

Industrial Land for Sale Minutes to I-95 & I-91

420, 450 & 470 Bradley Street
East Haven, CT 06512



For Sale at: \$1,500,000

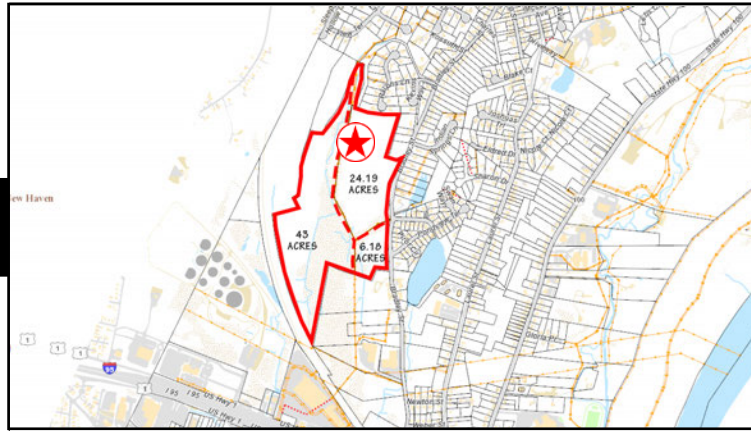
- ▶ Comprised of three adjacent lots, there is a total of 70.37 acres of industrial land for sale in a Light Industrial District 2 zone which permits farms, trucks, gardens, forestry and the keeping of livestock and poultry.
- ▶ A Planned Elderly Facilities District may be established by the Commission in this zone.
- ▶ Potential for Single Family and Multi-Family Home Development via the 8-30G Affordable House Land Use Appeals ACT, General Statutes § 8-30g (Public Act 17-170).
- ▶ Other industrial and commercial uses may be possible with a special permit.
- ▶ Neighbors include Overshores Brewing, Home Depot, CarMax, Dunkin' Donuts, Home Goods, and T.J. Maxx.
- ▶ Conveniently located 2 miles from I-95 (Exit 51), 2.5 miles to I-91 (Exit 8), 2.7 miles to Tweed New Haven Airport, and 3.9 miles to the New Haven State Street Train Station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com

ANGEL 
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



Fact Sheet	3
Site Plan	4
Topographic Survey	5
Location Map	6
Zoning Regulations	7

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com





DEVELOPMENT OPPORTUNITY: Industrial Land for Sale in East Haven, CT, Minutes to I-95 & I-91: Comprised of three adjacent lots, there is a total of 70.37 acres of industrial land for sale in a Light Industrial District 2 zone which permits farms, trucks, gardens, forestry and the keeping of livestock and poultry. A Planned Elderly Facilities District may be established by the Commission in this zone. There is potential for Single Family and Multi-Family Home Development via the 8-30G Affordable House Land Use Appeals ACT, General Statutes § 8-30g (Public Act 17-170). Other industrial and commercial uses may be possible with a special permit.

Neighbors include Overshores Brewing, Home Depot, CarMax, Dunkin' Donuts, Home Goods, and T.J. Maxx.

The property is conveniently located 2 miles from I-95 (Exit 51), 2.5 miles to the I-91 (Exit 8), 2.7 miles to Tweed New Haven Airport, and 3.9 miles to the New Haven State Street Train Station.

The Site

Land: 70.37 acres
Real Estate Taxes: \$8,656.80 (2019)
Zoning: Light Industrial District 2 Zone (LI-2)

Three Mile Demographics

Population: 87,470
Median HH Income: \$51,733

Utilities

Water/Sewer: Public

Five Mile Demographics

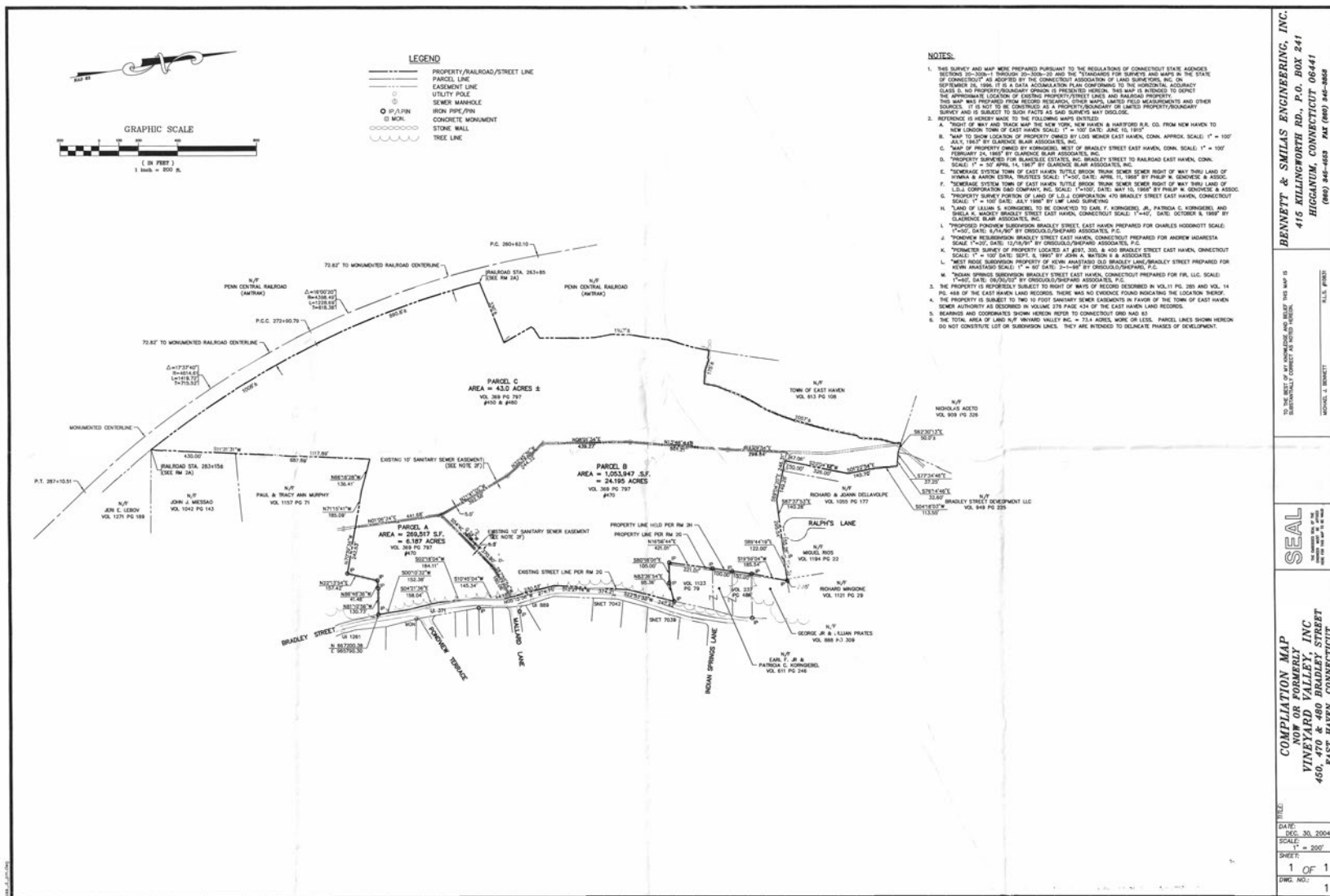
Population: 228,823
Median HH Income: \$53,481

Broker: Jon Angel
 President
 203.335.6600, Ext. 21
 jangel@angelcommercial.com



For Sale
Site Plan

420, 450 & 470 Bradley Street
East Haven, CT 06512



BENNETT & SMILAS ENGINEERING, INC.
416 MILLINGFORTH RD., P.O. BOX 241
HIGGANSVILLE, CONNECTICUT 06441
(860) 246-0628 FAX (860) 246-0628

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS
FACTUALLY CORRECT AS PERMITTED BY LAW.

DOUGLAS L. BENNETT
E.L.L. PLS.

SEAL
I, DOUGLAS L. BENNETT, A PROFESSIONAL ENGINEER IN THE STATE OF CONNECTICUT, DO HEREBY CERTIFY THAT I AM THE AUTHOR OF THIS MAP.

COMPLETION MAP
FOR
NEW OR FORMERLY
VINEYARD VALLEY, INC
450, 470 & 480 BRADLEY STREET
EAST HAVEN, CONNECTICUT

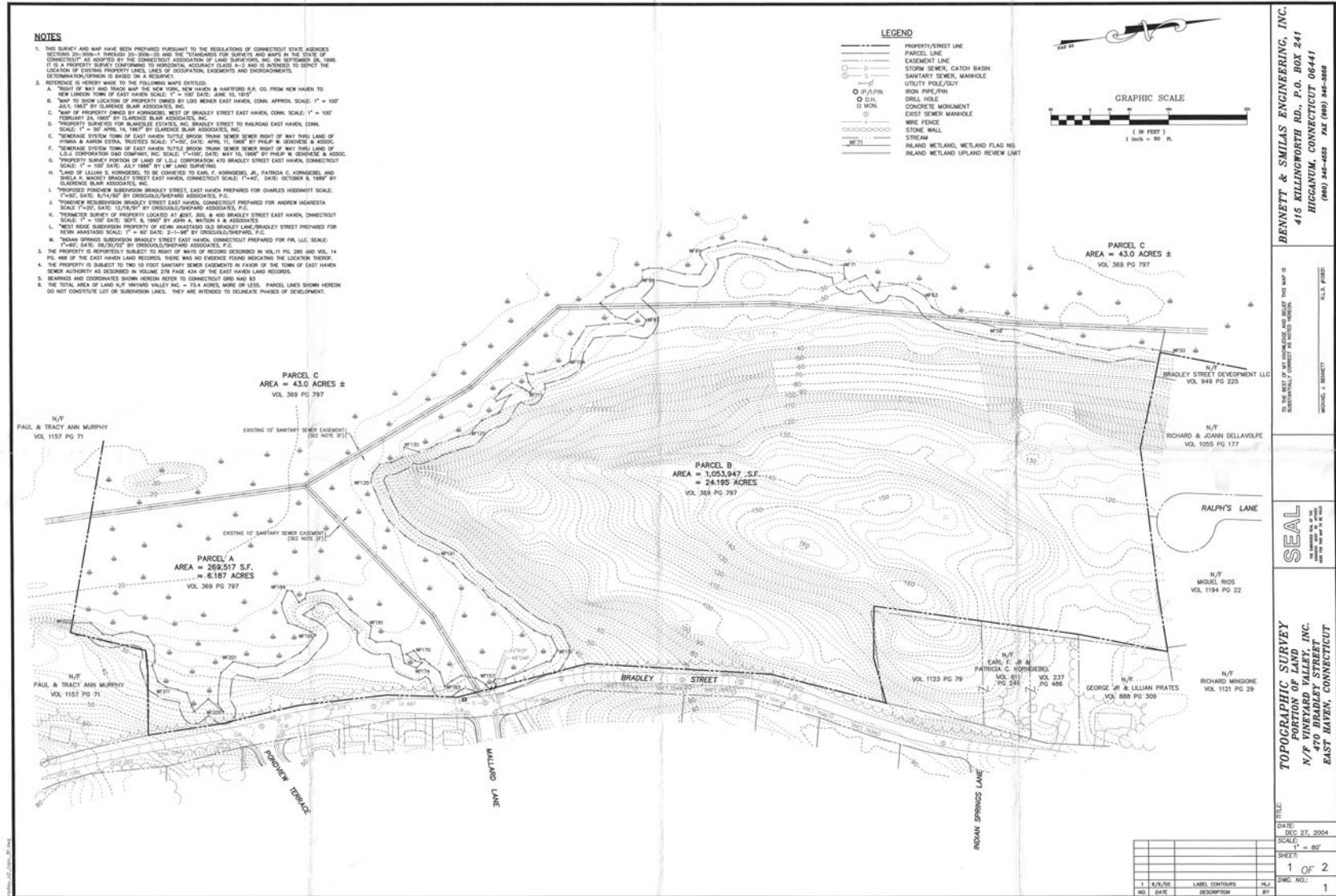
DATE: DEC 30, 2004
SCALE: 1" = 200'
SHEET: 1 OF 1
DWG. NO.: 1

For Sale

Topographic Survey

420, 450 & 470 Bradley Street

East Haven, CT 06512



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

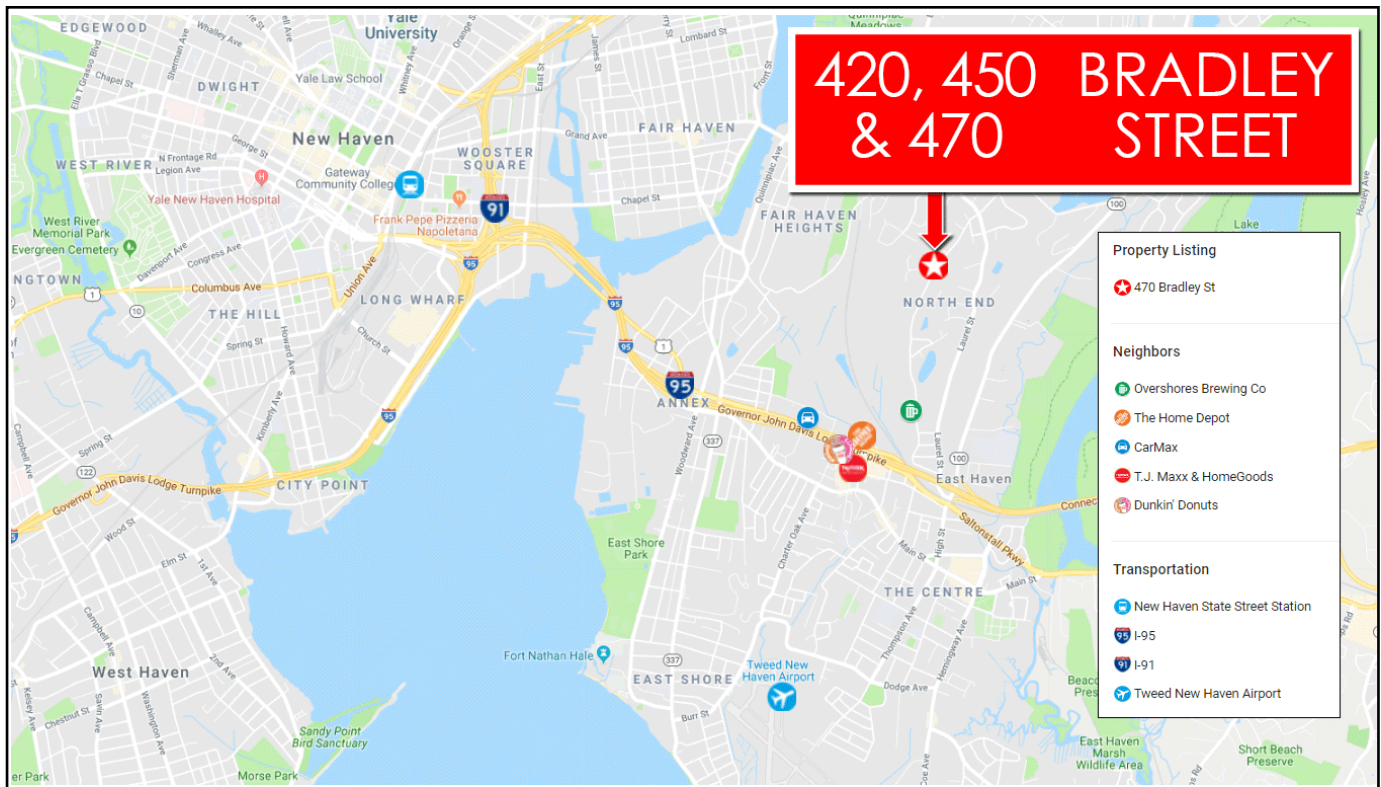
No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

For Sale

420, 450 & 470 Bradley Street

Location Map

East Haven, CT 06512



Neighbors include Overshores Brewing, Home Depot, CarMax, Dunkin' Donuts, Home Goods, and T.J. Maxx.

Conveniently located 2 miles from I-95 (Exit 51),
2.5 miles to I-91 (Exit 8),
2.7 miles to Tweed New Haven Airport,
and 3.9 miles to the New Haven State Street Train Station.

Broker: Jon Angel
President
203.335.6600, Ext. 21
jangel@angelcommercial.com



2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.

East Haven, CT - Light Industrial District 2 Zone (LI-2)

Please visit the Town of East Haven website for complete zoning regulations.

Town of East Haven Zoning Regulations - Effective January 10, 2001 unless otherwise noted.

23.15 LIGHT INDUSTRIAL, LI-1 DISTRICT: These districts consist of areas that have been experiencing heavy commercial and industrial development over a period of years. Applicable standards allow for a range of size for establishments and relatively intensive use of land. Further development of retail and general automotive uses in these districts will be inconsistent with their purpose and the purpose of Commercial districts; further residential construction in these districts will be inconsistent with their purpose and would occur under conditions unfavorable for residential occupancy.

23.16 LIGHT INDUSTRIAL, LI-2 DISTRICT: These districts consist of areas intended to be used for heavy commercial and industrial development on a less intensive basis than the LI-1 districts. They are designed for occupancy on somewhat larger sites with more spacious setbacks, in order to assure a high quality of construction within the district, and an agreeable relationship to adjacent districts. Further development of retail, general automotive and residential uses in these districts will be inconsistent with their purpose and the purpose of commercial districts; any residential construction would occur under conditions unfavorable for residential occupancy.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

SCHEDULE A: PERMITTED USES

<u>USES</u>		<u>ZONES</u>					
1A	[a] Farms, trucks, gardens, forestry and the keeping of livestock and poultry, provided that no livestock or poultry shall be kept on a lot of less than two (2) acres and any building in which livestock or poultry are kept is located not less than 50 feet from any property or street line, except than an aggregate of not more than 20 chickens, similar poultry, rabbits, or similar small animals may be kept on a smaller lot if kept in a building or enclosure located not less than 20 feet from any property or street line.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		P	P	P	P	P	P
1A	[b] The keeping and raising on ONE horse, pony, sheep calf, goat, burro, mule, or donkey for personal or family purposes as a pet, on any lot having a minimum area of 40,000 square feet or, a fraction thereof, all subject to the following conditions.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		P	P	P	P	P	P
	I. Any such animal, so maintained, shall be kept in a building or stable, which shall be detached from the main building on such lot, and which shall be located at least 50 feet from any property or street line; and 100 feet from any well from which water is taken for human consumption.	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		P	P	P	P	P	P
	II. Stable manure shall be kept in a covered, water tight pit or chamber and shall be removed at least once weekly from May 1st to October 1st, and during the other months at intervals sufficiently frequent to maintain a sanitary condition, satisfactory to the East Shore Health Department.						
2	A single, detached dwelling unit for one (1) family, and not more than one such dwelling per lot.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	X	P	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	P	P
3	Dwellings containing two (2) dwelling units, subject to the additional lot area requirements of Schedule B, and not more than one (1) such dwelling per lot.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	P
4A	Dwellings containing three (3) or more dwelling units, subject to the additional lot area requirements of Schedule B.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	P	X	X	X	S
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	X	X	X	S	S

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
4B	Elderly housing facilities, non-assisted, subject to the additional standards and provisions of Section 33.19 [established 03/26/2001]	X	X	X	X	E	E
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	X	X	X	X	E
5A	Dwellings containing three [3] or more dwelling units, subject to the additional lot area requirements of Schedule B, the standards and provisions of Section 34.7, and provided that no dwelling unit is located on the ground floor or basement level AND is located on Main Street. [effective 12/14/2001]	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	X	X	E	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
5B	Dwellings containing three (3) or more dwelling units, subject to the additional lot area requirements of Schedule B, and provided that no dwelling unit is located on the ground floor or basement level.	X	X	X	X	X	X
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		ER	X	X	X	X	SR
6	A professional or business office in a dwelling unit subject to the following conditions:	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		SR	E	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
[a]	the person or persons conducting the office shall reside in the dwelling unit, and there shall be no more than two [2] non-resident persons engaged in the conduct of the office.	E	X	X	X	ER	X
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		ER	X	X	X	X	SR
[b]	The office shall not impair the residential character of the premises, and there shall be no evidence of the office outside the dwelling unit, except for permitted signs.	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		SR	E	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
[c]	The floor area used for the office shall not exceed one third of the floor area of the dwelling unit.	E	X	X	X	ER	X
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		ER	X	X	X	X	SR
[d]	If dwellings are prohibited in the district such use may be located only in a lawfully existing dwelling unit.	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		SR	E	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
7	Customary home occupations in a dwelling unit, including home industries and service occupations, subject to the following conditions:	E	X	X	X	ER	X
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
[a]	The person or persons conducting the occupation shall reside in the dwelling unit, and there shall be no more than two [2] non-resident persons engaged in the conduct of the occupation.	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
[b]	The office shall not impair the residential character of the premises, and there shall be no evidence of the office outside the dwelling unit, except for permitted signs.	P	P	P	P	P	P
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
[c]	The floor area used for the office shall not exceed one third of the floor area of the dwelling unit.	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
[d]	If dwellings are prohibited in the district such use may be located only in a lawfully existing dwelling unit.	P	P	P	P	P	P
		<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

- [b] The occupation shall not impair the residential character of the premises, and there shall be no evidence of the occupation outside the dwelling unit except permitted signs.
- [c] The floor area used for the conduct of the occupation shall not exceed one third of the floor area of the dwelling unit
- [d] If dwellings are prohibited in the District [zone], such use may be located only in a lawfully existing dwelling unit.

8	Boarding/Rooming House: The letting of rooms or the furnishing of board in a dwelling unit to a total of not more than three [3] unrelated persons, subject to the following:	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	E	E	E	E
[a]	The property owner letting the rooms and/or furnishing board shall reside in the dwelling unit ...and	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		E	E	E	E	E	E
[b]	The establishment of any rooming/boarding house in any zone shall be by Special Exception						
[c]	When rooms are let, the dwelling unit shall contain a minimum floor area of 200 sq. ft. of living space times the number of persons letting the rooms						
[d]	No accessory building shall be used for, or as part of, the letting of rooms or the furnishing of board						
[e]	The letting of rooms shall not include the provisions of cooking facilities for such rooms; but may include the sharing of the cooking facilities of the dwelling						
[f]	A yearly certificate of compliance requiring review and/or inspection from the local Zoning, Fire Marshall, Building Official and Health Dept. insuring public health, safety and welfare are afforded. The fee for said certificate of compliance shall be \$ 50.00 per year.						
8	[g] Failure to obtain/renew the aforesaid certificate of compliance within 30 days of the expiration date will result in automatic revocation of said Special Exception .	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	E	E	E	E
[h]	Any/all pre-existing rooming/boarding houses in operation on the effective date of this text change shall not be exempt from subsections [e] and [f] of this Regulation. Any pre-existing or existing rooming/boarding house that suspends said use for one [1] year shall be required to re-apply for a special Exception under the	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		E	E	E	E	E	E

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

existing rules of the
P & Z Commission.

9	Buildings, uses and facilities of the Town of East Haven	<u>R-1</u> P	<u>R-2</u> P	<u>R-3</u> P	<u>R-4</u> P	<u>R-5</u> P	<u>RA-1</u> P
		<u>RA-2</u> P	<u>CA-1</u> P	<u>CA-2</u> P	<u>CB-1</u> P	<u>CB-2</u> P	<u>CC</u> P
		<u>CD</u> P	<u>LI-1</u> P	<u>LI-2</u> P	<u>LI-3</u> P	<u>S-1</u> P	<u>DRA-1</u> P
10	Buildings, uses and facilities of the State of Connecticut, Federal Government or any other governmental agency/unit	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> E	<u>CA-2</u> E	<u>CB-1</u> E	<u>CB-2</u> E	<u>CC</u> E
		<u>CD</u> E	<u>LI-1</u> E	<u>LI-2</u> E	<u>LI-3</u> E	<u>S-1</u> E	<u>DRA-1</u> E
11	Stands for the display and sale of farm and truck garden produce grown on the premises, provided that such stand does not exceed 100 sq. ft. in area and is located not less than 20 feet from any property or street line.	<u>R-1</u> P	<u>R-2</u> P	<u>R-3</u> P	<u>R-4</u> P	<u>R-5</u> P	<u>RA-1</u> P
		<u>RA-2</u> P	<u>CA-1</u> P	<u>CA-2</u> P	<u>CB-1</u> P	<u>CB-2</u> P	<u>CC</u> P
		<u>CD</u> P	<u>LI-1</u> P	<u>LI-2</u> P	<u>LI-3</u> P	<u>S-1</u> P	<u>DRA-1</u> X
12	Commercial nurseries including greenhouses incidental thereto, provided that any building in connection therewith is located not less than 50 feet from any property or street line and that there is no sale of products on the premises other than those grown on the premises	<u>R-1</u> P	<u>R-2</u> P	<u>R-3</u> P	<u>R-4</u> P	<u>R-5</u> P	<u>RA-1</u> P
		<u>RA-2</u> P	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> SR
		<u>CD</u> SR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> P	<u>DRA-1</u> X
13	Commercial nurseries and greenhouses.	<u>R-1</u> XR	<u>R-2</u> XR	<u>R-3</u> XR	<u>R-4</u> XR	<u>R-5</u> XR	<u>RA-1</u> XR
		<u>RA-2</u> XR	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> XR	<u>LI-2</u> XR	<u>LI-3</u> XR	<u>S-1</u> XR	<u>DRA-1</u> X
14	The following uses when conducted by a non-profit corporation and not as a business or for profit: churches and places of worship; parish halls; schools universities educational, religious, philanthropic and	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

	charitable institutions	<u>CD</u> XR	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> XR	<u>DRA-1</u> X
15	Churches and places of worship, parish halls, schools, colleges, universities, educational, religious, philanthropic and charitable institutions	<u>R-1</u> XR	<u>R-2</u> XR	<u>R-3</u> XR	<u>R-4</u> XR	<u>R-5</u> XR	<u>RA-1</u> XR
		<u>RA-2</u> XR	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> X
		<u>CD</u> XR	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> XR	<u>DRA-1</u> X
16	Day Nurseries/ Day Care	<u>R-1</u> P	<u>R-2</u> P	<u>R-3</u> P	<u>R-4</u> P	<u>R-5</u> P	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> E	<u>LI-2</u> E	<u>LI-3</u> E	<u>S-1</u> P	<u>DRA-1</u> E
17	The following uses when not conducted as a business or for profit: membership clubs; lodges and community houses; provided that there is no sale or use of alcoholic liquors on the premises	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> E	<u>DRA-1</u> E
18	Membership clubs, lodges and community houses	<u>R-1</u> XR	<u>R-2</u> XR	<u>R-3</u> XR	<u>R-4</u> XR	<u>R-5</u> XR	<u>RA-1</u> XR
		<u>RA-2</u> XR	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> XR
		<u>CD</u> XR	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> XR	<u>DRA-1</u> X
19	The following uses when not conducted as a business or for profit; recreation facilities, nature preserves and wild life sanctuaries	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> E	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> E	<u>DRA-1</u> E
20	A golf, tennis, swimming or similar club whether operated as a business for profit or not; including customary accessory services and eating facilities incidental to the conduct of a club but not including a golf driving range or miniature golf.	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> X
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

21	A summer day camp provided that there is no furnishing of rooms except for accommodations for employees of the camp	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	E	E	E	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	E	X
22	Commercial kennels, livery and boarding stables and riding schools, subject to the following conditions:	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	E	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	X
[a]	The use shall be located on a lot of not less than five [5] acres	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	X
[b]	No dogs shall be kept in any building or enclosure located within less than 150 feet of any property or street line	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	X
[c]	Any building in which livestock are kept shall be located not less than 50 feet from any property or street line.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
23	Private hospitals, convalescent homes and sanitariums, licensed by the State of CT., subject to the following conditions:	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	S	S	S	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	X
[a]	The use shall not include facilities for the insane, alcoholics or drug addicts.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
[b]	When the use is not served by sanitary sewers, the use shall be located on a lot containing less than 10,000 sq. ft. for each patient accommodation	<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	S	S	S	X
[c]	When the use is served by sanitary sewers, the use shall be located on a lot containing no less than 3,000 sq. ft. for each patient accommodation if the lot contains an area of two [2] acres or more.	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	X
24	Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	S	SR	SR	SR	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		SR	SR	SR	SR	E	X
25	Public utility substations, telephone equipment buildings and maintenance and service facilities	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		XR	XR	XR	XR	XR	XR
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		XR	S	S	S	S	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	S	S	S	XR	X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

26	Electric power transmission lines; public utility water supply reservoirs, wells, towers, treatment facilities and pump stations	<u>R-1</u> E	<u>R-2</u> E	<u>R-3</u> E	<u>R-4</u> E	<u>R-5</u> E	<u>RA-1</u> E
		<u>RA-2</u> E	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> E	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> E	<u>DRA-1</u> X
27	Business and professional offices	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> S	<u>DRA-1</u> S
27A	Business and professional offices in an R-1 zone, subject to the approval of the proposed location, site plan approval, and appropriate signage, architectural compatibility, parking, lighting and buffer strips, subject to the additional standards of Section 33.15. [formerly, use line 24a, established 12/17/1983]	<u>R-1</u> S	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> X	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> X
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
28	Banks and other financial institutions	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
29	Stores and other buildings & structures where goods are sold or service is rendered primarily at retail	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> XR	<u>LI-2</u> XR	<u>LI-3</u> XR	<u>S-1</u> XR	<u>DRA-1</u> X
29A	Adult oriented business & entertainment establishments whose principal activity is related to adult entertainment and including; but not limited to adult book stores, adult motion picture theaters, adult mini-motion picture theaters; establishments featuring the rental and/or sale of adult videos, adult cabarets, adult novelty businesses and/or certain adult personal service businesses	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> E	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> X
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
29B	Tattoo and body piercing studios whose principal activity is related to the tattooing and/or body piercing of individuals in anatomical areas of he	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

	human body other than the ear	<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> S	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> X
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
29C	The retail sale of used and/or second hand and/or pre-owned goods or merchandise by any pawn shop; swap shop; used clothing and/or furniture and/or appliance shop; consignment shop; and/or indoor flea market to the general public.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> E	<u>CA-2</u> E	<u>CB-1</u> E	<u>CB-2</u> E	<u>CC</u> E
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
30	Stores and other buildings or structures where goods are sold or service is rendered at retail when accessory and subordinate to a permitted use on the same premises.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> SR
		<u>CD</u> SR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> E	<u>DRA-1</u> X
31	Self-cleaning establishments or cleaning agency including clothes pressing and cleaning with nonflammable liquids; laundry agency or self-service laundry not using steam.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
32	Laundry, cleaning and dyeing plants	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> XR	<u>CA-2</u> XR	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> XR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
33	Undertakers' establishments/ Funeral Homes	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
34	Indoor theatres and assembly halls	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> XR	<u>LI-2</u> XR	<u>LI-3</u> XR	<u>S-1</u> X	<u>DRA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

35	Indoor theatres and assembly halls when accessory and subordinate to a permitted use on the same premises.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	SR	SR	SR	SR	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	S	S	S	E	X
36	Outdoor theaters	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	X
36A	Indoor movie booth viewing centers, featuring either conventional and/or adult oriented films, movies or slides and pictures.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	E	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	X	X	X	X	X
37	Restaurants and other food service establishments including "drive-in" restaurants	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	XR	XR	S	S	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		XR	XR	XR	XR	XR	X
38	Restaurants and other food service establishments where customers are served only when seated at tables or counters and at least ¼ of the customers seats are located within an enclosed building. Such uses may include a food take-out service incidental to the primary permitted use, but shall not include establishments where customers are served in motor vehicles or served primarily at food take-out counters or drive-thru windows.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	S	S	SR	SR	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		XR	S	S	S	S	X
39	Motor vehicle service stations having a limited repairer's license issued by the State of Connecticut, provided that no pump for the retail selling of gasoline on any lot shall be located within less than 1500 feet of a pump for the retail selling of gasoline on any other lot.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	SR	SR	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	S	S	S	XR	X
40	Motor vehicle service stations, provided that no pump for the retail selling of gasoline on any lot shall be located within less than 1500 feet of a pump for the retail selling of gasoline on any other lot; motor vehicle repair garages including	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	S	S	S

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

	automobile, truck, trailer and farm equipment, repairing, painting and upholstering, establishments for motor vehicle washing; and establishments for the sale of new or used automobiles, trucks, trailers or farm equipment, radio or telephone installations, vehicle detailing, or the rental of automobiles and/or trucks	<u>CD</u> XR	<u>LI-1</u> XR	<u>LI-2</u> XR	<u>LI-3</u> XR	<u>S-1</u> X	<u>DRA-1</u> X
41	Motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing when clearly accessory and subsidiary to a permitted use on the same premises.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> X	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> SR
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
42	Hotels and Motels, and restaurants, recreation facilities and cabanas when accessory and subordinate thereto.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> X	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> E	<u>DRA-1</u> X
43	Bowling alleys and billiard or pool halls.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> E	<u>CA-2</u> E	<u>CB-1</u> E	<u>CB-2</u> E	<u>CC</u> E
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> S
44	Marinas, docks, wharves, slip basins and landings for pleasure boats including the storage, repair and servicing of pleasure boats.	<u>R-1</u> XR	<u>R-2</u> XR	<u>R-3</u> XR	<u>R-4</u> XR	<u>R-5</u> XR	<u>RA-1</u> XR
		<u>RA-2</u> XR	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> E	<u>DRA-1</u> X
45	Sale of pleasure boats and marine equipment, engines, supplies and provisions for pleasure boats	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> E	<u>DRA-1</u> X
46	Veterinary Hospitals	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> X	<u>LI-2</u> X	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
47	Medical and dental clinics, medical laboratories, rehabilitation facilities, licensed by the State of Connecticut.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> S	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
48	Printing & Publishing establishments occupying not more than 5,000 sq. ft. of floor area	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> XR
		<u>CD</u> S	<u>LI-1</u> XR	<u>LI-2</u> XR	<u>LI-3</u> XR	<u>S-1</u> X	<u>DRA-1</u> X
49	Printing and publishing establishments	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> S
		<u>CD</u> XR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
50	Warehousing and wholesale business	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> XR	<u>CA-2</u> XR	<u>CB-1</u> XR	<u>CB-2</u> XR	<u>CC</u> S
		<u>CD</u> XR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
50A	Mini-warehouse facilities offering individual storage areas on a rental basis and excluding storage areas for motor vehicles.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> X	<u>S-1</u> X	<u>DRA-1</u> X
51	Storage of a reasonable quantity of retail merchandise and supplies necessary for the operation of a permitted use being conducted on the same lot.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> SR
		<u>CD</u> S	<u>LI-1</u> SR	<u>LI-2</u> SR	<u>LI-3</u> SR	<u>S-1</u> X	<u>DRA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

52	Commercial storage, sale and distribution of fuel.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	S	SR	X	X
53	Bulk storage of cement and petroleum products; concrete making plants.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	E	X	X	X
54	Freight and materials, trucking businesses & terminals; bus terminals.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	E	X	X	X
55	Freight and materials, trucking businesses when accessory and subordinate to a permitted use on the same premises.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	SR	SR	S	X	X
56	Building contractors, business and storage yards.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	E	X	X	X
57	Lumber and building materials related businesses.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	E	X	X	X
58	Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops when occupying not more than 5,000 sq. ft. of floor area.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		X	X	X	X	X	X
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	S	S	SR

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	SR	SR	SR	X	X
59	Painting, woodworking, sheet metal, blacksmith, welding, tire recapping and machine shops.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> X	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
60	Plants for the processing and distribution of milk and edible dairy products and the packaging and distribution of beverages.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> S
		<u>RA-2</u> X	<u>CA-1</u> X	<u>CA-2</u> X	<u>CB-1</u> X	<u>CB-2</u> X	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
61	Research laboratories; provided there is no manufacture, processing or assembling of goods except as incidental to research.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> S	<u>CA-2</u> S	<u>CB-1</u> S	<u>CB-2</u> S	<u>CC</u> XR
		<u>CD</u> X	<u>LI-1</u> SR	<u>LI-2</u> SR	<u>LI-3</u> SR	<u>S-1</u> X	<u>DRA-1</u> X
62	Research laboratories	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
63	The manufacture, processing or assembling of goods when accessory and subordinate to a permitted use being conducted on the same premises and when located within an enclosed building.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> S
		<u>CD</u> X	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
64	The manufacture, processing or assembling of goods	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X
		<u>RA-2</u> X	<u>CA-1</u> SR	<u>CA-2</u> SR	<u>CB-1</u> SR	<u>CB-2</u> SR	<u>CC</u> SR
		<u>CD</u> SR	<u>LI-1</u> S	<u>LI-2</u> S	<u>LI-3</u> S	<u>S-1</u> X	<u>DRA-1</u> X
65	Motor vehicle and other junk yards when conducted entirely within an enclosed building.	<u>R-1</u> X	<u>R-2</u> X	<u>R-3</u> X	<u>R-4</u> X	<u>R-5</u> X	<u>RA-1</u> X

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		X	X	X	X	X	X
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		X	S	X	X	X	X
66	Topsoil, sand and gravel removal as provided in Section 31.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	E	E	E	E	E
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		E	E	E	E	E	E
67	Signs as provided in Section 43.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		P	P	P	P	P	P
68	Off-street parking and loading facilities	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		XR	XR	XR	XR	XR	XR
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		S	S	S	S	S	S
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	S	S	S	XR	XR
69	Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, storage sidings, freight yards or freight terminals.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		E	E	E	E	E	E
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		E	S	S	S	S	SR
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	SR	SR	SR	E	X
70	Railroad rights-of-way and passenger stations including customary accessory services therein; switching storage sidings, freight yards and freight terminals.	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		XR	XR	XR	XR	XR	XR
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		XR	XR	XR	XR	XR	P
		<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		XR	S	S	S	XR	X
71	Accessory uses customary with and incidental to any aforesaid permitted use, subject to the following additional standards and conditions applicable in Residence Districts:	<u>R-1</u>	<u>R-2</u>	<u>R-3</u>	<u>R-4</u>	<u>R-5</u>	<u>RA-1</u>
		P	P	P	P	P	P
		<u>RA-2</u>	<u>CA-1</u>	<u>CA-2</u>	<u>CB-1</u>	<u>CB-2</u>	<u>CC</u>
		P	P	P	P	P	P
[a]	The accessory use shall be located on the same lot with the permitted use to which it is accessory.	<u>CD</u>	<u>LI-1</u>	<u>LI-2</u>	<u>LI-3</u>	<u>S-1</u>	<u>DRA-1</u>
		S	P	P	S	P	P
[b]	Accessory uses may include off-street						

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

parking spaces and private garages.

- [c] Except in connection with a permitted farm, truck garden or commercial nursery, there shall be no more than one commercial vehicle parked or stored on any lot; and such vehicle shall not exceed 1 ½ tons capacity and shall be parked or stored only in an enclosed garage.

 - [d] No part of a lot located in a Residence District shall be used for access to a use not permitted in such District.
-

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

25.8 SITE DEVELOPMENT and LANDSCAPING: On any lot that is to be used in the Shoreline Development District #1, Commercial and Light Industrial Districts site developments and landscaping shall be established as follows:

25.8.1 Off-Street Parking and Loading: All off-street parking and loading spaces shall conform to the standards of Section 42

25.8.2 Driveways: There shall be no more than two [2] driveways entering any lot from one street, except that there may be one [1] additional driveway for each additional 300 feet of lot frontage, or a fraction thereof in excess of 500 feet. Driveways shall not exceed 30 feet in width at the street line, unless a greater width is required by a Town Ordinance or by the State of Connecticut.

25.8.5 Light Industrial Districts: In Light Industrial Districts, no part of the area required for setback from a Residence District boundary line shall be used for off-street parking or loading spaces or driveways in connection herewith. In Light Industrial District #1, [LI-1], no part of the area required for setback from a street line shall be used for off-street loading spaces and no more than 50 percent of such area shall be used for driveways and/or off-street parking. In Light Industrial Districts, the area required for setbacks from a street line shall be suitable landscaped with lawns, trees and/or shrubs, washed gravel or decorative stone or ornamental brick or stone pavement, except for sidewalks and permitted driveways and off-street parking spaces. Along and adjacent to any Residence District boundary line, a strip of land, not less than 50 feet in any Light Industrial #3 [LI-3]; and not less than 30 feet in any **Light Industrial #2 [LI-2]** shall be left in its natural state, if already wooded, or shall be landscaped with lawns, trees and/or shrubs.

25.9 COURTS and WINDOWS: In addition to the setback requirements specified in Section 25.4, the windows of rooms used for human occupancy in a dwelling containing two [2] or more dwelling units shall open onto yards, setback areas, courts or other open spaces. The least horizontal dimension of any court between opposing walls shall be not less than twice the average height of such opposing walls. In the case of a court formed by walls on three sides and open on the fourth side, this distance between the open and the opposite wall shall not exceed the distance between the other two walls, unless such latter distance is greater than 50 feet. On any lot, no window in one dwelling unit shall face a window of another dwelling unit at a distance of less than 25 feet. On any lot, no dwelling shall be nearer to another dwelling than the average height of such dwelling.

SCHEDULE B – Bulk Standards

STANDARDS	IL-2
# 1 Min. lot area (SqFt)	40,000
# 2 Min. lot area per dwelling unit (SqFt)	N/A
# 2a Min. lot area per 2 Bedroom dwelling unit	N/A
# 2b Min. lot area per 1 bedroom dwelling unit	N/A
# 2c Min. lot area per efficiency dwelling unit	N/A
# 3 Min. dimension of square on the lot	150
# 4 Min. lot frontage (ft)	50
# 5 Max. # of stories for a building	NONE
# 6 Max. height of a building/structure (ft)	60
# 7 Min. setback from street line (ft)	50
# 8 Min. setback from rear property line (ft)	20
# 9 Min. setback from side property line (ft)	20
# 10 Min. setback from residence district boundary line (ft)	50
# 11 Max. lot coverage (% of lot area)	40
# 12 Max. floor area (% of lot area)	80
# 13 Min. floor area per dwelling (sq ft)	900
# 14 Min. floor area per dwelling unit (sq ft)	500
# 14a Min. floor area per efficiency dwelling unit (sq ft)	N/A

* LINE 6: MAXIMUM HEIGHT IS 40 FEET HOWEVER, A HEIGHT IN EXCESS OF 30 FEET REQUIRES ADDITIONAL SETBACK DISTANCES. REFER TO SECTION 25.4.3 OF THE ZONING REGULATIONS.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

SECTION 27: PLANNED ELDERLY FACILITIES DISTRICTS [P.E.F.D.](amended 7/13/2009)

27.1 PURPOSE: Planned Elderly Facilities Districts may be established by the Commission within any Residence, R-1 R-2, R-3 District **and LI-2 District (as of 7/13/2009)** in accordance with the procedures, standards and conditions herein specified when necessary and appropriate for the following purpose:

27.1.1 To permit tracts of land to be developed, redeveloped and improved as design units with a broad range of specialized facilities for the elderly, including housing specifically designed for, and occupied by elderly persons, geriatric or convalescent care facilities, social and recreation facilities and other associated uses, including non-residential uses that are designed to serve the residents of the development; but excluding Assisted Living Facilities, as described in section 28 of these Regulations; and when such tracts are of sufficient size to accommodate such design units in a manner consistent with the character of the Town and the long range improvement of the neighborhood, and when significant common open space is provided and/or natural features of the terrain are preserved and retained.

27.2 PRE-SUBMISSION CONSIDERATION: The Commission recommends that prior to the submission of a formal petition for the establishment of a Planed Elderly Facilities District, the petitioner review with the Commission and/or its staff, in a preliminary and informal manner, any proposal for a P.E.F.D. The Commission recommends that four [4] copies of preliminary plans be submitted, meeting the basic requirements for general development under section 27.4.2 of these Regulations, together with such additional information that may be necessary to possibly render a “non-binding” opinion by the Commission.

27.3 STANDARDS: Planned Elderly Facilities Developments shall conform to the following standards and requirements:

27.3.1 Site Area, Shape and Characteristics: The site for a Planned Elderly Facility shall contain a minimum of five [5] acres of “generally buildable” land with suitable soils, topography and other natural features. Ponds, marshes and wetland areas shall not be used for more than ten [10] percent of the site area, for purposes of computing allowable density. Natural features of the land shall be retained when reasonably possible. Each site shall have a minimum frontage of 50 feet on a street, and be of such a shape that a square, with a minimum dimension of 300 feet will fit on the site.

27.3.2 Density: The total number of dwelling units in a Planned Elderly Facility shall be determined as follows:

27.3.2.2 For sites having an area from five [5] to twenty five [25] acres, the minimum lot area, per dwelling unit shall be as follows:

Efficiency units:	2,500 sq. ft. per dwelling unit
One bedroom units:	3,000 sq. ft. per dwelling unit
Other dwelling units:	4,000 sq. ft. per dwelling unit

27.3.2.3 For sites having an area of 26 to 50 acres, the minimum lot area per dwelling unit shall be as follows:

Efficiency units:	2,000 sq. ft. per dwelling unit
One bedroom units:	2,500 sq. ft. per dwelling unit
Other dwelling units:	3,000 sq. ft. per dwelling unit

27.3.2.4 For sites having an area of 51 acres or more, the minimum lot area per dwelling unit shall be as follows:

Efficiency units:	1,200 sq. ft. per dwelling unit
One bedroom units:	1,700 sq. ft. per dwelling unit
Other dwelling units:	2,500 sq. ft. per dwelling unit

27.3.3 Setbacks: Buildings and other structures may extend to within 30 feet of any street or property line, except that any portion of a building or other structure exceeding 30 feet in height shall be set back from any property or street line by one [1] additional foot for each foot, or fraction thereof by which such portion exceeds 30 feet in height.

27.3.4 Building Bulk and Coverage:

27.3.4.1 Maximum floor area as percent of Site Area:

Sites 5 to 25 acres in size:	20 percent
Sites 26 to 50 acres in size:	15 percent
Sites 51 acres or more in size:	10 percent

27.3.4.2 Maximum lot coverage as a percent of the Lot area

Area of a site 5 to 25 acres:	10 percent
Area of a site 26 acres or more:	8 percent

27.3.4.3 Where the tract of land is sixty (60) acres or more, and where the proposed development consists of three (3) stories or less, the **maximum lot coverage** allowed may increase to **twenty (20) percent** and the **maximum floor area** may increase to **forty (40) percent**. The increase in coverage and floor area is to discourage multiple story elderly housing above three (3) stories.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

The limits on total floor area shall not apply to areas in, or on a building used for off-street parking or loading spaces when such floor area does not exceed 10 percent of the area of the site, or is located inside the downward extension of the perimeter walls of the building to which the spaces are accessory. The limitations on total floor area as applied to dwellings containing two [2] or more dwelling units may be increased by 10 percent of the area of the site, or fraction thereof, by which the aggregate ground coverage of such dwelling is reduced below the maximum ground coverage specified in Schedule B.

- 27.3.5 Height:** In appropriate locations, as approved by the Commission, buildings and other structures may extend to a maximum height of 15 stories, or 120 feet; whichever is lesser.
- 27.3.6 Permitted Uses:** Any site in an approved Planned Elderly Facilities District shall be used only for specialized facilities for the elderly, including housing, geriatric and convalescent care facilities for the elderly and accessory structures as well as home/office and customary home occupations as specified in Schedule A of these Regulations. In addition, certain non-residential uses as set forth in section 27.3.7 may be permitted as supporting facilities.
- 27.3.7 Supporting Facilities:** Certain supporting facilities related to the principal use are permitted to serve the needs of the elderly residents. These include recreational and social facilities such as tennis courts, swimming pools, walking and cycling trails, arts and craft centers, meeting rooms, administrative offices, storage facilities and trash removal facilities. Service facilities to the extent required to serve the needs of sizeable, elderly residential development are also permitted, dependent upon overall size and location. An elderly housing facility designed to accommodate 200 or more dwelling units may provide an area for limited, retail store use, primarily for the service and convenience of its residents, subject to the approval of the Commission for each proposed commercial use. The total area of such commercial space shall not exceed 20 square feet of gross floor area per dwelling unit. Such commercial use shall not be authorized until substantial, actual construction of the equivalent number of residential units has begun.
- 27.3.8 Utilities:** All Planned Elderly Facilities shall be served by municipal sanitary sewers and public water supply. All utilities including, but not limited to, electric, telephone, gas, water and sanitary sewers shall be located underground.
- 27.3.9 Site Design:** The site plan and architectural design of buildings and other structures shall of such character as to avoid undue traffic congestion on any street, to harmonize with the neighborhood, accomplish a transition in character between areas of unlike character, protect property values, and preserve and enhance the appearance and beauty of the community. Interior streets and drives shall be designed to

minimize through traffic, reduce traffic speeds and provide for adequate circulation within the development and to its supporting facilities, open spaces, etc. Pedestrian paths shall be provided between structures and supporting facilities and shall be separated, whenever possible, from vehicular traffic. Site layout and architectural design shall take advantage of topography and other physical features. Buildings and other structures shall be located so as not to obstruct views from within the building, nor to obstruct such views from other buildings. Consistency of scale and architectural design shall be maintained throughout the development.

27.3.10 Open Space: All proposed open space areas shall be delineated to establish use and controls as appropriate, and labeled in a manner approved by the Commission to indicate that the land is not to be used for building purposes. Dwellings shall be provided with suitable, usable outdoor open space areas having an aggregate area of not less than 150 square feet per dwelling unit. The area so set aside shall be properly arranged, graded and landscaped for recreational purposes and may contain improvements such as tennis courts, swimming pools and other appropriate facilities. The method of preservation of the open space lands shall be subject to the approval of the Commission. The method may include, but is not limited to, one of the following:

27.3.10.1 Establishment of a private association to own and maintain the land for open space purposes intended.

27.3.10.2 Offer, and transfer of the land to the Town of East Haven, subject to agreement by the Town of East Haven to accept the land.

27.3.10.3 Transfer of the land to an institution, person, organization or other entity to own and maintain the land for open space purposes intended.

27.3.11 Parking: Off-street parking spaces shall be provided as required by section 42 of these Regulations. Permitted supporting facility uses shall be provided with at least one

27.3.11.1 Off-street parking space for each 400 square feet of floor area. All parking facilities shall be designed as an integral part of the overall site design, properly arranged to prevent undue concentrations of parking facilities, attractively landscaped through ample use of trees, shrubs, hedges, walls, fences and concrete curbing.

27.3.12 Landscaping: All portions of the site shall either be undisturbed natural terrain or shall be suitably landscaped with trees, shrubs, lawns and other landscape features. All new trees shall have a minimum caliper of three [3] inches; of which, at least 30 percent of which shall be evergreen trees. Parking areas shall contain, evenly distributed, landscaped areas that are protected by solid concrete curbing every tenth [10th] space in a row of parking spaces. Parking areas shall be suitably

screened from streets, adjoining properties, refuse disposal locations and recreational areas as required

27.3.13 Streets and Drives: Major access streets, whether private, or proposed to be dedicated as a public street, shall be constructed to the minimum Town road standards with concrete sidewalks and curbing. Interior driveways shall have a paved roadway width of at least 12 feet for one-way travel and at least 22 feet for two directional travel with no parallel parking allowed.

27.3.14 Other Improvements: Concrete sidewalks having a minimum width of five [5] feet shall be provided between all buildings and parking areas, streets and drives. Appropriate exterior lighting shall be designed and provided at building entrances, along walkways, in parking areas, at all access points to streets and such other locations as may be required for the safety of vehicular and pedestrian traffic. Suitable, screened areas and facilities shall be provided for the adequate reduction, collection and disposal of refuse. All laundry and clothes drying facilities shall be contained within a structure. All signs shall be designed as part of the overall design concept and shall meet the requirements of these Regulations for signs in Residential Districts. In addition, for supporting facility uses, one [1] commercial sign, not exceeding 16 square feet in area shall be permitted for each approved use.

27.3.15 Professional Standards: All maps, plans and technical drawings shall be designated by, and bear the seal of a qualified, licensed professional engineer, architect, landscape architect and/or surveyor. All site and landscape plans shall be designed by a registered landscape architect, architect or civil engineer; all structures, intended primarily for human occupancy, shall be designed by a registered architect; all boundary surveys and property maps shall be prepared by a registered land surveyor; all engineering design road and utility plans and sanitary sewerage facilities designs shall be prepared by a registered civil engineer.

27.4 SUBMISSION: A petition for the establishment of a Planned Elderly Facilities District shall conform to the standards set forth in section 27.3, and shall be submitted to the Commission, in writing, shall be signed by the owner or owners of all the parcels within the proposed district and shall be accompanied by the following:

27.4.1 Statement: A written statement, in 12 copies, relative to the nature of existing development around the proposed District, the concepts relating to open space proposals and their preservation, a description of the types of proposed uses, types of dwelling units, proposed ownership and design features.

27.4.2 General Development Plan: A complete, general development plan for the proposed development, in 12 copies shall be submitted. As appropriate, and where applicable, plans shall be prepared and certified by an architect licensed to practice in the State of Connecticut. Where possible, maps should be drawn at a minimum scale of 1" = 40'; but in no case, less than 1" = 100', and showing the information required below:

27.4.2.1 Property Map: A map showing the location, size of the property of the proposed development with an accuracy meeting, or exceeding the standards for a "Class A-2 Transit Survey", as defined by the Connecticut Technical Council, Inc.; which map is to show the precise boundaries of the proposed district, as well as any existing zoning boundaries, the adjoining properties within 500 feet of the proposed district and the names of the owners of such properties as appear on the latest records in the Office of the Assessor.

27.4.2.2 Existing Conditions Map: A separate map, showing the existing conditions, including existing structures by their use, topography, vegetation, significant natural features and the boundaries of any officially designate area of wetlands.

27.4.2.3 Land Use Plan: A preliminary plan of proposed land uses in the proposed development and acreage of each use, as well as existing and future land uses in the surrounding area.

27.4.2.4 Site development Plan: A preliminary plan showing the location of proposed buildings and structures, roads and parking and other paved areas, walkways, recreational facilities, open space areas and limits of proposed development stages; and including a tabulation of the required standards and the design standards used.

27.4.2.5 Grading and Utilities Plan: A separate, preliminary plan of proposed grading and a schematic layout of proposed storm drainage and utility

systems, including water supply, sanitary sewers, electric, telephone, gas and other utilities shall be placed underground.

27.4.2.6 Landscaping Plan: A preliminary plan of existing and proposed landscaping treatment, including major tree areas, water bodies, treatment of open space areas, screening, existing and proposed topography, location of lighting fixtures, hydrants and the location of signs.

- 27.4.2.7 Architectural Plans:** Preliminary, generalized floor plans, exterior elevations, perspective drawings and descriptive information on the number and size of the units, rooms per unit, types of building materials and specific exterior materials and finishes to be used.
- 27.4.2.8 Reports:** A preliminary report in six [6] copies showing the proposed method of handling sewage disposal, water supply, storm water discharge; including capacity of water courses, volume of additional discharge, improvements needed and design basis, protected development scheduling and contemplated financing program.
- 27.4.2.9 Additional Information:** Any additional information which the Commission may reasonably require or the applicant may wish to submit, including information on traffic, soil conditions, marketability, environmental impact, project model, proposed covenants, easements, deeds, etc.
- 27.4.3 Fees:** A petition fee of \$ 610.00 shall accompany any petition submitted under this section. The Commission may vote to waive said submission fee for a petition submitted by the Town of East Haven, or by the local Housing Authority.
- 27.5 PROCEDURES:** After receipt of a petition for the establishment of a Planned Elderly Facilities District, the Commission and it's staff shall review the petition for completeness and, during this review, may confer with the petitioner and request additional information. Copies of the applicable plans and reports will be referred to the appropriate Town Departments, such as the Engineering, Building, Police and Fire Departments, etc. The Commission shall then hold a Public Hearing on the petition in the same manner, and with the same notice as is required for an amendment of these Regulations. The Commission may request the following information for presentation to, or at the Public Hearing:
- 27.5.1 Sanitary Sewerage:** Evidence from the Sewer Commission that sewers are available to the project for tie-in and that the sewer lines, sewage treatment plant and related appurtenances have the capacity for the projected volumes.
- 27.5.2 Solid Waste:** Evidence from the Regional Health District Director on the adequacy of solid waste disposal and, if no public sewers are available, the adequacy of a private sewage disposal system.
- 27.5.3 Traffic:** Evidence that the proposal will not cause any undue traffic hazards.
- 27.5.4 Fire Protection:** A statement from the Fire Marshall that the proposal meets the Fire Safety Standards and the firefighting feasibility of the proposed plan is adequate.
- 27.5.5 Public Works:** Evidence from the Town Engineer with reference to the adequacy of

the basic drainage system; the public or private street design; and the design of elements to be served by the Public Services Department of the Town.

27.5.6 Other Information: Statements, studies or analyses from any other municipal department or advisory committee whose opinion is deemed appropriate by the Commission.

27.6 ACTION: Within 65 days after the close of the Public Hearing, unless such time is extended upon written consent of the petitioner; the Commission may give approval to the General Development Plan, or approval subject to modifications. The Commission shall, simultaneously deny or adopt, with or without modifications, the Planned Elderly Facilities District, thereby amending the zoning map, only after making certain findings necessary for the amendment of these Regulations. Approval of the General Development Plan and the adoption of the Planned Elderly Facilities District does not constitute final approval of the proposed development; but does authorize the submission of an application for Final Approval of the development. Notice of the adoption of the Planned Elderly Facilities District shall be given as required for the amendment of these Regulations and Map, and a copy of the statement, General Development Plan and the Commission's Resolution of Adoption shall be filed, by the applicant, in the Offices of the Town Clerk. The time limits for action by the Commission, set forth above, are directory only; and the failure of the Commission to act within the time specified does not constitute an automatic approval and shall not preclude the Commission from taking such action at any time thereafter, and said action when taken shall have the same force and effect as if taken within the time specified.

27.7 FINAL SUBMISSION: Within one [1] year of the date of the Commission's approval of the General Development Plan, the applicant shall submit an Application for Final Approval for the entire proposed development, or a stage thereof, in accordance with the approved General Development Plan. The scope of any stage encompassed by an Application for Final Approval may be reduced in size with the approval of the Commission; but the minimum amount of land to be included within any single stage shall be five [5] acres.

Each stage must encompass a logical area of development and proper divisions must be made for supporting facilities. Each stage shall conform to the standards of this Section and each shall be succeeding stages. Application for Final Approval of each subsequent stage of development shall be submitted within one [1] year of the date of the approval of the last stage, except the time limits for submission of each subsequent stage may be extended upon written request of the applicant and acceptance by the Commission. If the applicant should abandon all or a part or parts of the General Development Plan, or fails to submit an application for final approval within the prescribed time allowed, or any approved extension thereof, the General Development Plan shall automatically become null and void, and the Commission shall be deemed authorized by the owner or owners of the land within the Planned Elderly Facilities District to amend these Regulations and Zoning Map, deleting all, or part of said District; and establishing, for such area, the provisions of the previous or another Zoning District.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

27.8 APPLICATION for FINAL APPROVAL: The application for final approval shall cover all, or a portion of, the adopted Planned Elderly Facilities District and shall be in accordance with the General Development Plan as approved by the Commission. The application shall be submitted in a form prescribed by the Commission in six [6] copies and, shall include, but not be limited to the following:

27.8.1 Statement: A written statement, setting forth the relationship of the Application to the previously approved General Development Plan, identifying what differences, if any exist; and what changes were made to comply with any conditions of approval. Said statement shall contain a proposed time schedule for carrying out the entire plan as well as updated and additional information relative to the financing plans and proposals. At the request of the Commission, additional information concerning the financial ability of the applicant to carry out and complete the proposed stage of development may be required.

27.8.2 Detailed Development Plans: Detailed Development Plans shall be submitted in conformance with, and including all the information required by the approved General Development Plan. Any plans for stage [phase] completion shall reflect all stages of development completed and/or approved as of the date of submission and shall show those features and elements beyond the limits of this stage that are to be completed as part of this stage in order to assure a complete, self-sufficient existence without the completion of the remaining stages. Maps should be drawn at a minimum scale of 1" to 40' and shall include at least the following:

27.8.2.1 Site Plan: A detailed plan of all site plan proposals showing the layout of all buildings, drives, parking areas, walkways, recreational facilities and other pertinent elements, and including a tabulation of the required standards and the design standards used.

27.8.2.2 Engineering Plans: Plans presenting detailed engineering designs and information supporting all the engineering elements of the site improvements, including proposed drives, parking areas, grading, drainage, sewers, water supply, utilities and other improvements.

27.8.2.3 Landscaping Plans: Plans showing all proposed areas to be planted and landscaped, types of plantings by common & botanical names, size and location. Any areas to be maintained by someone other than the Applicant shall be so designated. Topography and other natural features shall be shown to the extent they are significant to the landscaping treatment. Locations of signs and lighting fixtures shall be indicated.

27.8.2.4 Architectural Plans: Drawings of all proposed buildings shall be submitted, including floor plans of all levels; elevations of all sides of all structures, including accessory buildings, perspective drawings and

renderings to the extent necessary to portray building designs and relationships, and general specifications of types of construction proposed, including exterior materials and finishes.

27.8.2.5 Other documents: Any other plans, reports or documents required as part of the approval of the General Development Plan, copies of restrictive covenants, easements, deeds to open space areas and such additional information as the Commission may request, concerning use, control, maintenance and liability relative to all open space areas and common facilities.

27.8.2.5 Fees: A fee of \$ 50.00 and, for residential developments, an additional fee of \$ 2.00 per each dwelling unit. The Commission may vote to waive the fee for any Application submitted by the Town of East Haven, or by the local Housing Authority.

27.9 APPROVAL: Upon receipt of an application for Final Approval, the Commission shall determine the completeness of the application. Within 65 days of the receipt of a complete application, the Commission shall approve, modify and approve, or disapprove the Application. The applicant may consent, in writing, to any extension of time for action.

Failure of the Commission to so act within the 65 day period, or any lawful extension thereof, shall be considered as an approval; and a certificate to that effect, approving the Application for Final Approval as submitted, shall be issued by the Commission within 30 days after the 65 day period for action.

The grounds for disapproval shall be stated by the Commission for its records. The Application may be approved only after the Commission makes the following findings:

27.9.1 The Detailed Development Plan meets the standards set forth in this Section.

27.9.2 The Detailed Development Plan is consistent with the approved General Development Plan.

27.9.3 The proposed streets and drives are suitable and adequate to accommodate the projected traffic volumes and the Town's street system will not be overburdened.

27.9.4 The proposed utility systems, sanitary sewers and storm drainage facilities are adequate to accommodate projected demands and the facilities servicing the neighborhood will not be overburdened.

27.9.5 The proposal, as contained in the Detailed Development Plan will conform to all Federal, State and local requirements and will have no adverse effect on the environment.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

27.9.6 The application contains workable proposals which, when implemented, will adequately provide for the maintenance, use and enjoyment of all recreational areas, open spaces and other public or common areas.

27.9.7 The proposed development schedule and financing proposals will enable completion of the proposed development in a satisfactory and timely fashion.

The modified and approved or disapproved Application shall be revised and re-submitted within six [6] months or any extension thereof that is granted by the Commission for cause shown. If the applicant fails to re-submit within the prescribed time allowed, the General Development Plan shall become null and void, and the Commission shall be deemed authorized by the owner or owners of land within the Planned Elderly Facilities District to amend these Regulations and the Zoning Map, deleting all or part of said District and establishing for such area the provisions of the previous or another Zoning District.

27.10 PERFORMANCE BOND: The applicant shall file with the Commission, a performance bond, in form, amount and surety approved by the Commission, to guarantee the faithful performance of all site improvement work required by the approved application within a specified period but not less than two [2] years from the date of the approval of the Application for Final Approval.

27.11 APPLIANT NOTIFICATION: Within 15 days of its decision, the applicant shall be notified by the Commission, in writing, by certified mail, setting forth the conditions of approval; the modifications required [if any] or the reasons for disapproval . Upon final approval, after all conditions of approval have been satisfied and the performance bond has been filed, the Commission Chairman shall be authorized to endorse the Detailed Development Plan.

27.12 FAILURE TO PROCEED: If the applicant fails to commence and proceed with the actual construction within six [6] months of the date of the endorsement of approval of the Detailed Development Plan, or within any time extension granted in writing by the Commission, the approval of the Application for Final Approval shall become null and void.

27.13 CHANGES AFTER APPROVAL: Any proposal or required changes in the approved Detailed Development Plan shall be submitted to the Commission for review and action prior to implementation of such changes. Minor revisions, which do not increase the intensity of the development; number of dwelling units; number of bedrooms; or which do not decrease the amount of open space or alter other conditions imposed by the Commission, may be approved by simple resolution of said Commission.

Major changes that increase the density of development; the dwelling unit density; increase the bedroom count; decrease open space areas, or alter or significantly change the approved Detailed Development Plan, will require the submission of a revised Application for Final Approval, which shall be processed in accordance with these Regulations.

27.13 VIOLATIONS: Failure to comply with any of the terms, conditions, restrictions or requirements of the Detailed Development Plan, or any other documents and provisions in connection with an approved application for Final Approval shall constitute a violation, whereby the Commission is empowered to revoke such approval. Notice of such action shall be sent to the applicant within five [5] days of such action by the Commission. During the construction period, the zoning enforcement officer shall periodically review progress, compare it with the projected time schedule and report his findings to the Commission. If the Commission determines any substantial and undesirable deviations from the timetable relative to the establishment of open space areas, or provisions of public or common facilities, it shall order, in writing, compliance. The Commission is also empowered to suspend further construction in other areas until necessary compliance is achieved.

ARTICLE III
Special Exceptions & Site Plans

SECTION 31: TOPSOIL, SAND and GRAVEL

- 31.1 GENERAL:** On any lot, there shall be no excavation, grading or removal of topsoil, clay, sand, gravel, stone or other natural material; or slashing of trees, or filling of land by blasting, or by use of power assisted machinery, or equipment except as authorized under section 31.3, or under a *temporary special exception*, granted by the Commission under the provisions of this Section. All filling or dredging of any pond, lake swamp or other existing body of water; or inland wetland area, or the filling or excavating of any swale, valley, slough or other area of depression is hereby prohibited, except after the granting of such *temporary special exception*.
- 31.2 PURPOSE:** Activities which are covered by this section include excavation of earth materials; blasting; grading; deposit of earth materials, including filling and stockpiling; processing earth materials in conjunction with a contractor's business; clear-cutting; and any other earth-moving or land clearing activity. The purpose of this Section is to regulate such site clearing, earth moving and stockpiling activities so as to:
- 31.2.1** Minimize surface runoff of rainfall and melt water to prevent injury to adjoining properties resulting from erosion, transport of sediment and increase in overland flow of storm drainage.
- 31.2.2** Prevent creation or exacerbation of safety hazards, such as sharp declivities, cliffs and unstable slopes.
- 31.2.3** Preserve distinctive natural features such as rock outcrops and ridge lines.
- 31.2.4** Limit the total amount of fill material that can be placed on any lot in order to restrict the development of those parcels of land where an excessive amount of fill would be necessary in order to make the land more developable, and to prevent adverse drainage impacts on surrounding properties as a result thereof.... and:
- 31.2.5** Protect the ecological process by preserving natural vegetative cover essential to maintenance of soil stability, micro-climate moderation and property values.
- 31.3 AUTHORIZED EXCLUSIONS and EXEMPTIONS:** The requirement to obtain approval of a *temporary special exception* shall not apply to the following cases, when such excavation, grading, removal or slashing of trees, or filling of land is conducted and completed in such a manner as to cause no danger to the public health or safety, which includes, but is not limited to: stagnant water, soil erosion, water pollution or excessive drainage runoff.

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

- 31.3.1** Necessary operations involving the filling or removal of earth materials, not exceeding *250 cubic yards* in anyone calendar year that is in direct connection with landscaping and/or the changing of contours on a lot. Said amount may be increased to *500 cubic yards*, upon the approval of a duly authorized *zoning permit*. Such filling or removal shall be completed within the calendar year and the area affected shall be completely restored, re-graded and/or planted with suitable vegetation or landscape feature within the same calendar year.
- 31.3.2** Necessary operations, not exceeding *1,500 cubic yards* in conjunction with the lawful construction or alteration on the lot of buildings and other structures, foundations, driveways, roads, trench work, off-street parking and loading areas, outside storage areas, storm drainage, utility services, fences, walls, wells, patios and terraces, swimming pools or any other bona fide construction project having a duly authorized *zoning permit* and building permit for the project.
- 31.3.3** Necessary operations in connection with reasonable improvements on the lot solely for bona fide farming purposes; such as the construction of ponds, burying of stones and/or the relocation of natural materials on the lot to increase areas of farming; or, the normal installation or repair of a septic system, subject to the approval of the East Shore Health District and the Town Engineer.
- 31.3.4** Necessary operations in connection with the construction or improvements and the changing of contours in an approved subdivision in accordance with the construction and grading plans approved by the Commission under the Subdivision Regulations of the Town of East Haven.
- 31.3.5** The normal maintenance and repair of roads and driveways, and the construction of new Town roads or any other use, including the stockpiling of street maintenance and landscaping materials, by the Town of East Haven or its authorized agent.
- 31.4 APPLICATION and PROCEDURES:** Before the approval of any *temporary Special Exception*, the applicant shall prepare and submit eight [8] collated copies of an application for a Temporary Special Exception, containing a detailed statement of use, appropriate maps & plans prepared by, and bearing the seal of a licensed Land Surveyor, Assessor's [field] cards for all properties to be affected and such permit fees as may be required for this submission.
- 31.4.1 Statement of Use:** Eight [8] copies of a written statement describing the proposed activity in sufficient detail to determine compliance with the "*permitted use*" [Section 24] provisions of these Regulations. Said statement shall include:
- 31.4.1.1** the time period proposed for the completion, and site restoration of all work
- 31.4.1.2** the hours and days of the week the work will take place;

- 31.4.1.3 the type and total volume of materials to be deposited, removed or graded;
- 31.4.1.4 the total area to be "clear-cut".
- 31.4.1.5 the details of any proposed blasting, crushing, or stockpiling of materials
- 31.4.1.6 the number and type of trucks and other machinery involved in the operation.
- 31.4.1.7 the proposed truck access through the surrounding neighborhood and the number of trucks per day and/or hour entering or leaving the site.
- 31.4.2 Maps and Plans:** Eight [8] copies of maps and plans, prepared and stamped by a licensed, Professional Land Surveyor showing the following:
- 31.4.2.1 The boundaries of the property; it's owners, the location, width and purpose of all existing and proposed easements and rights-of-way on the property; streets adjoining the site; the location of buildings and structures on the site.
- 31.4.2.2 A small scale map, drawn to the same scale as the Town's Assessor's Map of the area, showing the location of the site, the site's acreage, names of all abutting owners within 100 feet [in all directions] of the site.
- 31.4.2.3 In the area of the proposed operation, and within 100 feet thereof, the existing and the proposed field verified contours at intervals of no more than two [2] feet [referred to "*National Geodetic Vertical Datum*" {*N. V. G.D.*}); spot elevations at key locations and the areas of the site where earth materials may be stockpiled.
- 31.4.2.4 The location of all existing wooded areas, watercourses, wetlands, rock outcroppings, and other significant physical features and, where applicable, any wetlands boundary, 100 year flood line, floodway boundary and areas of slopes or depressions, 25 percent or greater.
- 31.4.2.5 Areas of wetlands shall be field located by a certified soil scientist. No proposed operation under this section will be conducted within 200 feet of any watercourse, pond, or swamp
- 31.4.2.6 Pertinent information regarding the existing and proposed drainage on the site.

- 31.4.2.7** the location of all existing buildings, structures, signs, fences, walls, paved areas, curbs, curb cuts, edges of pavement, sidewalks, light and utility poles, catch basins, manholes, hydrants and other similar physical features.
- 31.4.2.8** The proposed location of the vehicular access to and from the site.
- 31.4.2.9** A complete erosion and sediment control plan
- 31.4.2.10** Complete details of the final site grading, stabilization and plantings at the conclusion of the operation.
- 31.4.3 Prior Approvals:** Where, and whenever applicable, the applicant shall obtain and produce to the Commission, written approvals and/or documentation from.:
- 31.4.3.1** The Town of East Haven's Inland Wetland and Watercourse Commission.
- 31.4.3.2** The Town of East Haven's Flood and Erosion Commission
- 31.4.3.3** The Town of East Haven's Zoning Board of Appeals
- 31.4.3.4** The State of Connecticut's Department of Environmental Protection
- 31.4.3.5** The Army Corps of Engineers.
- 31.4.4 Other:** The Commission is further empowered to request the applicant submit any additional information that it deems necessary to decide on the application.
- The Applicant may, by written request, identify certain, specific elements of the application requirements from which he requests an exemption, along with bona fide reasons for requesting said exemption.
- The Commission is empowered, by resolution to waive the required submission of all or part of the information required in section 31.4 upon a finding that the information is not necessary to decide on the application.
- 31.4.5 Application and Associated Fees:** An application fee, in the amount of \$ 250.00, plus a Publication Fee of \$ 100.00 and an Inspection fee in the amount of \$ 2.50 for each 1,000 cubic yards of material, or fraction thereof, to be excavated, or filled.
- 31.4.5 Bonding:** The applicant shall file with the Commission, a performance bond in form, amount and surety approved by the Commission and the Town Engineer, to guarantee the faithful performance of the work to be undertaken in accordance with the provisions of this section.

That upon completion of any operation approved and bonded under this section, the applicant may request and receive a return of his bond after the work, as approved is completed to the satisfaction of the Commission and its technical staff and after all affected areas have been restored and/or replanted or landscaped to the satisfaction of the Commission and its technical staff.

The Commission is authorized to a separate, additional bond in form and amount and with surety acceptable to the Town Engineer to protect the Town of East Haven from damages caused to Town roads, sidewalks, bridges, drainage facilities, curbs or landscaping as a result of the activities associated with this Section.

31.4.5.1 Liability Insurance: The applicant shall obtain and maintain liability insurance with a limit of not less than \$ 250,000 as to personal injury and \$ 100,000 as to property damage and shall furnish a Certificate of Insurance to the Town Engineer and, in the event of a cancellation of such insurance, the *temporary Special Exception* shall terminate immediately and without any formal action of the Commission.

31.5 STANDARDS and CONDITIONS: The filling, excavation, grading, removal, blasting or any other activities authorized under this section shall conform to the following **standards and conditions**, and before approving a *Temporary Special Exception*", the Commission shall find that the following standards and conditions are met:

31.5.1 General: That the operations and activities shall be carried out in conformity with the statement, maps and plans as approved by the Planning & Zoning Commission and within the exterior limits shown on the approved plans; and in conformity with the proposed contour plan, as approved.

31.5.2 Earth Slopes: All finished earth slopes resulting from the approved activities shall not exceed one foot of rise or decline for three feet of horizontal distance; or of a lesser slope as the Commission may specify as necessary for the Public Health and Safety, soil stability and for the reasonable use of the property after the completion of the excavation or material deposit.

31.5.3 Rock Slopes: The Commission may approve finished rock slopes resulting from blasting or ripping at slopes no greater than five [5] feet rise for one foot of horizontal distance; provided that the following conditions are met:

31.5.3.1 The top of any permanent rock slope, greater than five [5] feet in height is protected by permanent fence, at least 5 feet in height and of a quality that is acceptable to the Commission, to prevent injury to the general public.

31.5.3.2 No blasted slope shall be located within 30 feet of any side or rear property line; or such a greater distance as the Commission may specify.

31.5.3.3 All blasting shall be conducted in a manner that is acceptable to the Fire Marshall, Town of East Haven.

31.5.3.4 Upon completion of blasting, the applicant shall furnish a statement from a licensed engineer that the finished slopes are stable and have been constructed in accordance with these Regulations and the approved plan.

31.5.3.5 There will be no excavation, grading or removal below an elevation of three [3] feet above any ledge

31.5.4 Site Conditions During Operations: Slopes shall be maintained during construction so as not to exceed one [1] foot of rise for each two [2] feet of horizontal distance whenever constructed is suspended for a period of more than two weeks. There shall be no sharp declivities, pits or depressions and proper drainage shall be provided to avoid water stagnation, soil erosion and water pollution.

The Commission is empowered to require the entire construction area, or parts thereof, to be fenced by a fence of 6 feet in height or less and having suitable gates that are located a minimum of fifty [50] feet from the edge of the construction area to ensure public welfare and safety.

31.5.5 Adjoining Properties: The Commission may order proper measures shall be taken to minimize the impact on adjacent properties for noise, flying dust or rock and unsightly or dangerous conditions. Such measures may include, but are not limited to, appropriate screening, fencing, limitations on "on-site" stockpiling of excavated materials, and/or the presence of "watering mechanisms" 31.5.6 Processing Machinery: Except in Light Industrial Districts # 1 [LI-1] and #2 [LI-2] no stone crusher, washer, grader, sifter or other machinery not required or necessary for excavation and/or the removal of material will be used.

31.5.7 Truck Access: Truck access to the site shall be so arranged as to minimize traffic hazards on-the streets and a nuisance to surrounding properties. Such access on the site shall be maintained as to prevent wind and water erosion. Proper drainage shall be arranged so as to minimize traffic hazards on streets and to avoid being a nuisance to residents of the neighborhood. Tracking pads shall be installed utilized and maintained and all debris and/or residue on any Town street will be totally and completely removed nightly by the applicant, owner[s] and/or agent. All elements of the site's *Erosion and Sediment Control Plan*, and any appropriate conditions of approval shall be maintained and utilized.

31.5.8 Disposal of Excavated Materials: The total volume of earth materials to be removed from a site, and its destination [if known] shall be identified in the Permit Application. If earth materials in excess of 250 cubic yards are to be transported outside of the Town of East Haven, it is the applicant's responsibility to secure the proper authorization and/or permits for disposal at its ultimate location.

31.5.9 Stockpiles: All authorized stockpiles shall be contained within the permit area. No stockpile of earth materials shall be located within 50 feet of an wetland or floodway [designated on the *National Flood Insurance Rate Map*]

Any activity within a designated *Flood Plain District* also requires approval by the Town Engineer and a permit under the Town of East Haven's *Flood Plain Ordinance*.

Appropriate dust and erosion control measures shall be clearly described and maintained for the entire duration of the stockpile; any stockpiling of a variety of earth materials on a continuing basis, as part of a business, may be approved by the Commission as part of a *site plan* and/or *special exception* for the primary use of the site [e.g. *contractor yard*], provided that:

31.5.9.1 the maximum volume [footprint and height], location on the site, and type of materials to be stockpiled are explicitly described in the application and:

31.5.9.2 all other standards, requirements and conditions of the Regulations and the approval are met.

The Commission reserves the right to review and continuing stockpiles on a yearly basis and may require submission of a new *special exception* application if the actual circumstances differ from, and/or the volume of material stockpiled exceeds what was depicted on the original approval.

31.5.10 Fill Materials: Land clearing, construction and demolition debris, loose boulders may be used as clean fill, provided that the following requirements are met.

31.5.10.1 No constituent part of such fill shall exceed one [1] cubic yard in volume

31.5.10.2 No materials shall be used as fill which pose a fire or pollution hazard.

31.5.10.3 No materials shall be used as fill which will impair the future use of the site for purposes normally allowed in the zoning district.

31.5.10.4 The provisions of this section shall, in no way, be construed to authorize any activity regulated under Chapter 446d [solid waste management] of the Connecticut General Statutes.

31.5.11 Hours of Operation: Within and adjacent to any residential areas, no blasting or operation of heavy vehicles or machinery shall take place before 7:30 A.M. or after 6:30 P.M. on Monday through Friday; nor before 8:30 A.M. or after 5:30 P.M. on Saturday or at any time on Sunday. The Commission is further empowered to further restrict or limit said hours of operation at any time if such limitations are deemed warranted ensuring the reasonable use and enjoyment of surrounding properties.

31.5.12 Site Restoration: All topsoil removed shall be stockpiled on the site. Upon completion of the work authorized, or when work has progressed sufficiently to where reclamation of significant areas is practicable, the area affected by the operation shall be prepared or restored as follows:

31.5.12.1 such area shall be graded so that slopes in disturbed areas shall be no steeper than one foot of rise for three feet of horizontal distance. This slope may be further modified by the Commission to a lesser slope, necessary for soil stability and reasonable re-use and development of the site.

31.5.12.2 the disturbed area shall be evenly graded with sufficient slopes to assure adequate drainage, preventing pools of stagnant water.

31.5.12.3 a layer of topsoil, six [6] inches in depth shall be replaced uniformly over the entire area, with any large stones removed. The area shall be seeded with "State Conservation Mix" or other suitable [pre-approved] perennial grass mixture, and maintained by mulching, repairing and reseeded until the entire area is stabilized with a dense cover of grass, with no danger of erosion, and approved by the Commission.

31.5.12.3.1 EXCEPTION: this provision shall not apply to the area of ponds, nor to areas of exposed ledge existing prior to the work.

31.5.12.4 Excess topsoil may be removed from the site upon submission of a statement or documentation from a licensed, professional engineer or landscape architect certifying that sufficient topsoil remains on the site to accomplish the requirements of this section.

31.5.13 Alteration of Conditions: The Commission may adjust or modify or delete any standards or conditions set forth above if, in its sole judgment, such adjustment, modification and/or deletion is necessary to maintain the purpose of this Section.

- 31.6 INSPECTIONS and PERIODIC INSPECTIONS:** The Commission, Town Engineer and Zoning Enforcement Officer, or their authorized agents shall, at all times, have reasonable access to the site for the purpose of inspection and determination of compliance with this Section. The Commission may require the applicant to submit periodic reports, prepared by, and bearing the seal of, a land surveyor or engineer showing the status and progress of the work.
- 31.7 ENFORCEMENT and PENALTIES:** The Zoning Officer and/or Town Engineer and/or their agents are empowered to enforce any/all provisions of this section. Any noted violation by an authorized enforcement agent shall be abated immediately. The penalty for any violation of this section shall be a monetary fine in accordance with the provisions of Connecticut General Statute 8- 12 [C.G.S. 8-12] and/or Section 53 of these Regulations and/or the immediate halt to the operations until such time that the violation[s] are abated.
- 31.8 TOWN OPERATIONS:** Within the Town of East Haven, any filling/grading/material removing or stockpiling operations on any lot of any earth, loam, topsoil, sand, gravel, clay or stone that is conducted by the Town of East Haven, solely for municipal purposes, is permitted and all permit procedures and/or associated fees are waived. Said excavation, grading, removal or stockpiling however, shall meet and conform with the standards and conditions of Section 31.5 of these Regulations.
- 31.9 MAINTENANCE of PONDS:** Whenever it is found necessary to maintain an existing pond, lake, retention and/or detention facility or other natural or "man-made" body of water to prevent eutrophication, or to remove accumulated silting; and said maintenance will not change the original basic contours, depth or periphery of the body of water, such work may be done without a *temporary special exception* provided:
- 31.9.1** Appropriate approvals are obtained from the East Haven *Inland-Wetland and Watercourse* Commission;
- 31.9.2** The applicant/owner submits a written report to the Commission containing the following:
- 31.9.2.1** the area to be maintained
- 31.9.2.2** the reason for the maintenance;
- 31.9.2.3** the total amount and type of materials to be removed, and where it is to be placed
- 31.9.2.4** the proposed dates of operation
- 31.9.2.5** the name of the contractor responsible; ... and
- 31.9.2.6** the hours of operation

Zoning regulations provided herein are subject to change without notice. Please visit the Town of East Haven website to view current zoning regulations.

31.9.3 The Commission, upon review of the above information, finds that the proposed work is necessary, and does not fall within the purview of an "earth removal" operation.

31.9.4 The Commission approves the above report, and notified the applicant of its agreement as to the scope and purpose of said operation. In the event that the Commission determines that the proposed operation exceeds normal maintenance and, the operation is, in fact, an earth removal operation; said Commission is empowered to order the owner/applicant to apply for a *temporary special exception* in accordance with the requirements of this Section.

31.10 OVERALL LANDSCAPING DESIGN PLAN: In all instances covered under this section, the applicant shall provide a landscaping design that will provide vegetated buffers to help protect all on sight water resources, including (but not limited to) tidal wetlands, or other coastal resources and/or inland wetlands that are in need of protection from pollutants, erosion and storm water runoff.