

Town of Glastonbury Building-Zone Regulations

Flood Zone Text Amendments

Draft March 2024

Highlighted section in **yellow** to be Deleted per State Flood Coordinator Request

4.11 Flood-Prone Area Regulations F effective 09-26-08

4.11.2 Definitions

1. Cost – As related to substantial improvements, the cost of any reconstruction, rehabilitation, addition, alteration, repair or other improvement of a structure shall be established by a detailed written contractor's estimate. The estimate shall include, but not be limited to: the cost of materials (interior finishing components, structural components, utility and service equipment); sales tax on materials; building equipment and fixtures, including heating and air conditioning and utility meters; labor; built-in appliances; demolition and site preparation; repairs made to damaged parts of the building worked on at the same time; contractor's overhead; contractor's profit; and grand total. Items to be excluded include: cost of plans and specifications; survey costs; permit fees; outside improvements such as **septic systems, water supply wells,** landscaping, sidewalks, fences, yard lights, irrigation systems, and detached structures such as garages, sheds, and gazebos.

New Proposed Zone: Highlights in yellow designate the Permitted Uses and the Flood Zone Area Requirements of the Zone

4.20 Main Street Commercial Corridor Flood Zone (MSCC)

4.20.1 Purpose

The purpose of this zone is to encourage the redevelopment of commercial parcels with Main Street frontage that are located in the floodplain through new construction or substantial improvement, while maintaining FEMA minimum standards for nonresidential construction in a flood zone.

4.20.2 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 uses or use categories listed in the list below of special permit uses and indicated in the MSCC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

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

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.

Ambulance service
Archery range, indoor
Athletic club/Health, Fitness and Recreational Uses - Indoor
Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Billiard and pool hall
Bowling
Broadcasting studio, message center or office
Bus passenger terminal
Business services, except warehousing and storage and motor vehicle rental services
Community centers
Farm (17) (no special permit)
Finance, insurance and real estate services
Firing range, indoor
Golf, miniature
Governmental services
Historic and monument sites (20)
Library
Motor vehicle carwash (Special Requirements, Section 6.3)
Motor vehicle gasoline or service station, if existing on xxxx [date of adoption] (extensions or enlargements require special permit with design review approval.)
Motor vehicle limited repair and services (30) (Special Requirements, Section 6.4)
Museum or planetarium
Office, general or professional
Parking lot, public (36)
Parks (37) (no special permit)
Personal services
Place of worship

Professional services
 Recreation uses, non-profit
 Retail trade – apparel and accessories
 Retail trade – automotive, marine craft, aircraft & accessories
 Retail trade – building materials and farm equipment
 Retail trade – eating and drinking, without drive-in or curbside service (Special Requirements, Sec. 6.1 and 6.6)
 Retail trade – food (Special Requirements, Sec. 6.1)
 Retail trade – furniture, home furnishing and equipment
 Retail trade – general merchandise
 Retail trade – hardware
 Retail trade – other (Special Requirements, Sec. 6.1)
 Skating rink, ice and/or roller, indoor
 Tennis court, indoor
 Theater, legitimate and/or motion picture
 Transmitting exchange or receiving station
 Transportation center
 Utility – electric, gas and water

4.20.3 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the MSCC column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.
 Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
 Garage, parking (18)
 Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.20.4 Plan of Development

For the purpose of assuring orderly and integrated development in the Main Street Commercial Corridor Flood Zone, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations, and consistent with the Flood Zone Area Requirements of Section 4.11.6, except as noted below in Section 4.20.13.

Insignificant changes shall be approved in accordance with Section 12.10. Existing buildings, structures or uses that have never received a special permit with design review that are proposed to be altered or enlarged may be considered by the Commission as a Minor change in accordance with the criteria in Section 12.9.

4.20.5 Required Lot Area

Every parcel to be used for a use or uses permitted in the MSCC Zone shall have a minimum lot area of twenty thousand (20,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in

Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.20.6 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred (100) feet, except that the provisions set forth in 4.20.5 above for smaller lots shall also apply herein to lot frontage.

4.20.7 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot.

4.20.8 Front Yard

There shall be a minimum front yard of twenty (20) feet for every principal building.

4.20.9 Side Yards

There shall be a minimum of one (1) side yard for every principal building with an aggregate side yard having a minimum width of fifteen (15) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to ensure the continued compliance of the consolidated parcel with these Regulations.

4.20.10 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.20.11 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five and one-half (35 1/2) feet.

4.20.12 Required Open Space

A minimum of 20% of the lot area shall be provided and set aside as open space. All open space areas shall be landscaped and planted, and shall be adequately protected and separated from paved areas. Parking areas, loading areas, and access driveways shall not be counted in the determination of required open space.

4.20.13 Flood Zone Standards

All development in the MSCC shall be in accordance with Section 4.11 Flood-Prone Area Regulations, as amended, with the following exceptions:

- a. Permitted uses. The permitted uses listed above in Section 4.20.2 and Permitted Accessory Uses listed in 4.20.3 above shall supersede the Permitted uses of Section 4.11.5.b

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #4

PERMITTED USES	ZONE CATEGORIES										
	TC	PBD	PE	PC	PT	PI	RL	F	MSCC	VC	TCMU
RESOURCE PRODUCTION & EXTRACTION USES											
Agriculture (3)		Acc			Acc	Acc	Acc	Prmt*	Prmt*		
Farm (17)		Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*		
Earth Products, Excavation And Filling Or Removal Of		Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp		
RESIDENTIAL USES											
HOUSEHOLD UNITS											
DWELLINGS											
Single-Family (12)	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*	Prmt*				Sp*	Prmt
Two-family (13)	Prmt*	Prmt*	Prmt*	Prmt*							Prmt*
Multiple (14)	Sp	PAD	PAD								Sp
GROUP QUARTERS											
Boarding, rooming or lodging houses (4)											
1-2 persons		Sp	Sp								
3-6 persons		Sp	Sp								
Convalescent, nursing or rest home or sanitarium (9)	Prmt*	Sp									
Religious quarters		Sp								Sp	
Supervised group quarters (41) Agricultural Group quarters, Seasonal											
TRANSIENT LODGINGS											
Hotel/Motel/Inn (22)					Sp						
Tourist home (42)	Sp									Sp	Sp
NON-RESIDENTIAL USES											
OFFICE, GENERAL AND/OR PROFESSIONAL USES	Sp	Sp	Sp	Sp	Sp				Sp	Sp	Sp
SERVICE USES											
BUSINESS SERVICES, except warehousing and storage and motor vehicle rental services	Sp	Sp	Sp	Sp	Sp				Sp	Sp	Sp

*(if existing on the effective date of these Regulations – VC Zone 2nd floor dwelling requires special permit, see regulations)

Prmt – Permitted Use or Use Category

Sp – special permit use/category

Acc – accessory use or use/category

Sx – special exception use/category

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #5

PERMITTED USES	ZONE CATEGORIES										
	TC	PBD	PE	PC	PT	PI	RL	F	MSCC	VC	TCM U
CEMETERY							Sp				
CONTRACT CONSTRUCTION SERVICE, indoor and outdoor, except salvage and wrecking services				Sp		Sp					
EDUCATIONAL SERVICES											
Day care center	Sp	Sp	Sp	Sp	Sp	Sp				Sp*	Sp
Schools - public, private & parochial, university, college, jr. college & professional Education										Sp	
Schools - vocational or trade (4-2-85)			Sp	Sp		Sp					
FINANCE, INSURANCE & REAL ESTATE SERVICES	Sp	Sp	Sp	Sp	Sp	Sp			Sp	Sp	
GOVERNMENTAL SERVICES	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp
PERSONAL SERVICES	Sp	Sp			Sp				Sp	Sp	Sp
PROFESSIONAL SERVICES, except convalescent, nursing or rest home or sanitarium (in PT/PI)	Sp	Sp	Sp	Sp	Sp	Sp			Sp	Sp	Sp
REPAIR SERVICES											
MOTOR VEHICLE REPAIR AND SERVICES											
Carwash		Sp		Sp	Sp				Sp		
General repair and service (29)				Sp		Sp					
Limited repair and service (30)		Sp		Sp	Sp				Sp		
Gasoline and/or service station		Sp*			Sp					Sp*	
MISCELLANEOUS SERVICES											
Ambulance Service		Sp			Sp				Sp		
Places of Worship	Sp	Sp							Sp	Sp	Sp
Veterinarian service											Sp
TRADE USES											
RETAIL TRADE- apparel and accessories	Sp	Sp			Sp				Sp	Sp	
RETAIL TRADE – automotive, marine craft, aircraft, and accessories	Sp	Sp			Sp				Sp		
RETAIL TRADE – building materials and farm equipment	Sp	Sp				Sp			Sp		
RETAIL TRADE –eating and drinking without drive-in or curb service	Sp	Sp			Sp				Sp	Sp	
RETAIL TRADE – food	Sp	Sp			Sp				Sp	Sp	
RETAIL TRADE – furniture, home furnishing and equipment	Sp	Sp			Sp				Sp	Sp	
RETAIL TRADE – general merchandise	Sp	Sp			Sp				Sp	Sp	
RETAIL TRADE - hardware		Sp			Sp				Sp	Sp	

* (if existing on the effective date of these Regulations – Extension or enlargement may require special permit)

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

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

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES

Sheet #6

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>									
	TC	PBD	PE	PC	PT	PI	RL	F	MSCC	VC
RETAIL TRADE – other	Sp	Sp			Sp				Sp	
WHOLESALE TRADE AND WAREHOUSING			Sp	Sp		Sp				
APPAREL AND OTHER FINISHED PRODUCTS – MANUFACTURING excepting corrosive, poisonous or malodorous acids and chemicals and excepting glue, size, gelatin, fertilizer, fat rendering, explosives (other than firearms, or small arms or ammunition) printing ink and carbon black mfg.				Sp		Sp				
FOOD AND KINDRED PRODUCTS – MANUFACTURING except abattoir and slaughter houses				Sp		Sp				
FURNITURE AND FIXTURES – MANUFACTURING						Sp				
LUMBAR AND WOOD PRODUCTS - MANUFACTURING				Sp		Sp				
PRINTING, PUBLISHING AND ALLIED INDUSTRIES - MANUFACTURING			Sp	Sp		Sp				
PROFESSIONAL, SCIENTIFIC AND CONTROLLING INSTRUMENTS; PHOTOGRAPHIC & OPTICAL GOODS: Watches and clocks – Manufacturing			Sp	Sp		Sp				
STONE, CLAY AND GLASS PRODUCTS – MANUFACTURING except abrasive, asbestos and miscellaneous nonmetallic mineral products – manufacturing and concrete gypsum and plaster products manufacturing and structural clay products.				Sp		Sp				
TEXTILE MILL PRODUCTS – MANUFACTURING				Sp	Sp	Sp				
MISCELLANEOUS MANUFACTURING excepting that which is dangerous by reason of fire, radiation or explosion, or injurious or detrimental to the surrounding neighborhood by reason of the possible emission of excessive dust, odor, fumes, gas, smoke wastes, refuse matter, noise, vibration or because of any other objectionable feature, or is presently or in the future is likely to be a hazard or nuisance to adjacent property or the community at large, as determined by the Building Official, Fire Marshal or Director of Health			Sp	Sp	Sp	Sp				

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

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

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES Sheet #7

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>										
	TC	PBD	PE	PC	PT	PI	RL	F	MSCC	VC	
CULTURAL, ENTERTAINMENT AND RECREATIONAL USES											
AMUSEMENTS											
Bazaars, festivals, carnivals and circuses sponsored by a non-profit corporation or organization		Sp	Sp	Sp	Sp	Sp		Sp	Sp	Sp	
Billiard and pool hall		Sp			Sp				Sp		
Golf driving range								Sp	Sp		
Golf, miniature		Sp			Sp				Sp		
CULTURAL ACTIVITIES											
Historic and monument sites (20)	Sp	Sp	Sp	Sp	Sp	Sp	Prmt	Prmt	Sp		
Library	Sp	Sp							Sp	Sp	
Museum or Planetarium	Sp	Sp							Sp		
Parks	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt	Prmt		
PUBLIC ASSEMBLY											
Auditorium or coliseum		Sp	Sp	Sp	Sp	Sp			Sp		
Community Center		Sp							Sp	Sp	
Theater, legitimate and/or motion picture	Sp	Sp			Sp				Sp		
RECREATIONAL ACTIVITIES											
Archery range, indoor	Sp	Sp			Sp				Sp		
Athletic Clubs	Sp	Sp			Sp				Sp		
Bowling	Sp	Sp			Sp				Sp		
Firing range indoor	Sp	Sp			Sp				Sp		
Golf course							Sp	Sp	Sp		
Marina								Sp			
Recreational Uses, non-profit	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp		
Health, Fitness and Recreational Uses indoor Effective January 30, 1995	Sp		Sp	Sp		Sp			Sp	Sp	

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

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

COMMERCIAL, INDUSTRIAL AND OTHER ZONES PERMITTED USES Sheet #8

<i>PERMITTED USES</i>	<i>ZONE CATEGORIES</i>											
	TC	PBD	PE	PC	PT	PI	RL	F	MSCC	VC	TCMU	

*Platform tennis, indoor and outdoor Riding Stable					Sp				Sp		
Skating rink, ice and/or roller, indoor	Sp	Sp	Sp	Sp	Sp	Sp			Sp		
Tennis courts, indoor	Sp	Sp	Sp	Sp	Sp	Sp			Sp		
TRANSPORTATION, COMMUNICATION AND UTILITY USES											
Airport Landing Field									Sp		
AUTOMOBILE PARKING											
Garage, parking (18)	Acc	Acc	Acc	Acc	Acc	Acc			Acc		Acc
Private (36)	Acc	Acc	Acc	Acc	Acc	Acc	Acc	Acc	Acc		Acc
Public (37)	Sp	Sp			Sp				Sp		
COMMUNICATIONS											
Radio, television, telegraph, telephone or other communications											
Broadcasting studio, message center or office		Sp	Sp	Sp	Sp	Sp			Sp	Sp	
Transmitting exchange or receiving station		Sp	Sp	Sp	Sp	Sp			Sp		
Towers, transmitting and relay											
MOTOR VEHICLE TRANSPORTATION											
Bus transportation									Sp		
Garaging and equipment maintenance				Sp		Sp					
Passenger terminal		Sp			Sp						
Motor freight transportation terminal and garage			Sp			Sp					
Transportation center		Sp			Sp				Sp		
UTILITIES											
Sewage and solid waste disposal								Sp	Sp		Sp
Utility- Electric, Gas and Water	Sp	Sp	Sp	Sp	Sp	Sp	Sp	Sp			Sp

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

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