

# Town of Essex

## Zoning Regulations Text Amendment Draft

### November 25, 2013

Prepared for the Zoning Commission November 25, 2013

Attached is the revised section only. For a full copy of the zoning regulations go to [www.essexct.gov](http://www.essexct.gov) or visit the land use office.

Proposed text is in **bold black**.  
Text to be removed is shown with ~~the-strikeout~~.

AMENDED OCTOBER 17, 2005  
AMENDED, \_\_\_\_\_

SECTION 70

ESSEX VILLAGE DISTRICT

70A. USES PERMITTED. In the Essex Village District, there shall be permitted:

70A.1. GENERAL PRINCIPAL USES. The following principal uses and buildings:

- (A) One-family dwellings; and
- (B) A customary home occupation, as set forth in 60A.1.(D).

70A.2. SPECIAL PRINCIPAL USES. The following principal uses and buildings only when specifically authorized in the particular instance by a special exception granted by the Commission subject to the conditions prescribed in or pursuant to Section 130:

- (A) Professional business offices and financial institutions **but not to include check cashing establishments;**
- (B) Barber shops, beauty shops, **nail salons and similar service establishments but not to include tattoo parlors, massage parlors or similar service establishments;** ~~and retail stores selling antiques, art objects, books, clothing, craft products, dry goods, gifts, hardware, house and kitchen ware, jewelry, shoes,~~
- (C) Retail stores **not to exceed 1,600 square feet in floor area and not to include the sale of adult entertainment products, or head shops;**
- (D) **Retail sales of** alcoholic beverages subject to the provisions of section 112;
- (E) **Artisans and craftspeople of decorative glass, metals, jewelry, home decorative products and similar items for on-premises production and retail sale, and off-site sales through mail order; Art studios and galleries;**
- (F) Custom tailors, ~~watch repair,~~ shoe repair and similar service establishments;
- (G) Pharmacies

- (H) Restaurants, and food service shops; ~~none of which may include drive up window service.~~
- (I) Grocery stores **and similar food service retail stores;**
- (J) Churches, synagogues, and other places of public worship.
- (K) Water supply facilities to include pump stations, pressure reducing stations, storage tanks and towers, wells and treatment facilities.

Exception: No special exception shall be required to change from one use or building authorized in Section 70A.2.(A) to another use or building authorized in Section 70A.2.(A), or to change from one use or building authorized in Section 70A.2.(B) to another use or building authorized in Section 70A.2.(B); provided that in each instance a zoning permit is obtained pursuant to Section 121A.3 and further provided that all other Sections of these Regulations are satisfied.

**70A.3. ACCESSORY USES. Any accessory use or improvement customary with and incidental to a permitted use and in conformance with this section. ~~but not including:~~**

- (A) ~~SIGNS. Any sign unless it conforms to the requirements prescribed therefore in these Regulations;~~
- (B) ~~LIVESTOCK. The keeping of livestock and poultry, or the keeping of any other animals except as household pets.~~

~~70A.4. SIGNS. In addition to any sign permitted under 111B., and subject to the limitations prescribed in 111A, signs as accessory uses are allowed if they conform to the following restrictions: (October 17, 2005)~~

- (A) ~~RESIDENCE USES. Accessory to a use described in 70A.1, one resident name sign, not exceeding two square feet in area, or, in the case of a customary home occupation, one business name sign not exceeding two square feet in area; and~~
- (B) ~~OTHER USES. Accessory to a use described in 70A.2., (1) one business name sign not to exceed 12 square feet in area, and (2) a maximum of two advertising signs, each not to exceed six square feet in area.~~

~~All signs are subject to the following conditions:~~

- ~~1. The only permitted sign illumination sources are incandescent and florescent lights;~~

- ~~2. Sign lighting shall be mounted on the sign, the building, or on the ground in such a manner as to shield the light source from direct view;~~
- ~~3. Building lighting shall be located on the building or on the ground in such a manner as to shield the light source from direct view~~
- ~~4. Internally illuminated signs that are located in the interior of a building shall not be placed in a manner to be used for exterior advertising through storefront windows.~~

70B. REQUIRED CHARACTERISTICS. The lot and the building involved in any general or special use in the Essex Village District shall conform to the following characteristics:

DISTRICT EV			
<u>Minimum Lot Area</u> sq. ft.	<u>Minimum Lot Width</u> ft.	<u>Front Setback</u> ft.	<u>Side Setbacks Each</u> ft.
15,000	60	0	5
<u>Rear Setbacks</u> ft.	<u>Maximum Bldg. Coverage</u> %		<u>Maximum Bldg. Height</u> ft.
5	25		30

70C. SPECIAL PROVISION RELATING TO MULTIPLE BUILDINGS AND MULTIPLE USES. When allowed by special exception granted by the Commission under Section 70A.2 above, any one or more Special Principal Uses permitted in this District may be combined on the same lot with a single one-family dwelling, whether in the same or different buildings thereon, whether or not Section 40B.2 or 40B.3 otherwise provides.

70D. EXISTING BUSINESSES. Any Village Business Use occupying a portion of a building within the Essex Village District, which use was actually in existence on January 1, 1981, may, without the authorization of a special exception required in Section 70A.2, be expanded to occupy other portions of said building provided that:

- 70D.1. VILLAGE BUSINESS USE. The other portions to be so occupied existed and were actually in use on the date referred to above for any Village Business Use and have not since said date been used for a use described in Section 70A.1; and

70D.2. OTHER REQUIREMENTS. Such use as so expanded conforms with all other requirements of these Regulations including any additional provision for Off-Street Parking and Truck Loading Space required for such use as so expanded.

For purposes of the Section 70D, the term “Village Business Use” shall mean any use described in Section 70A.2(A) or 70A.2(B).

