

Town of Glastonbury Building-Zone Regulations

Forestry Use Related Text Amendments

Draft May 2023

Amendments are noted in red text and strikethrough text below.

4.1 Country Residence Zone CR

4.1.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the Permitted (Prmt) or Special Permit with Design Review (Sp) uses or use categories listed below and indicated in the CR column of the Table of Permitted Uses and in the Special Requirements column of said Table. AMENDED EFFECTIVE NOVEMBER 11, 2010

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the CR Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations.

AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

Agricultural group quarters, seasonal (50) (Special Requirements Sec. 6.10).

EFFECTIVE JULY 1, 1983.

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone. AMENDED EFFECTIVE APRIL 23, 1974.

SP Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations. AMENDED NOVEMBER 11, 2010

Aircraft landing field

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization Boarding, rooming or lodging house (4) (3-6 persons)

Cemetery

Clubs, non-profit (8)

Commercial greenhouses
 Commercial nurseries
 Community centers
 Convalescent, nursing or rest home or sanitarium (9)
 Day care center
 Dog kennel, commercial
 Earth products, excavation and filling or removing or (Special Requirements Sec. 6.2).
~~Forestry production, commercial, including~~ On-premises saw mills
 Golf Course
 Governmental services
 Library
 Museum or planetarium
 Place of worship
 Recreation uses, non-profit
 Religious quarters
 Riding stable
 Schools - public, private and parochial, university, college, junior college and
 professional school
 Sewage and solid waste disposal
 Supervised group quarters (41)
 Tourist home (42)
 Towers, transmitting and relay
 Transmitting exchange or receiving station
 Utility - electric, gas and water
 Veterinarian service

Sx DELETED AMENED EFFECTIVE NOVEMBER 11, 2010

4.2 Rural Residence Zone RR

4.2.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the Permitted (Prmt) or Special Permit with Design Review (Sp) uses or use categories listed below and indicated in the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the lists below and the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table. AMENDED EFFECTIVE NOVEMBER 11, 2010

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the RR Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations.
AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)
Historic and monument sites (20)
Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone. AMENDED EFFECTIVE APRIL 23, 1974.

SP Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations. AMENED EFFECTIVE NOVEMBER 11, 2010

Agricultural group quarters, seasonal (50) (Special Requirements Sec. 6.10). EFFECTIVE JULY 1, 1983.

Aircraft landing field

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization Boarding, rooming or lodging house (4) (3-6 persons)

Cemetery

Clubs, non-profit (8)

Commercial greenhouses

Commercial nurseries

Community centers

Convalescent, nursing or rest home or sanitarium (9)

Day care center

Dog kennel, commercial

Earth products, excavation and filling or removing or (Special Requirements Sec. 6.2).

~~Forestry production, commercial, including~~ On-premises saw mills

Golf Course

Governmental services

Library

Museum or planetarium

Place of worship

Recreation uses, non-profit

Religious quarters

Riding stable

Schools - public, private and parochial, university, college, junior college and professional school Sewage and solid waste disposal

Supervised group quarters (41)

Tourist home (42)

Towers, transmitting and relay

Transmitting exchange or receiving station

Utility - electric, gas and water

Veterinarian service

5.4 Table Of Permitted Uses

Prmt – Means that the use or use category is permitted as a matter of right in the designated zones, subject to the requirements of the zones in which the use is located.

Sp - Means that the use or use category is permitted as a special permit in the designated zones with design review approval by the Town Plan and Zoning Commission in accordance with the provision set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Sx - Means that the use or use category is permitted as a special exception in the designated zones, with approval by the Zoning Board of Appeals in accordance with the provisions set forth in the section or sections referred to in the Required Conditions (RC) column of the Table.

Acc – Means that the use or use category is permitted as an accessory use in the designated zones but is subject to the conditions set forth in the section referred to in the Required Conditions (RC) column of the Table.

NOTES

1. RC Column. The sections set forth in this column designate the additional required conditions for the particular use or use category over and above the regular zoning provisions for the particular use or use category for the zone or zones in which the particular use or use category for the zone or zones in which the particular use or use category is or is to be located.
2. PKG Column. Letters in this column designate the parking requirements, if any, for the particular use or use category as set forth in Section 9 of these Regulations.
3. For definitions and explanations of uses or use categories followed by numbers in parenthesis, see Section 2.

While the Table of Permitted Uses is divided into first, second and third level use categories, the following first and second level use categories are listed for the reader's information (the first level categories are capitalized).

RESOURCE AND PRODUCTION AND EXTRACTION USES	SHEET NO.
Agriculture	1,4
Farm	1,4
Earth products, excavation and filling or removal of	1,4
Forestry production, commercial	1
Greenhouses, commercial	1
Nurseries, commercial	1

[Remaining Section 5.4 text to remain]

RESIDENTIAL ZONES PERMITTED USES

Sheet #1

PERMITTED USES	ZONE CATEGORIES						
	CR	RR	AAA	AA	A	VR	TCMU
RESOURCE PRODUCTION & EXTRACTION USES							
Agriculture (3)	Acc	Acc	Acc	Acc	Acc		
Farm (17)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	
Earth Products, Excavation And Filling Or Removal Of	Sp	Sp	Sp	Sp	Sp		
Forestry Production, Commercial, Including On-Premises Saw Mills	Sp	Sp					
Greenhouses, Commercial	Sp	Sp		Sp*	Sp*		
Nursery, Commercial	Sp	Sp		Sp*	Sp*		
RESIDENTIAL USES							
Accessory Residential Uses							
Customary Accessory Uses (2)	Acc	Acc	Acc	Acc	Acc	Acc	
Customary Home Occupation	Acc	Acc	Acc	Acc	Acc	Acc	
Guest House (19)	Acc/ Sx	Acc/ Sx	Acc/ Sx	Acc/ Sx	Acc/ Sx	Acc/ Sx	
HOUSEHOLD UNITS							
DWELLINGS							
Single-Family (12)	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt
Two-family (13)	Prmt*	Prmt*	Prmt*	Prmt*	Prmt* Sx	Prmt	Prmt* Sx
Multiple (14)	PAD	PAD	PAD	PAD	PAD		Sp
GROUP QUARTERS							
Boarding, rooming or lodging houses (4)							
1-2 persons	Acc	Acc		Acc	Acc		
3-6 persons	Sp	Sp		Sp	Sp		
Convalescent, nursing or rest home or sanitarium (9)	Sp	Sp	Sp	Sp	Sp		
Religious quarters	Sp	Sp	Sp	Sp	Sp	Sp	
Supervised group quarters (41)	Sp	Sp	Sp	Sp	Sp	Sp	
Agricultural Group quarters, Seasonal	Sp	Sp					
TRANSIENT LODGINGS							
Tourist home (42)	Sp	Sp	Sp	Sp	Sp	Sp	Sp

*If existing on the effective date of these Regulations. Extensions or enlargements of existing greenhouses or nurseries require special permits

PRMT – Permitted Use or Use Category
Acc – accessory use or use/category

Sp – special permit use/category
Sx – special exception use/category

9.11 Off-Street Parking Standards

[revisions to subsection "p" only]

- p. Agriculture, farm, earth products, ~~forestry production~~, customary accessory uses, supervised group quarters, cemetery, community center, ice skating and/or roller skating rink, contract construction services, dog kennel, veterinarian service, bazaars, festivals, carnivals and circus, historic and monument sites, parks, "public buildings/facilities (excluding schools)", nonprofit recreation uses, aircraft landing field, transmitting exchange, receiving or relay tower and/or stations, transportation center, utilities: The Town Plan and Zoning Commission or the Zoning Board of Appeals, whichever the case may be, shall determine which, if any, of the foregoing parking requirements or which combination of the foregoing parking requirements, if any, shall apply.