

**Proposed text changes to Section 60 Re Family Day Care Home or group child care home.
Text in bold is proposed and text with a strikethrough line to be deleted.**

Updated October 27, 2023 By C. Duques

SECTION 60 VILLAGE RESIDENCE DISTRICT

(Amendment dates found in Attachment V)

60A. USES PERMITTED. In a Village Residence District, there shall be permitted:

60A.1 GENERAL PRINCIPAL USES. The following principal uses and buildings:

- (A) One-family dwellings;
- (B) Public schools;
- (C) Churches, synagogues and other places of public worship;
- (D) A municipal office building, which may include a police station;
- (E) Customary home occupation carried on within an existing dwelling by a permanent resident thereof in which not more than two nonresidents of such dwelling are engaged, if such use is secondary in character and intensity to the use of the building as a dwelling and such activity does not noticeably change the apparent residential character of the premises as by creating noise, odors, smoke, fumes, vibration, illumination, or radio or television interference.
- (F) **Family Day Care Home, or group child care home, both as defined in and in compliance with Connecticut General Statutes Chapter 368a (and as amended), in an existing single family residence. A Copy of State license to operate this facility must be submitted to the Zoning Enforcement Official.**

60A.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 Sections 120 and 130:

- (A) Private schools;
- (B) Clubs;
- (C) Libraries, museums, auditoriums, and public health nursing service facilities operated by a governmental or nonprofit corporation and multiple dwelling projects to provide housing for elderly persons pursuant to Sections 8-112a through 8-119c of the Connecticut General Statutes.
- (D) Medical doctors' clinics and offices, hospitals, sanitariums or convalescent homes, correctional institutions or facilities for the care of the mentally ill or mentally handicapped and care centers for drug addiction or alcoholism, provided that the lot area is equivalent to not less than 2,000 square feet for each patient sleeping accommodations if the lot is served by public water supply and

not less than 8,000 square feet if not served by public water supply. Notwithstanding any language elsewhere in these regulations to the contrary, medical doctors' clinics and offices shall not be permitted in any other zoning district by reference to this section.

- (E) Parks, playgrounds, forests, wildlife sanctuaries, boat landing areas, and similar open reservations operated by government units or nonprofit organizations.
- (F) Water supply facilities to include pump stations, pressure reducing stations, storage tanks and towers, wells and treatment facilities.
- (G) Cellular Telecommunications Facility. Antennas approved under this section shall not be required to comply with the height limitations of Section 40J as long as the antennae do not exceed the height of the existing structure to which they are attached and may occupy the same lot as the existing structure without having to provide an additional minimum lot area.
- ~~(H) Family Day Care Home for up to 6 children and operated by a resident of the dwelling, into an existing single family residence. A Copy of State license to operate this facility to be submitted to Zoning Enforcement Official.~~
- (H) Business and Professional offices.
 - A lot with a minimum of 1 acre is required for such use.

60A.3 ACCESSORY USES. Any accessory use or improvement but not including:

- (A) SIGNS. Any sign, unless it conforms to the requirements prescribed therefore in these Regulations;
- (B) VEHICLES: GENERAL PRINCIPAL USES. The parking or storage of any commercial motor vehicle accessory to a general principal use unless: (1) the number thereof does not exceed one, (2) such vehicle is not more than one and one-half tons capacity, (3) such vehicle is regularly used for transportation, (4) such vehicle is used primarily for personal rather than business purposes and (5) such vehicle is usually parked or stored indoors;
- (C) VEHICLES: SPECIAL PRINCIPAL USES. The parking or storing of any commercial motor vehicle accessory to a use described in 60A.2, unless: (1) the number thereof does not exceed 5, (2) such vehicles are regularly used for transportation, (3) such vehicles do not exceed one and one-half tons capacity, and (4) their location on the lot of the principal use is not less than 100 feet from any street line and 50 feet from any lot line;
- (D) BUILDINGS. Any building used for residence purposes unless the area of the lot upon which the principal use is located conforms to the minimum required for all dwelling units thereon including such accessory building;
- (E) LIVESTOCK. The keeping of livestock, poultry, or other animals except as household pets and that the keeping of horses is permitted subject to the following*:

1. The keeping of horses shall be for personal, not for profit use.
2. The property shall not be less than four (4) acres in size. For any property that is partially within the Village Residence District and partially in another zoning district, the property shall have not less than four (4) acres in the Village Residence District.
3. The number of horses shall be limited to one (1) horse for the first two (2) acres and one (1) horse per acre thereafter. The maximum number of horses shall be limited to five (5) horses.
4. The setback from any property line or street line to any building used for the housing of horses shall be 75 feet minimum.
5. Any building used for the housing of horses shall be 150 feet minimum from any existing residential dwelling on a neighboring property.
6. An owner-occupied residential dwelling shall be located on the property.
7. In addition to compliance with the provisions noted in this Section, the keeping of horses on a property shall be authorized by a Special Exception granted by the Commission subject to the conditions prescribed in or pursuant to Section 120 and 130.
8. A best management practices plan for the keeping of horses shall be included with the application for a Special Exception.

60A.4. SIGNS. In addition to any sign permitted under 111B. and subject to the limitations prescribed in 111A., signs as accessory uses as follows:

- (A) GENERAL PRINCIPAL USES. One resident name sign, not exceeding 2 square feet in area, accessory to a general principal use, or, in the case of a customary home occupation, one business name sign not exceeding 2 square feet in area;
- (B) SPECIAL PRINCIPAL USES. Accessory to a special principal use and only as authorized by the special exception authorizing such use, one business name sign, not exceeding 12 square feet in area.

60B. REQUIRED CHARACTERISTICS. The lot and the building involved in any general or special use in a Village Residence District shall conform to the following characteristics:

DISTRICT
VR

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|---|--------------------|
| Minimum Lot Area | 60,000 square feet |
| Minimum Lot Width | 120 feet |
| Minimum Lot Area Per Family Dwelling Unit | 60,000 square feet |
| Front Setback | 30 feet |
| Side Setback | 25 feet |
| Rear Setback | 30 feet |
| Maximum Building Coverage | 10% |
| Maximum Building Height | 35 feet |

Each lot shall contain a contiguous building site of at least 25,000 sq. ft. of buildable land.

None of the required characteristics prescribed in this Section 60B, other than maximum building height, shall apply in the case of a public or private library.

“Buildable Land” shall mean all land that is not inland or tidal wetlands or watercourses as defined in Sections 22a-29 and 22a-38 C.G.S. or slopes with an incline of 20% or greater.