

Permitted Use

ADH-1

27.3 Floating Zones:

	<u>Permitted Use</u>	<u>AHD-1</u>
27.3.1	Single-family detached dwelling; not more than one (1) residential structure per lot	ZP
27.3.2	Two-family dwelling with not more than one (1) residential structure per lot	ZP
27.3.3	Two-Family dwellings in more than one structure	SP
27.3.4	Multiple Unit Dwelling	SP
27.3.5	Multiple Dwelling Units in Commercial Structures <small>(Added 6/1/2015)</small>	X
27.3.6	Planned Neighborhood Developments <small>(Added 6/1/2015)</small>	X
27.3.7	Common Interest Community Developments <small>(Added 6/1/2015)</small>	SE
27.3.8	Accessory Apartments	X
27.3.9	Accessory uses customary and incidental to the use of a lot, subject to Sections 28 and 33	ZP
27.3.10	Outdoor wood-burning furnace	X
27.3.11	Customary home occupation in a dwelling	ZP
27.3.12	(a) Mini-estate subdivision	X
	(b) Conservation subdivision	X
27.3.13	Rear lots	X
27.3.14	Planned Residential Development	X
27.3.15	Housing project for elderly persons, but not including mobile homes or trailers	SP
27.3.16	Homes for the aged, congregate housing, assisted living facilities and boarding homes for sheltered care, licensed by the State of Connecticut	SE

ZP - Zoning Permit from ZEO Required
 SP – Site Plan approval from PZC Required
 n/a - Not applicable

X - Prohibited in District
 SE - Special Exception approval from PZC Required

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27.3.17	Hospitals, clinics, extended care facilities, long-term facilities, nursing/rest homes, sanatoriums and intermediate care facilities, licensed by the State of Connecticut	X
27.3.18	Day Care Facilities for:	
	(a) No more than nine (9) children	ZP
	(b) More than nine (9) children	SE
	(c) No more than fifteen (15) adults	SE
27.3.19	Bed and Breakfast establishments	X
27.3.20	Motels	X
27.3.21	Hotels <small>(Added 6/1/2015)</small>	X
27.3.22	Business and professional offices	X
27.3.23	Financial institutions, including drive-up windows	X
27.3.24	Retail establishments and personal service facilities, except Shopping Centers, Neighborhood Shopping Centers	X
27.3.25	(a) Shopping Center	X
	(b) Neighborhood Shopping Center	X
27.3.26	Liquor Stores	X
27.3.27	Medical Marijuana Producers and Dispensaries	X
27.3.28	Massage Establishments <small>(Added 1/1/2015)</small>	P
27.3.29	Tattoo parlors and/or body piercing salons (except ear piercing)	X
27.3.30	Adult Entertainment Business	X
27.3.31	Coffee houses, ice cream parlors, other food service establishments occupying not more than two thousand, three hundred square feet (2,300 sq. ft.) where customers are served at counters, with no more than fifty (50) seats. <small>(Amended 6/1/2015)</small>	X

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 SE - Special Exception approval from PZC Required

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27.3.32	Restaurants and other food service establishments, where customers are served <u>only</u> when seated at tables or counters. 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 including drive-up windows or primarily at food take-out counters.	X
27.3.33	Restaurants and other food service establishments where customers are served primarily at food take-out counters.	X
27.3.34	Vendors <small>(Added 7/1/2015)</small>	
	(a) Transient	ZP
	(b) Stationary	X
	(c) Events	ZP
	(d) Seasonal Outdoor Use	ZP
27.3.35	Indoor theaters and assembly halls	X
27.3.36	Outdoor recreation facilities limited to athletic fields, tennis courts, golf courses, swimming pools, skateboard parks, other than the facilities of the Town of Clinton	X
27.3.37	Nature preserves and wildlife sanctuaries	ZP
27.3.38	Bowling alleys and billiard or pool halls	X
27.3.39	Commercial recreation facilities, indoor or outdoor, not otherwise specified	X
27.3.40	(a) Riding academies and boarding stables	X
	(b) Commercial kennels	X
27.3.41	Veterinary hospitals	X
27.3.42	The keeping and raising of one (1) horse, pony, sheep, cow, goat, pig, burro, donkey, mule, llama or other similar animal for personal or family purposes as a pet on any lot having a minimum lot area of forty thousand	X

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	square feet (40,000 sq. ft.); one additional animal may be maintained on the lot for each additional forty thousand square feet (40,000 sq. ft.)	
27.3.43	Not more than ten (10) hens, or other poultry, rabbits or similar small animals or any combination thereof, not to exceed a total of ten (10) on a lot. This does not apply to farms as farms are defined. Roosters may be permitted on lots of 3+ acres (Amended 10/5/2020)	X
27.3.44	Fruit, vegetables or farm stands; farms; and commercial greenhouses. See Section 28.1.4(g) <small>(Amended 6/1/2014)</small>	
	(a) Farm Stand less than 100 sq. ft.	X
	(b) Farm Stand more than 100 sq. ft.	X
	(c) Farms and commercial green houses	X
27.3.45	Farmer's Market	X
27.3.46	Farm Tourism	X
27.3.47	(Reserved for Future Use)	
27.3.48	(Reserved for Future Use)	
27.3.49	Philanthropic, educational or religious uses by a duly incorporated non-profit body or governmental unit, including but not limited to private schools, colleges and universities, museums, libraries, charitable institutions, cemeteries, place of worship, parish halls, fraternal societies and senior centers	X
27.3.50	Buildings, uses and facilities of the Town of Clinton	
	(a) Occupying not more than fifteen thousand square feet (15,000 sq. ft.) of floor area	X
	(b) Occupying more than fifteen thousand square feet (15,000 sq. ft.) of floor area	X
27.3.51	Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies	X

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27.3.52	Railroad rights-of-way and passenger stations including customary accessory services therein but not including switching, freight yards, freight terminals or storage sidings	X
27.3.53	Public utility substations and public utility water supply reservoirs, wells, water towers and water treatment facilities	X
27.3.54	Communication towers not regulated as to location by the State of Connecticut	X
27.3.55	Alternate energy systems	
	(a) Conforming to the maximum height requirements in Section 26	ZP
	(b) Exceeding the maximum height requirement in Section 26	SE
27.3.56	(Reserved for Future Use)	
27.3.57	(Reserved for Future Use)	
27.3.58	(Reserved for Future Use)	
27.3.59	The manufacturing, processing or assembling of goods when: 1. Accessory and subordinate to a permitted use conducted on the same premises; 2. Located within an enclosed building; and 3. Such manufacturing, processing or assembling does not occupy more than one-third (1/3) of the floor area of the premises containing and occupied by the permitted use.	X
27.3.60	The manufacturing, processing or assembling of goods	X
27.3.61	Warehousing, and wholesale businesses	X
27.3.62	Self-Storage Warehouses	X
27.3.63	(Reserved for Future Use)	

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27.3.64	Marinas, docks, wharves, slip basins and landings for boats including the storage, repair and servicing of boats	X
27.3.65	Sale of boats and marine equipment, engines, supplies and provisions for boats	X
27.3.66	Manufacturing and rebuilding of boats	X
27.3.67	The processing, storage and sale of fish, shellfish and lobster from predominately local catches	X
27.3.68	Marine contractor’s business, associated buildings and storage yards	X
27.3.69	Contractor’s businesses, associated buildings and storage yards	X
27.3.70	Excavation or deposit of materials	X
27.3.71	Funeral Homes	X
27.3.72	Research laboratories, associated offices and buildings	X
27.3.73	Self-service cleaning establishments (Laundromats)	X
27.3.74	Printing establishments.	X
27.3.75	Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use.	X
27.3.76	Commercial oil, propane or gasoline storage tanks	X
27.3.77	Gasoline filling stations	X
27.3.78	Motor vehicle and limited repairer service	X
27.3.79	Establishments for the sale of new or used vehicles	X
27.3.80	Motor vehicle detailing and car washing facilities	X
27.3.81	(Reserved for Future Use)	

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27.3.82	Commercial or industrial solid waste, construction or demolition debris disposal, recycling, material transfer, or outdoor storage of materials not associated with a retail or contractor business <small>(Added 8/15/2018)</small>	X
27.3.83	(Reserved for Future Use)	
27.3.84	(Reserved for Future Use)	
27.3.85	(Reserved for Future Use)	