Article 4 - Permitted Uses by Zone/District

4.1 Permitted Uses, Schedule A

The following uses are permitted or prohibited in accordance with the following procedures:

Y - use **PERMITTED** as a matter of right

N - use which is **NOT PERMITTED**

S - use **PERMITTED** SUBJECT TO SITE PLAN APPROVAL

P - use **PERMITTED** SUBJECT TO SPECIAL PERMIT APPROVAL

4.2 Table of Bulk Regulations - Schedule B

This table details the minimum lot size, setbacks, height, and floor area requirements for all buildings.

4.3 Prohibited Uses

Any use not included in Schedule A is prohibited in the zone. To assist in interpreting permitted uses, the following list, which is not intended to be exhaustive, is specifically prohibited by the regulations.

a. Amusement parks, race tracks, and junk yards excepting those operated by the Town.

b. The production of ammonia, chlorine, bleach powder manufacturing, creosote treatment, carbon/bone black, caustic soda, industrial alcohol, carbide, cellulose, dyes, potash, explosive nitrates, pyroxilin, hydrochloric, nitric, phosphoric, picric or sulfuric acid, coal or coke, tar products, explosives, and gelatin.

c. Stockyard and slaughter houses, slag piles, the keeping, breeding, keeping or raising of foxes, mink, pigs or primates for laboratory or commercial purposes.

d. Primary production of charcoal/briquettes, oil cloth, linoleum, paint, varnish, turpentine, soap/starch, matches, rubber, reduction of flour/grain or food, refining petroleum products such as naptha, kerosene or lubricating oil, and the distillation of wood or bones.

4.4 Outdoor Accumulations

The outdoor accumulation of material is expressly prohibited if it is generally visible from the street or adjacent property or if the material changes the character of the surrounding property. Materials include, but are not limited to, debris, trash, rubbish, inoperable motor vehicles or parts thereof, and building or construction equipment. Also prohibited is the outdoor storage of more than one (1) unregistered motor vehicle in a residential zone.

Table of Permitted Uses
Residential and Farming Uses

Section 4.5 - Schedule A, Part A	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
A.1 Single Family Dwelling Units	Y	Y	Y	Y	N	N	N
A.2 Two (2) Family Dwelling **Units**	N	N	N	Y	N	N	N
Units shall be served by city sewer and water, have minimum floor area of seven hundred-fifty (750) square feet and meet the requirements of Schedule B.							
A.3 Three (3) Family Dwelling Units	N	N	N	Y	N	N	N
Lots shall contain a minimum of twenty-four thousand (24,000) square feet and be served by city sewer and water, frontage shall not be less than one hundred (100) feet and coverage shall not exceed fifty percent (50%).							
Buildings with four (4) units or more shall conform to the requirements of Article 19. Height of units shall not exceed forty (40) feet and driveways shall be located a minimum of five (5) feet from the property line.							
A.4 Residential Modular Developments **							
A.5 In-Law Apartments	P	P	P	P	P	P	P
The apartment shall have the same appearance as the primary unit. It shall be continued within or constructed as an addition to the primary unit. Detached units are not permitted.							
Direct interior access, without going outside, shall be provided between the apartment and the primary dwelling unit.							

* RA-80A Zone adopted December 7, 2005, effective December 14, 2005

** A.4 deleted May 3, 2006, effective May 30, 2006

	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
The unit shall contain no more than one (1) bedroom. The unit shall not exceed seven hundred (700) square feet of habitable area. The unit may have a kitchen, bathroom, and a front room. Access to the unit shall be from the side or rear. Access from the front shall not be permitted except through the main entrance of the primary unit. No additional doors in the front shall be permitted. The unit shall not have a separate utility box. Individuals residing in the apartment shall be related by blood, marriage or adoption. The owner of the primary unit shall reside on site. The permit shall be active for a period of five (5) years. The permit may be renewed by the Zoning Enforcement Officer upon inspection and determining that the conditions of the original approval has not been violated. All permits shall be recorded in the Thomaston Land Records. The permit shall be voided upon sale or transfer of ownership or if the principal owner no longer resides on site.							
A.6 Livestock (Cattle and Horses) The farm shall conform to the requirements of Section 2.16. Livestock barns shall be at least thirty-five (35) feet from any property line. The first head of livestock requires two (2) acres. Another half (1/2) acre is required for each additional animal. Donkeys, goats, and sheep are considered livestock.	P	P	P	P	P	P	P

		Residential RA				Comm.	Mfg.	
		*80A	80	40	15	GC	M1	M2
	Acreage where the livestock roam shall be usable land, free from slopes over twenty-five percent (25%), significant bedrock outcrops and other natural and physical features. Each horse, cattle or donkey shall require a minimum of ten thousand (10,000) square fee of fenced in land. A minimum of five hundred (500) square feet shall be required for each goat or sheep. The acreage shall be calculated by subtracting the minimum lot requirement and other factors as noted above.							
A.7	**Mini Farms** Mini farms shall be five (5) acres or less and the applicant shall meet all of the requirements in Part A.6.	P	P	P	P	P	P	P
A.8	**Roadside Farm Stands** Stands shall be used to display and sale of forestry, farm or garden produce grown on the premises. The stand shall be located no closer than ten (10) feet from the property line.	S	S	S	S	S	S	S
A.9	**Agricultural Structures** Farm buildings, nurseries, greenhouses or other structures used for the processing or storing agricultural produce.	P	P	P	P	P	P	P
A.10	**Kennels, Stables/Riding Academies** Operations require a minimum of five (5) acres and shall conform to the acreage requirements in Part A.6.	P	P	P	P	P	P	P
A.11	**Livestock and Poultry** The keeping, raising, and breeding of poultry and other livestock not noted in part A.6. The commercial breeding of rodents, rabbits, pigs, foxes or other fur bearing animals is not permitted.	P	P	P	P	P	P	P

	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
A.12 Caretaker's Residence The unit shall conform to Schedule B and its use shall be clearly an accessory to a permitted use for the site.	P	P	P	P	P	P	P
A.13 Accessory Apartments Commercial buildings may contain two (2) apartments if it also contains a minimum of twelve hundred-fifty (1,250) square feet of commercial footage. Each unit shall have a minimum of five hundred (500) square feet of habitable interior floor space.	N	N	N	N	P	P	P

Table of Permitted Uses
Community Facilities and Service Use

Section 4.5 - Schedule A, Part B	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
B.1 Municipal Facilities	S	S	S	S	S	S	S
Includes all buildings, land, and recreational facilities owned and operated by the Town of Thomaston.							
B.2 Meeting Facilities	P	P	P	P	P	P	P
Places of worship, libraries, community centers, and charitable institutions.							
B.3 Reservoirs and Water Towers Units	P	P	P	P	N	N	N
B.4 Cemeteries	P	P	P	P	N	N	N
B.5 Veterinary Hospitals	N	N	N	N	P	P	P
Hospitals shall not be open for business except in the event of an emergency before 8:00 am or after 8:00 pm.							
Outside kennels or runs shall not be permitted. overnight boarding shall only be permitted in an enclosed building. No more than fifty (50) animals may be kept overnight.							
Buildings must be located at least two hundred (250) feet from any off site dwellings. Commercial uses shall be accessory to the primary use. Structures shall be designed to minimize noises.							
Hospitals located within a flood hazard area shall file an evacuation plan with the Fire Department.							

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
B.6 Recreation Facilities Includes all non-municipal recreational facilities.	P	P	P	P	P	P	P
B.7 Convalescent Hospitals Minimum lot size shall be one (1) acre in the GC or M zones and ten (10) acres in the RA zones. Vegetative buffers shall be provided along the rear and side lines. Hospitals shall be located a minimum of two hundred (200) feet from any property line in the RA zones.	P	P	P	P	P	N	N
B.8 Public Utilities Public utility and railroad rights-of-way shall be designed to be in character with the surrounding neighborhood.	S	S	S	S	S	S	S
B.9 Small Water Companies Companies which provide service to less than two hundred-fifty (250) connections or one thousand (1,000) persons shall submit a water supply construction or expansion plan as required by the General Statutes. A Certificate of Public Convenience shall also be submitted.	S	S	S	S	S	S	S

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
B.10 Day Care Providers/Independent Schools	N	N	N	N	P	P	P
Service is provided to twelve (12) or more children by a provider licensed by the State.							
Group Day Care Home	S	S	S	S	N	N	N
Service is provided to seven (7) or more, but less than twelve (12) children by a provider licensed by the State.							
Family Day Care Home	S	S	S	S	N	N	N
Service is provided for six (6) or fewer children, including the provider's, between three (3) and twelve (12) hours a day.							
B. 11 Communication Towers	P	P	P	P	P	P	P
Radio/Television Towers							
The base shall be located one point five (1.5) times the height of the tower away from any property line or public passageway. Wires supporting the tower shall be placed at least one hundred (100) feet from any property line, easement or street line.							
Amateur Communication Towers							
Towers shall be located in rear yards or directly attached to the primary structure. Free standing towers are exempt if the height of the mast does not exceed forty-five (45) feet.							
Towers in excess of forty-five (45) feet shall conform to the requirements of Radio/Television Towers.							

Table of Permitted Uses
Commercial and Manufacturing Uses

Section 4.5 - Schedule A, Part C	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.1 Service Providers	N	N	N	N	S	S	S
Buildings where goods are sold or service provided primarily at retail. Temporary sidewalk sales are exempted							
C.2 Businesses/Professional Office	N	N	N	N	P	P	P
C.3 Banks/Financial Institutes	N	N	N	N	S	S	S
C.4 Funeral Parlors	N	N	N	N	S	S	S
C.5 Dry Cleaning and Laundromats	N	N	N	N	P	P	P
C.6 Hotels and Motels	N	N	N	N	P	P	P
Property shall contain a minimum of eighty thousand (80,000) square feet and two thousand (2,000) square feet per building. Each unit shall be no less than two hundred seventy-five (275) square feet. The facility shall be served by city sewer and water.							
Front and rear yard setbacks shall be seventy-five (75). Side yard setbacks must be fifty (50) feet. Cooking facilities shall be permitted in twenty percent (20%) of the units.							
C.7 Food Service and Fast Food Restaurants	N	N	N	N	P	P	P
C.8 Commercial Printing Establishments	N	N	N	N	P	P	P
C.9 Indoor Theatres/Playhouse	N	N	N	N	P	P	P
C.10 Bed and Breakfast/Tourist Homes	P	P	P	P	N	N	N
C.11 Public and Private Parking Facilities	N	N	N	N	P	P	P

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.12 Motor Vehicle Repair, Service Stations, and Automobile Sales	N	N	N	N	P	P	P
The site shall have a minimum of two hundred (200) feet of frontage and one hundred fifty (150) feet in depth. Buildings and pumps shall be fifty (50) feet from any property line. If required, buffers or fencing shall be used. Forms of illumination shall not cause excessive glare on adjacent properties. Facilities designed to serve trucks larger than five (5) tons shall contain a lot width of three hundred (300) feet. curb cuts shall be a minimum of twenty-five (25) feet from any street intersection, side or rear property line.							
C.13 Manufacturing/Processing of Goods	N	N	N	N	P	P	P
C.14 Freight and Materials Trucking, Freight Terminals, Railroad Yards, and Bus Storage Yards	N	N	N	N	N	S	S
C.15 Public Utility Transformers Stations,	N	N	N	N	N	S	S
C.16 Petroleum Products	N	N	N	N	N	S	S
Commercial storage shall include the sale and distribution of fuel oil, bottled gas excluding petroleum tank products with capabilities in excess of one thousand (1,000) gallons.							
C.17 Open Storage Yards and Building Contractor's Business	.N	N	N	N	P	S	S
Facilities shall be screened by fencing, buffering or by vegetative cover from adjacent properties and the street.							

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.18 Earth Excavation and Mining	N	N	N	N	N	P	P
Operations are subject to the requirements of Article 18.							
C.19 Earth Processing Operations	N	N	N	N	N	P	P

All operations require a permit. Stockpiled materials and the area of operations shall be stipulated on the permit and the site plan.

Processing machinery shall not be operated within two hundred (200) feet of any property line or street.

Activities shall not be permitted on holidays or Sundays. The Commission shall have the authority to establish operational hours.

Measures shall be taken to minimize noise, vibration and dust. Access roads shall be maintained in good working order.

Explosives shall not be permitted on site. Vehicles shall secure their loads to prevent spillage.

Construction materials shall be removed and the property restored to its original condition consistent with the topography and the neighborhood.

Permits shall be valid for one (1) year. The site shall be open at all times to the Commission and/or agent to determine compliance. The applicant may be required to submit periodic reports detailing the status of the project.

The applicant shall file a survey bond in an amount the Commission and/or their agent deems necessary to insure completion of the work.

A liability insurance policy shall be submitted. Town Counsel shall approve all polices and bonds.

Upon restorations, the applicant may apply for release of the bond, otherwise it shall remain in full force and effect.

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.20 Recreation Camps	P	P	P	P	N	N	N

Camps shall contain at least ten (10) acres and no more than nine (9) sites per acre. Interior roads shall be capable of handling large recreational vehicles in a safe and efficient manner. All parking shall be off street.

Recreational vehicles, camp sites, and structures, other than the unit occupied by the owner/caretaker, may not be situated any closer than two hundred (200) feet from the front property line or one hundred (100) feet from the side or rear property lines.

Campgrounds shall conform to any applicable health codes from the State or Torrington Area Health District.

Roadways within the site shall be dustless, graded, and well drained. Minimum road width shall be twelve (12) feet for one-way and twenty-two (22) feet for two-way traffic.

C.21 Firing Ranges	N	N	N	N	P	P	P

Prior to any decision, the Commission shall receive a letter of approval from the Thomaston Police Dept. and the Thomaston Fire Dept.

Exterior Operating Range

There shall be no elevated discharge of firearms. Applicants shall take appropriate measures to baffle noise. Target and impact areas shall be bermed.

The Commission shall establish reasonable hours of operation. Operations shall not be permitted on legal holidays or Sundays without the written authorization from the Police Dept.

Interior Operating Range

Operations shall only be permitted during normal business hours.

Exemptions:

Established Fish and Game as well as Rod and Gun Clubs are exempted from the above.

	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
C.22 Adult Oriented Businesses	N	N	N	N	P	P	P
These activities are directly related to adult oriented business and entertainment and includes, but are not limited to, adult book stores, adult mini-motion picture theaters, adult cabarets, adult novelty business or other adult personal service entertainment or businesses. These uses shall only be permitted by Special Permit pursuant to the provisions of Article 9 and subject to compliance with the special requirements and standards of Article 25.							
C.23 Portable Food Vending/Trailers/Trucks/ Carts	N	N	N	N	S	S	S
*** Not permitted in the Downtown Development District *** All uses shall conform to the requirements of Article 27.							

Table of Permitted Uses
Accessory Uses

Section 4.5 - Schedule A, Part D	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
D.1 Accessory Production/Manufacturing	N	N	N	N	P	N	N
Accessory production of goods or merchandise shall be sold on the premises. Floor areas used for production and servicing shall be limited to ten percent (10%) of the building or three thousand (3,000) square feet, whichever is greater. Parking shall be provided off-street for employees.							
D.2 Accessory Storage	N	N	N	N	P	N	N
Merchandise may be stored on site for those uses which are clearly accessory to permitted used in the zone.							
D.3 Residential Accessory Uses	Y	Y	Y	Y	N	N	N
Accessory uses are usually associated with or incidental to a permitted use in a residential zone. Uses shall not significantly change or alter the characteristics of the neighborhood. Accessory uses may consist of, but are not limited to, such uses as greenhouses, swimming pools, tool and storage sheds, garages, tennis courts, and barns. Accessory uses may include the exterior storage of trailers, boats or recreational vehicles in rear yards. Accessory uses are permitted in the GC, M1, and M2 zones providing the primary use of the dwelling is for residential purposes.							

Table of Permitted Uses
Temporary Uses

Section 4.5 - Schedule A, Part E	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
E.1 Building and Structures	Y	Y	Y	Y	Y	Y	Y
Permits are valid for one (1) year. They may be extended for periods(s) of one (1) year after inspection by the Zoning Enforcement Officer.							
E.2 Political Signs	Y	Y	Y	Y	Y	Y	Y
Signs are permitted for a period of sixty (60) days prior to and for seven (7) days after an election. Signs are exempted from any fees.							
E.3 Trailers, Motor/Mobile Homes	Y	Y	Y	Y	Y	Y	Y
One (1) trailer, motor or mobile home is permitted per lot whenever construction of a residential single family dwelling is underway and a zoning and building permit has been issued.							
Occupants must be the owners of the property or related by blood, marriage or adoption. Approval is limited to one (1) year and is not renewable.							
E.4 Christmas Tree Sales	Y	Y	Y	Y	Y	Y	Y
Maximum length of sales and display shall not exceed forty-five (45) days.							
E.5 Auction Sales	Y	Y	Y	Y	Y	Y	Y
The Thomaston Police Dept. shall issue the applicable permits. The Thomaston Fire Marshal and Building Inspector shall inspect all tents per code requirements.							

Table of Permitted Uses
Temporary Uses

Section 4.5 - Schedule A, Part E	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
E.7 Temporary Liquor Permits	P	P	P	P	P	P	P

The Planning and Zoning Commission may approve applications for single event or seasonal permits for the sale or service of beer, wine or liquor subject to appropriate conditions and safeguards deemed necessary by the Commission, notwithstanding the provisions of Article 4, Section 4.5, Schedule A, Part F.1 of these regulations and provisions of the State Liquor Control Act. Separation distances in Part F.1 of these regulations may be waived for the purposes of temporary permits at the discretion of the commission.

The duration of temporary permits shall be at the discretion of the Commission, but shall not exceed thirty (30) days per calendar year per property. Permits may be administratively renewed for yearly or seasonal events by the authorized agent of the commission if: (a) there is no substantial change in use or event dates, (b) the original permit was approved by the Commission within five (5) years of the renewal application date, (c) the Commission did not condition an original approval prohibiting such renewal.

Table of Permitted Uses
Temporary Uses

Section 4.5 - Schedule A, Part E	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
E.6 Temporary Events	P	P	P	P	S	S	S

Permits shall be valid for up to 30 days in a calendar year at the discretion of the commission or its agent for carnivals, fairs, bazaars, antique shows, tent sales, auctions, fundraisers and similar activities. The applicant must demonstrate a sufficient and safe traffic circulation, off-street parking and pedestrian access plan. On street parking is strictly prohibited unless specifically approved as part of a site plan. Placement of temporary tents or structures shall not result in the reduction of required parking spaces. Specific dates and times for any event must be approved by the commission or its agent. The applicant must obtain any additional required approvals from the Police Department, Building Official, Torrington Area Health District, Fire Marshal, Board of Selectmen or Recreation Department. A certificate of insurance and/or posting of a bond may be required for events held on Town of Thomaston property.

The duration of temporary permits shall be at the discretion of the Commission, but may not exceed 30 (thirty) days per calendar year per property. Permits may be administratively renewed for yearly or seasonal events by the authorized agent of the commission if: (a) there is no substantial change in use or event dates, (b) the original permit was approved by the Commission within 5 (five) years of the renewal application date, (c) the Commission did not condition an original approval prohibiting such renewal.

Table of Permitted Uses
Alcoholic Beverages

Section 4.5 - Schedule A, Part E	Zoning Districts						
	Residential RA				Comm.	Mfg.	
	*80A	80	40	15	GC	M1	M2
F.1 Alcoholic Beverages	**N**	N	N	N	P	N	N

No building shall be erected, used or altered that is arranged, intended or designed to be used for the retail sale or consumption of wine, alcohol, beer or other liquors or beverages requiring a license and/or permit pursuant to the State Liquor Control Act.

The entrance to any building shall be a minimum of fifteen hundred (1,500) feet as measured along the center line of the street to any other establishment in which alcohol is sold or dispensed.

The entrance shall also be a minimum of fifteen hundred (1,500) feet from any hospital, public or private school, library or place of worship.

Grocery stores, club permits for outings, special events and picnics, which are authorized by the State Liquor Control Act, are exempted from this section.

Restaurant permits, as defined by the Liquor Control Act, shall be classified in accordance with the meaning of Section F.1.

Schedule B

TABLE OF BULK REGULATIONS

ZONING DISTRICTS

STANDARDS	RA80/RA80A	RA40A	RA15	GC	M1	M2
LOT AREA/SIZE IN SQUARE FEET	80,000	40,000	15,000	15,000	15,000	
LOT FRONTAGE	200 FT	150 FT	80 FT	100 FT	100 FT	
FRONT YARD SETBACK	50 FT	50 FT	40 FT	30 FT	30 FT	
SIDE YARD SETBACK	15 FT	15 FT	15 FT	10 FT	10 FT	
REAR YARD SETBACK	50 FT	50 FT	40 FT	30 FT	30 FT	
RESIDENTIAL ZONE SETBACK				40 FT	50 FT	
MAXIMUM HEIGHT	30 FT	30 FT	30 FT	40 FT	50 FT	
RESIDENTIAL AREA SQUARE FOOTAGE	1,250	1,250	1,000			
NON-RESIDENTIAL AREA SQUARE FOOTAGE				750	750	
BUILDABLE SQUARE*	200	150	80	100	100	
MAXIMUM % OF GROUND COVERAGE OF BUILDABLE LOT AREA	15	15	15	30	50	

Except as noted above, all dimension area expressed as minimum requirements and are in linear footage.

*** Excludes all wetland and watercourses and their setback areas, as well as significant redevelopment slope areas over 25%.**

**** Interior lot size in the RA80A Zone does not have to be twice the size of the zone**