

SECTION 430 - GENERAL COMMERCIAL

Where any site adjoins a residential zoning district a buffer strip of at least 25' should be left. Lot coverage shall not exceed 50%.

430.1 PERMITTED USES

The following uses of buildings and land are permitted only after the securing of site plan approval from the Commission unless waived by a majority vote of the Commission. Site plan review shall be required before any zoning permit is issued for any building or use, or enlargement in size or other alteration of any building or change in use or actual use of any building including accessory structures. A. Zoning Certificate of Compliance or site plan review is not required ~or repairs' or alterations to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the actual use thereof.

A. Stores exclusively for the conduct of retail trade. provided:

All items for sale and related storage shall be within the confines of the building.

B. Personal service establishments.

C. Office and professional buildings, including medical and dental offices and clinics.

D. Restaurants, except drive-in and fast-food restaurants.

E. Repair shop, provided:

1 All work and storage is contained within the building itself.

F. One dwelling unit and not more than one such dwelling unit per lot, occupied by a person together with his family, who is the owner, corporate office manager, caretaker or janitor of a permitted general commercial use on the same lot.

G. Theatres.

H. Undertaking establishment.

I. Commercial recreation, including bowling, health spas, gymnasiums, public pool, and miniature golf courses.

J. Those municipal land uses existing upon the date of adoption of this amendment 'may be expanded by alteration of an existing building or structure or construction of a new building or structure on the same lot, provided:

- 1 Such expansion does not substantially alter the nature or the present land use so that increased traffic, noise, odors, or other detrimental impact will affect the value of surrounding properties.
- 2 Such expansion is in conformity with the dimensional requirements of Table A, ARTICLE IV of the Zoning Regulations for the zone in which it is located, or has been granted a variance by the Zoning Board of Appeals.

K. Churches.

L. Pet Care Facility

Pet shop, grooming, training and/or commercial kennel as defined and licensed by the Connecticut Department of Agriculture with the limitation that it does not include a veterinary hospital, provided

- Facility building must be a minimum of 3000 square feet
- Lot size of no less than 3 (three) acres
- Minimum of 10 parking spaces
- Perimeter fencing of 8' height for all outdoor areas except the parking area
- Line of sight fencing as specified in CT Department of Agriculture standards
- All kennel runs are indoors and
- There shall be 24 hour monitoring, by person or electronically

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430.2 USES ALLOWED BY SPECIAL PERMIT

In addition to the above, the following shall be permitted after securing of a special permit as provided in Article VII.

A. Gasoline stations, provided:

- 1 Approval of the location is obtained in full compliance with the Connecticut General Statutes.

- 2 No curb cut shall be greater than 30 feet in width and no part of any curb cut shall be within 25 feet of any side or rear lot line or street intersection.
- 3 All gasoline pump islands shall be located at least 25 feet from all lot lines.
- 4 All accessory equipment or merchandise displayed outside shall be no more than 10 feet from the building except that such merchandise may be displayed pump islands.
- 5 Any petroleum or other flammable products stored above ground shall be contained in drums or other container of not more than 55 gallons, except that fuel oils to be consumed on the premises may be stored in a 275-gallontank.
- 6 Minimum lot size shall be 20,000 sq. ft. with 150 ft. of frontage.
- 7 No gasoline station shall be constructed within 1500 feet of an existing gasoline station.
- 8 A traffic plan is presented detailing:
 - a) anticipated traffic generation as a result of the proposed project,
 - b) the effect of the proposed operation on traffic flow, and
 - c) a detailed parking plan.

B. Banks having drive-in facilities, provided:

- 1 Location of the bank and design of access points, parking areas, stacking space, and pedestrian ways shall provide for safe, convenient pedestrian access to the bank and neighboring land uses.
- 2 Off street stacking space shall be provided at the rate of 10 car spaces for the first drive-in window and 5 additional spaces for each additional drive-in window.
- 3 Such stacking spaces shall be in addition to required parking spaces.
- 4 A traffic plan is presented detailing:
 - a) anticipated traffic generation as a result of the proposed project,
 - b) the effect of the proposed operation on traffic flow, and
 - c) a detailed parking plan.

C. Job printing and newspaper shops.

D. Heating or electrical businesses.

E. Hotels and motels not to exceed 10 units per acre.

F. Drive-in restaurant, fast-food restaurant, provided:

1 At the discretion of the Commission, a traffic/safety plan will be required detailing the following information:

- (a) anticipated traffic generation as a result of the proposed project prepared by a certified traffic engineer.
- (b) the effect the proposed operation will have on the traffic flow.
- (c) a detailed parking plan.

G. Automatic coin launderers. provided:

1 At the discretion of the Commission, a traffic/ safety plan will be required detailing the following information:

- (a) anticipated traffic generation as a result of the proposed project prepared by a certified traffic engineer.
- (b) the effect the proposed operation will have on traffic flow,
- (c) a detailed parking plan,

H. Clinics and general hospitals licensed by the State of Connecticut.

I. Public services corporation or municipal land use, provided:

- 1 The location of such use in this zone shall be necessary for the health, safety, or general welfare of residents of' the Borough of Danielson.
- 2 Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. When required by the Commission, outdoor storage areas shall be fenced and/or screened (See Article III, Definitions, "planted screening".)

J. Self-service Storage Facilities provided the following activities " are prohibited:

- 1 Auctions, commercial, wholesale, or retail sales, or miscellaneous or garage sales, except for periodic auctions or sales conducted by the facility owner or operator to dispose of unclaimed storage contents.

- 2 Outside storage.
- 3 Operation of power tools, spray-painting equipment, table saw, lathes, compressors, welding equipment, kilns, refrigerators, freezers, or other similar equipment or appliances.
- 4 Any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
- 5 Animals or pets.
- 6 Sleeping in or on the leased premises.
- 7 Any material or thing considered "hazardous" or "extra hazardous" by any governmental agency or responsible insurance company.

Adopted May 12, 1999, Effective June 7, 1999

K. Nursery schools and day care centers located in the main building or building accessory thereto, or on a lot by themselves, provided:

- 1 The facility shall comply with all applicable requirements of the Health Code of the State of Connecticut.
- 2 That there shall be a minimum lot area of twenty thousand (20,000) square feet, or three hundred (300) square feet per child based on enrollment capacity, whichever is greater. This lot area must be dedicated exclusively for the daycare center or nursery school use.
- 3 That buffer strips a minimum of 8 feet wide not to exceed 25' containing planted screening shall be required adjacent to abutting residential property owners.
- 4 That off-street parking shall be provided and an area for loading and unloading of children from a vehicle shall be provided on the property.
- 5 That stipulations may be set by the Planning and Zoning Commission when considering the application to ensure the safety and welfare of the children.

Adopted April 10, 2000, Effective Date: 12:01 ~ Monday, May 1, 2000

L. Cluster Developments.

