenities (e.g., commissary, recreation)	A	A	A	A	A	A	A	A
Funeral homes	SP	SP						
Gyms, fitness and personal training centers	P	P	P	P	P		P	P
Off-track branch offices and teletracks	P	P	P				P	
Visitor centers / information centers	P	P	P	P	P	P	P	P
BUSINESS OCCUPANCIES								
Business, corporate and professional offices	P	P	P	P/SP	SP	P	P	P
Customer service establishments (e.g., beauty shop, laundry facilities, photographic studio, bicycle repair, appliance repair shop)	P	P	P	P				
Financial institutions	P	P	P	P/SP			P	
Government buildings and facilities (e.g., administrative offices, recreation center).	SP	P	P	P	P	P	P	SP
Research laboratories (e.g., chemical, pharmaceutical, medical).	SP	SP	SP	SP		P	P	
Technology research and development (e.g., information technology, software).	P	P	P	P		P	P	P

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Veterinary hospitals	SP	P	P	P			P	
BOATING								
Boatyard (e.g., building, storing, repairing, selling, servicing boats)					P			
Boat sales (i.e., display and repair, including sale of marine equipment or products)		P			P			
Docks, slips, piers		P		P	P			
Marina / yacht clubs		P		P	P			
EDUCATION								
Colleges, universities, educational institutions, including private trade schools	SP	P	P	P		SP	SP	SP
INSTITUTIONAL OCCUPANCIES								
Clinic and medical offices	P	P	P	P			SP	
Convalescent, nursing and rehabilitation centers	SP							
Hospitals		SP						
RESIDENTIAL OCCUPANCIES								
Caretaker / watchman dwelling						A	A	
Garden apartment multi-family dwellings	SP	SP		SP	SP			
High-rise multi-family dwellings				SP	SP			
Hotels / inns	SP	P	P	SP	SP		P	P
Mixed use buildings	P	P/SP	P/SP	P/SP	P/SP			
FACTORY OCCUPANCIES								
Advanced manufacturing	SP	SP		SP		P	P	
Blacksmith shop or machine shop						SP		
Foundry casting light-weight non-ferrous metal						P	P	
Manufacturing of alcohol, plastics, and chemicals excluding sulphuric, nitric and hydrochloric acid, rubber products, bricks, cement products, tile and terracotta, asphalt products, pulp, paper, cardboard, or building board						SP		
Manufacturing of glass and plastics						SP	P	
Metal fabricating plants, rolling mills, boiler works and drop forges						SP	P	

Residential
Districts

BUSINESS DISTRICTS

Special
Districts

General
Requirements

Basic
Standards

Use
Requirements

Procedures

Administration

Definitions

1

2

3

4

5

6

7

8

9

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
Manufacturing and maintenance of commercial signs, billboards, and other advertising structures.						P	P	
Manufacturing of pottery and figurines or other similar ceramic products, using only previously pulverized clay, and kilns fired only by gas or electricity						P	P	
Manufacturing, compounding, assembly or treatment of articles or merchandise from the following previously prepared materials: aluminum, bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, fur, glass, hair, horn, leather, paper, plastics, precious or semi-precious metals or stone, shell, rubber, tin, tobacco, wood (excluding sawmill), tars and paint not involving a boiling process						P	P	
Manufacturing, compounding, processing, or packing of such products as candy, cosmetics, drugs, perfumes, pharmaceutical toiletries, and food products, except the rendering or refining of fats and oils						P	P	
Precision manufacturing						P	P	
Saw or planing mill						SP	SP	
Woodworking shop,						P	P	
PARKS								
Community gardens	P	P	P	P	P	P	P	P
Open space and passive recreation	P	P	P	P	P	P	P	P
MERCANTILE OCCUPANCIES								
Adult bookstores and theaters						SP		
Car wash facility		P						
Motor vehicle fueling stations (NOTE: Repair is a storage occupancy)		SP	SP					
Motor vehicle retail (e.g., passenger cars, recreation vehicles and mobile homes)		P						
Motor vehicle retail (i.e., new passenger cars)							P	
Outdoor vendors				P				
Retail	P	P	P	P	P/SP	A		SP
Retail / wholesale distribution centers								SP

USE	ZONING DISTRICT							
	NC	GC	PC	CC	WD	PMR	BP	PD
SIGNS								
Off-premises advertising signs		P				P	N	
Signs	A	A	A	A	A	A	A	A
STORAGE OCCUPANCIES								
Bulk storage of cement / concrete mixing plants						SP		
Motor Vehicle Repair Garages		SP					A	
Off-street parking facilities	A	A	A	SP	A	A	A	A
Off-street parking garage		SP	SP	SP				
Off-street parking facility, satellite	A	A						
Storage rental facility		P						
Warehousing and storage						P	P	
Waste processing facility						SP		
TRANSPORTATION								
Helipad								SP
Transportation center (e.g., rail, bus, taxi station)		P		SP	SP			
Trucking terminal						SP	SP	
UTILITY OCCUPANCIES								
Power plants							A	
Public utility lines, stations, facilities and buildings	P	P	P			P	P	
Public utility power plants						SP	P	
Solar equipment, 1 megawatt (mW) and greater	P	P	P	P	P	P	P	P
Solar and energy conservation equipment (Less than 1 mW)	A	A	A	A	A	A	A	A
OTHER								
Rag or bag cleaning establishments						SP		
Stone and monument works						SP		
Urban Farm				SP		SP	SP	
Wholesale or distribution establishment		P						

Residential
Districts

BUSINESS DISTRICTS

Special
Districts

General
Requirements

Basic
Standards

Use
Requirements

Procedures

Administration

Definitions