

To: Ms. Sheila Bailey, Enfield Town Clerk  
From: Laurie Whitten, Director of Planning & Zoning  
Date: January 1, 2023  
Subject: Final Approved Zoning Regulation Text Amendment  
Application XZA# 21-08

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*Sheila M Bailey*

Please find attached the final approved version of the above referenced amendment to the Zoning Regulations. This amendment was approved by the Planning and Zoning Commission at their 9/23/2021 Regular Meeting. The effective date was immediate.

If you have any questions, please feel free to contact me.

Thank you

Cc: XZA 21-08

**Table 8.122 Use Table for Thompsonville Districts**

The following table establishes use requirements for Residential and Commercial Districts.

Special Permit =  SP Site Plan Approval =  S Zoning Permit =  Z Not Permitted -

| USE  | DISTRICT |      |      |      |      |
|--|----------|------|------|------|------|
|  | TD-1     | TD-2 | TD-3 | TD-4 | TD-5 |
| <b>Education and Institutional</b>           |          |      |      |      |      |
| Adult/Child Day Care Facility <sup>13</sup>  |          |      |      |      | SP   |
| Cemetery                                     | SP       |      |      |      |      |
| Community Center                             |          |      |      |      | SP   |
| Library                                      | S        |      |      |      | S    |
| Municipal Use                                | SP       | SP   | SP   | SP   | SP   |
| ADAPTIVE REUSE #14 – FORMER MUNICIPAL        | SP       | SP   | SP   | SP   | SP   |
| Museum                                       |          |      |      |      | S    |
| Non-profit Club                              |          |      |      |      | S    |
| Park or Playground                           | S        | SP   | SP   | S    | SP   |
| Places of Worship                            |          |      |      |      | SP   |
| Schools, Public & Private                    | SP       |      |      |      | SP   |
| Trade Schools                                |          |      |      |      | SP   |
| <b>Entertainment</b>                         |          |      |      |      |      |
| Theater                                      |          |      |      |      | S    |
| <b>Food Service</b>                          |          |      |      |      |      |
| Liquor Permit Establishment <sup>1</sup>     |          |      |      | SP   | SP   |
| Restaurant                                   |          |      |      | SP   | S    |
| Retail Food Establishment                    |          |      |      | SP   | S    |
| <b>Lodging</b>                               |          |      |      |      |      |
| Bed & Breakfast Inns <sup>2</sup>            |          |      | SP   | SP   | S    |
| Hotel & Motel                                |          |      |      | SP   | SP   |
| <b>Marine &amp; Waterfront</b>               |          |      |      |      |      |
| Commercial Fishing or Boating Facilities     |          |      |      | SP   |      |
| Marine and Fishing Sales                     |          |      |      | SP   |      |
| <b>Medical</b>                               |          |      |      |      |      |
| Medical Offices or Clinics                   |          |      |      |      | S    |
| <b>Office</b>                                |          |      |      |      |      |
| Business/Professional Office                 |          |      |      |      | S    |
| <b>Recreation</b>                            |          |      |      |      |      |
| Commercial Recreation                        |          |      |      |      | SP   |
| Health/Fitness Clubs                         |          |      |      |      | S    |
| <b>Residential</b>                           |          |      |      |      |      |
| Single Family Residential                    | Z        | Z    | Z    |      |      |
| Two-Family Residential                       | Z        | Z    | S    |      | S    |
| 3-4 Family Residential                       |          | SP   | S    |      | S    |
| 5+ Unit Residential                          |          |      | S    |      | S    |
| Mixed Use Business/Residential               |          |      |      | SP   | SP   |
| Assisted Living <sup>10</sup>                |          | SP   | SP   |      |      |
| Community Residences (greater than 6)        |          | SP   | SP   |      |      |
| Housing for the Elderly <sup>10</sup>        |          | SP   | SP   |      |      |
| Senior Residential Development <sup>10</sup> |          | SP   | SP   |      |      |
| <b>Retail</b>                                |          |      |      |      |      |
| Package Stores                               |          |      |      |      | SP   |

| USE  | DISTRICT |      |      |      |      |
|--|----------|------|------|------|------|
|  | TD-1     | TD-2 | TD-3 | TD-4 | TD-5 |
| Retail Stores 2,000 gsf to 20,000 gsf            |          |      |      |      | SP   |
| Retail Stores less than 2,000 gsf                |          |      |      | SP   | S    |
| <i>Services</i>                                  |          |      |      |      |      |
| Animal Grooming                                  |          |      |      |      | S    |
| Dry Cleaning Establishment                       |          |      |      |      | SP   |
| Financial Institution                            |          |      |      | SP   | S    |
| Laundries  |          |      | S    |      | S    |
| Non-Profit/Social Services Agency                |          |      |      |      | S    |
| Personal Services                                |          |      | S    |      | S    |
| Veterinary Establishment                         |          |      |      |      | SP   |
| <i>Accessory Uses</i>                            |          |      |      |      |      |
| Accessory Apartments <sup>12</sup>               | S        | S    | S    |      |      |
| Comm./Rec. Vehicles or Boat Parking <sup>3</sup> | Z        | Z    | Z    | Z    | Z    |
| Drive-Thrus <sup>11</sup>                        |          |      |      |      | SP   |
| Family Day Care <sup>4</sup>                     | Z/SP     | Z/SP | Z/SP | Z/SP | Z/SP |
| Home Occupations <sup>5</sup>                    | Z/SP     | Z/SP | Z/SP | Z/SP | Z/SP |
| Home Professional Offices <sup>5</sup>           |          | S    | SP   | SP   | S    |
| Outdoor Dining                                   |          |      |      | S    | S    |
| Outdoor Display of Merchandise <sup>6</sup>      |          |      |      | Z    | Z    |
| Parking Structure w/10 or more spaces            |          |      | SP   | SP   | SP   |
| Room Rental <sup>7</sup>                         | S        | S    | S    | S    | S    |
| Solar Energy System <sup>8</sup>                 | Z        | Z    | Z    | Z    | Z    |
| Swimming Pools <sup>9</sup>                      | Z        | Z    | Z    | Z    | Z    |
| Tool, Garden, and other Out-Buildings            | Z        | Z    | Z    | Z    | Z    |

**Section 8.122.1 Notes to Table 8.122**

1. Only Class 1 and Class 3 liquor permits (as defined in Section 8.10.2) shall be permitted.
2. Bed and Breakfast Inns, Boarding Houses and Rooming Houses shall comply with the Section 4.30.1.
3. All Boats and Recreational Vehicles must be stored inside garages or to the rear of the existing front building line and must comply with Section 3.30.9. Commercial Vehicles in residential districts are allowed only in accordance with Section 3.30.13.
4. Family Day Care Facilities for 6 or fewer people must be treated as a single-family residential home per sections 8-2 and 8-3e of the Connecticut General Statutes as may be amended. Special Permit application is required for the care of more than 6 people within the Thompsonville Districts.
5. Home Occupations and Home Professional Offices shall comply with Section 4.50.5. The Zoning Enforcement Officer or designee may require a Special Permit if deemed necessary. A Special Permit is also required for any Home Office/Occupation looking to employ non-residents. No more than 2 non-residents may be employed, and adequate on-site parking must be provided for employees and customers.
6. Outdoor Display of Merchandise, including sidewalk sales, is permitted on a seasonal basis only as an accessory use to retail stores.
7. Room Rental is allowed only as an accessory use to a principal dwelling used by the owner as his or her residence and must comply with Section 4.30.5
8. Solar Energy Systems must comply with Section 8.80
9. Swimming Pools must comply with Section 4.50.7
10. Must comply with Section 4.40 with exception of lot and bulk requirements which must be compliant with standards in Table 6.1 of the Thompsonville Regulations.

11. Drive-thrus are only permitted as an accessory use to restaurants and financial institutions and are only permitted on parcels that front Enfield Street.
12. See Section 4.50.10 Temporary Conversion to Allow Accessory Apartments. Accessory Apartment must be attached to the home as they cannot be located over a detached garage/accessory building.
13. Adult/Child Daycare Facilities are not permitted in a single-family home. Nonmedical care are provided to the elderly, the mentally or physically impaired, or children under the age of 18 for part of a 24-hour day. No overnight accommodations or residency is permissible.
14. **ADAPTIVE REUSE OF FORMER MUNICIPAL PROPERTIES MAY BE PERMITTED PROVIDED THE NEW USE IS SIMILAR BUT NOT MORE INTENSIVE THAN THE PREVIOUS MUNICIPAL USE (ADOPTED 9/23/21)**

#### **Section 8.123 Thompsonville District 5 Requirements**

1. Mixed use development is encouraged within Thompsonville District 5. The first floor of all building space that fronts Main Street, North Main Street, or Pearl Street must be occupied by retail, restaurant, service, recreation, office, or municipal uses. Residential uses are encouraged on upper floors. The intention of this restriction is to provide an active pedestrian environment which provides access to goods and services.
2. The preservation of the exterior of any structure in existence as of the date of the adoption of these regulations is encourage. See Appendix B- Preserving a Community Historic Rehabilitation Standard Guidelines for The Village of Thompsonville.

#### **Section 8.124 Parking Requirements**

Parking within Thompsonville Districts shall comply with Section 10.10.2 except as specified below:

1. Residential buildings with up to four (4) units shall provide two (2) parking spaces per unit.
2. Mixed-use residential buildings, or residential buildings with five (5) or more dwelling units shall provide one (1) parking space per dwelling unit plus 0.5 parking spaces per bedroom within that unit. Rooms such as dens, studies, or offices that are isolated from living areas by a door are to be counted as a bedroom. For example, the parking requirements for the following unit types are as follows:
  - i) Studio: 1 parking space
  - ii) 1 Bedroom: 1.5 parking spaces (3 spaces per 2 units)
  - iii) 2 Bedroom: 2 parking spaces
3. Retail Sales: 4 spaces per 1,000 sf gross leasable area
4. Personal Service Business: 4 spaces per 1,000 gross square feet
5. Offices: 3 spaces per 1,000 gross square feet
6. Legally permissible on-street parking, parking within municipal parking lots, or parking secured at a privately-owned parking facility via a parking agreement (providing these resources are within 500 feet of the site in question) may be used to satisfy up to 50% of the parking requirement. The applicant shall provide a report demonstrating the availability of parking at off-site facilities.
7. Reduction: The Commission may authorize a reduction in these standards where the applicant has provided a report which demonstrates that the nature of the particular

use(s) does not require the normal amount of parking or where due to mass transit, carpooling, or other such features, less rigorous parking standard should apply.