FIFTEEN ROPE FERRY ROAD WATERFORD, CT 06385-2886

DEPARTMENT OF PLANNING AND DEVELOPMENT

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Mark Wujtewicz, Planning Director
Eric Salmon, Planner

DATE: May 22, 2026

TITLE: Staff Report: Zone Map Amendment – Application PL-26-11
IP-1 to IP-1, I-MF, & R-40;
140 Waterford Parkway South

EXECUTIVE SUMMARY

An application has been made pursuant to Section 28.2 of the Zoning Regulations to amend the Zoning Map of the Town of Waterford for property located at 140 Waterford Parkway South. The application for map amendment (PL-26-11) proposes changing the present zone district classification of a portion of the parcel from IP-1 (General Industrial Park) to IP-1 (General Industrial Park), I-MF (Industrial Multi-Family), and R-40 (Low Density Residential) districts.

The subject property currently contains approximately 188.81 acres zoned entirely IP-1 (General Industrial Park). The applicant's proposal would revise the zoning boundaries as follows:

- Approximately 16.2 acres to remain IP-1 (General Industrial Park)
- Approximately 98 acres to become I-MF (Industrial Multi-Family)
- Approximately 74.6 acres to become R-40 (Low Density Residential)

The application was received by the Commission on May 12, 2026.

The Public Hearing was advertised in The Day on June 9th and June 16th, 2026.

The date of the Public Hearing is June 23, 2026.

A prior application, PL-26-5, for a zone map amendment was previously denied without prejudice by the Planning and Zoning Commission due to concerns related to the potential development density. The current application, PL-26-11, reflects revisions to the proposed zoning configuration and residential development approach.

BACKGROUND

Pertinent Regulations

Connecticut General Statutes

- CGS 8-3(a)

Waterford Zoning Regulations

- Section 5 – R-40 Low Density Residential District
- Section 13 – General Industrial Park Zone (IP-1)
- Section 16 – Multi-Family Residential Districts (R-MF) (C-MF) (CT-MF) (**I-MF**)
- Section 18 – Multi-Family Development
- Section 28 – Amendments

DISCUSSION

The applicant proposes to amend the zoning designation of portions of the property located at 140 Waterford Parkway South. The property currently contains approximately 188.81 acres zoned entirely IP-1 (General Industrial Park). The applicant's proposal is to revise the zoning boundaries to approximately 16.2 acres zoned IP-1 (General Industrial Park), 98 acres zoned I-MF (Industrial Multi-Family), and 74.6 acres zoned R-40 Residential.

The parcel is the site of the former Waterford Airport. The airport ceased operations in 1987. Subsequent to the closing of the airport, the Planning and Zoning Commission approved the site for a business park subdivision in 1990 known as Waterford Landing. Partial construction of the infrastructure took place but was not completed. The property has remained largely undeveloped since the abandonment of the work sometime in 1995. In accordance with Connecticut General Statute 8-26(c), the subdivision approval had expired and a Notice of Subdivision Expiration was filed on the Waterford Land Records (Exhibit 6). Subsequently, a site plan and special permit application (PL-20-16) for the construction of a concrete products manufacturing facility was submitted in August of 2020 and later withdrawn by the applicant in December of 2020.

A previous zone map amendment application, PL-26-5, proposing a similar rezoning of the property was denied without prejudice by the Commission due to concerns regarding the potential residential density that the extent of the rezone could create. The current application proposes a revised zoning layout that incorporates a combination of I-MF and R-40 zoning districts in an effort to provide a transition in density and housing types across the site.

The uses permitted within the proposed I-MF Zone District include Multi-Family Development in accordance with Section 18 of the Zoning Regulations in addition to all uses currently permitted or specially permitted within the IP-1 Zone District. The proposed R-40 Zone District would provide for lower-density residential development consistent with surrounding residential areas and environmental constraints present on portions of the site.

Pursuant to Section 8-3a of the Connecticut General Statutes, before the Commission acts upon an application to change the zoning map of the Town of Waterford, it must consider whether the amendment being proposed is consistent with the 2012 Waterford Plan of Preservation, Conservation and Development, herein after referred to as the Plan.

The Community Structure Map of the 2012 Plan of Preservation, Conservation and Development identifies areas for Possible Future Mixed Use Nodes (Exhibit 7). The parcel included in the Zone Map Amendment is located within close proximity to two of these areas identified on the Map. "Mixed Use" for the purposes of the Plan refers to residential uses combined with nonresidential uses such as commercial, industrial, office, or institutional uses.

The proposed creation of an I-MF (Industrial Multi-Family) District on a portion of the property would allow for multifamily residential development opportunities while maintaining compatibility with surrounding commercial, business, industrial, and medical uses. Retaining a portion of the site as IP-1 allows for continued industrial and employment-related opportunities within the development area.

The proposed addition of residential zoning districts to the existing industrial zoning framework also provides an opportunity to create mixed-use and village-style development patterns. The inclusion of multifamily and residential development opportunities will increase the potential for supporting development that may occur within the areas identified as Future Mixed Use Nodes on the Community Structure Map. This is consistent with a stated goal of the Plan by *"Increasing Opportunities for Mixed Use and Village Style Development."* (Page 52)

The 2012 POCD specifically encourages opportunities to implement "smarter growth" principles in areas served by existing infrastructure. The Plan identifies several concepts associated with this development approach, including mixing land uses, creating a range of housing opportunities and choices, encouraging compact building design, creating walkable neighborhoods, and directing development toward existing developed areas.

The POCD further states that mixed-use "village-type areas" should be considered in locations supported by utility infrastructure where development can be integrated into the overall structure of the community while creating pedestrian-friendly environments and a strong sense of place. The subject property is located within an area served by existing utility infrastructure and in

proximity to existing commercial, medical, business, and residential development patterns identified in the POCD as appropriate for future mixed-use opportunities.

The 2015 Supplement to the POCD reinforces the Town's objectives related to promoting business and economic development, supporting concentrated development patterns, and encouraging mixed-use nodes in appropriate locations. The proposed zoning configuration maintains areas for industrial and employment-related uses while also expanding opportunities for residential and multifamily development consistent with the overall land use framework identified in the POCD.

The Future Land Use Plan contained within the 2012 POCD identifies several overarching planning objectives applicable to the proposed amendment, including protecting natural resources, diversifying Waterford's housing portfolio, supporting mixed-use nodes, enhancing community character, and guiding development toward areas supported by appropriate utility infrastructure. The proposed zoning amendment is generally consistent with these stated planning objectives.

The area of the proposed zone change is within the existing sewer and water service areas as shown in the Plan. The Plan states that multifamily developments may be considered appropriate in areas where adequate infrastructure is available. (Page 56)

Another stated goal in the Plan is to *"Encourage a variety of housing types and densities to meet the housing needs of current and future residents."* The proposed zone map amendment would provide opportunities for a broader range of housing types and densities by allowing both multifamily and lower-density residential development in areas where adequate infrastructure currently exists to support such uses. (Page 52)

The Jordan Brook watercourse and the FEMA-designated floodway surrounding it are considered significant conservation priorities in Waterford. Multifamily and clustered residential development provide flexibility in siting residential buildings and infrastructure in a manner that preserves and protects sensitive natural resources while increasing open space opportunities.

A stated goal in the Natural Resources chapter of the Plan is to *"Preserve, protect, and enhance natural resources in order to maintain environmental health and support our overall quality of life."* (Pages 16–18)

RECOMMENDED ACTION

Based on the information provided, staff recommends the Planning and Zoning Commission find that:

Findings

1. Application PL-26-11 meets the requirements of Section 28 of the Waterford Zoning Regulations.
2. Application PL-26-11 meets the requirements of Connecticut General Statutes Chapter 124 §8-3 governing changes of zoning regulations and districts.
3. The proposed Zone Map Amendment is consistent with the 2012 Plan of Preservation, Conservation and Development in that it is located within an area identified for future mixed-use and concentrated development opportunities supported by existing infrastructure and surrounding commercial, industrial, medical, and residential uses.
4. The proposed zone map amendment is consistent with stated goals of the POCD encouraging opportunities for mixed-use and village-style development, walkable development patterns, compact building design, and directing development toward areas with adequate infrastructure capacity.
5. The proposed amendment supports the POCD goal of preserving, protecting, and enhancing natural resources by allowing flexibility in the siting and configuration of residential development and infrastructure while maintaining significant open space and environmentally sensitive areas.
6. The proposed zone map amendment is consistent with the stated goals of the POCD and the 2015 Supplement to encourage a variety of housing types and densities, promote economic development opportunities, and support future mixed-use development nodes within areas served by existing utility infrastructure.

Proposed Motion

The Commission approve Application PL-26-11 to amend the Zone Designation for property located at 140 Waterford Parkway South from IP-1 (General Industrial Park) to approximately 16.2 acres of IP-1 (General Industrial Park), 98 acres of I-MF (Industrial Multi-Family), and 74.6 acres of R-40 (Low Density Residential) as shown on Zone Change Plan, (Exhibit 2), and adopt Findings 1 through 6 of the Staff Report dated June 23, 2026.

Effective Date: July 22, 2026

FIFTEEN ROPE FERRY ROAD

WATERFORD, CT 06385-2886

NOTICE OF SUBDIVISION EXPIRATION

The subdivision known as Waterford Landing in Waterford, Connecticut was approved by the Town of Waterford Planning and Zoning Commission on April 4, 1990 and filed with the Waterford Town Clerk, with the subdivision maps receiving files numbers 2934 through 2999 inclusive. In accordance with Connecticut General Statute Section 8-26c, subsections (c) and (d), approval of this subdivision has expired. Accordingly, the Town of Waterford Planning and Zoning Commission hereby files this notice of subdivision expiration on the Town of Waterford Land Records and with the Town of Waterford Town Clerk.

Chairman, Planning and Zoning Commission
Town of Waterford, Connecticut

5-7-07
Dated

Received for Record_____ at _____.

Attest _____
(Town Clerk)

CONCEPT ZONING TABLE

EXISTING ZONE:	GENERAL INDUSTRIAL PARK ZONE (IP-1)
PROPOSED ZONES:	IP-1 / I-MF / R-40
EXISTING USES:	VACANT / FORMER AIRPORT
PROPOSED USES:	FUTURE IP-1 DEVELOPMENT PER SECTION 13 MULTI-FAMILY DEVELOPMENT PER SECTION 16.1.4 R-40 UNDEVELOPED PER SECTION 5

ITEM	REQUIRED STANDARD (IP-1)	PROPOSED (IP-1)
TOTAL LOT AREA		8,222,467 SF (188.8 AC)
IP-1		704,870 SF (16.2 AC)
I-MF		4,269,832 SF (98.0 AC)
R-40		3,247,765 SF (74.6 AC)
OPEN SPACE / CONSERVATION		78.7 ACs (42%)
GENERAL INDUSTRIAL PARK ZONE (IP-1)		
MIN. LOT AREA:	80,000 SF	>80,000 SF
MIN. LOT FRONTAGE:	200 FT	>200 FT
MIN. LOT WIDTH:	250 FT	>250 FT
MAX. BLDG COVERAGE:	30%	<30%
MIN. FRONT YARD:		
STANDARD ROAD:	95 FT	>95 FT
I-95 FRONTAGE ROAD:	150 FT	>150 FT
MIN. SIDE YARD:	40 FT	>40 FT
MIN. REAR YARD:	75 FT	>75 FT
MULTI-FAMILY RESIDENTIAL DISTRICT (I-MF)		
MIN. LOT AREA:	60,000 SF	4,269,832 SF (98.0 AC)
MIN. LOT FRONTAGE:	150 FT	>150 FT
MIN. LOT WIDTH:	N/A	>150 FT
MAX. BUILDING COVERAGE:	25%	6%±
MIN FRONT YARD:		
STANDARD ROAD:	75 FT	95 FT±
I-95 FRONTAGE ROAD:	150 FT	N/A
MIN. SIDE YARD:	50 FT	223 FT±
MIN. REAR YARD:	75 FT	77 FT±
DENSITY:	8/AC (784 UNITS)	6.1/AC (600 UNITS)
BUILDING SEPARATION:	30 FT MIN.	30 FT
MAX. UNITS PER BLDG:	45 UNITS	44 UNITS
MAX. BUILDING HEIGHT:	40 FT	<40 FT
MAX. BUILDING STORIES:	3 STORIES	3 STORIES
UNIT MIXTURE:		
2-BEDROOM UNIT:	60% MAX.	32% (192 UNITS)
OPEN SPACE:	20% (19.6 AC)	39%± (38 AC)

ZONING TABLE NOTES:

1. ZONING TABLE PREPARED AS PART OF CONCEPT DEVELOPMENT PREPARED FOR A ZONE CHANGE REQUEST FROM IP-1 TO IP-1 / I-MF / R-40. FINAL DEVELOPMENT LAYOUT AND ZONING COMPLIANCE TABLE WILL BE SUBMITTED AS PART OF SITE PLAN APPLICATIONS. LAYOUT AND ZONING COMPLIANCE INFORMATION SUBJECT TO CHANGE.
2. OPEN SPACE INCLUDES WETLANDS AND WATERCOURSES.

MAP REFERENCES:

1. EXISTING INFORMATION FOR THE PARCEL AT 140 WATERFORD PARKWAY SOUTH FROM A MAP ENTITLED "LAND OF MATHON FUND, LLC, 140 WATERFORD PARKWAY SOUTH, WATERFORD, CONNECTICUT, ALTA/ACSM LAND TITLE SURVEY", SHEET AL-1, DATED 08/12/2021 AS REVISED THROUGH 9/16/2021, PREPARED BY BL COMPANIES.
2. GENERAL PARCEL DATA OBTAINED FROM CT ECO WEBSITE WITH MAP, LOT, AND OWNERSHIP DATA FROM THE TOWN OF WATERFORD GIS WEBSITE AND TAX ASSESSOR.
3. INLAND WETLAND INFORMATION OBTAINED FROM MAP ENTITLED "EXISTING CONDITIONS SURVEY, PROPERTY OF MATHON FUND I, LLC, PREPARED FOR FABCON PRECAST C/O JEFF PRINCE, 140 WATERFORD PARKWAY SOUTH, WATERFORD, CONNECTICUT", SHEET 3 OF 42, DATED 07/17/2020 AS REVISED THROUGH 10/30/2020, PREPARED BY LOUREIRO ENGINEERING ASSOCIATES, INC.
4. 2023 ELEVATION/LIDAR DATA OBTAINED FROM NOAA.
5. SITE LOCATION MAP FROM CT DOT TOWN ROAD MAPS FOR WATERFORD, CT.
6. ZONING MAP AND INFORMATION REFERENCED FROM "TOWN OF WATERFORD ZONING MAP" REVISED THROUGH AUGUST 30, 2022.
7. FEMA SPECIAL FLOOD HAZARD AREA INFORMATION OBTAINED FROM F.I.R.M. MAP PANEL 482 OF 554, EFFECTIVE JULY 18, 2011.

SCALE: 1" = 200'

200 0 200 400 600

PROJECT NUMBER:

00162 - 001

YRC
YANTIC RIVER CONSULTANTS, LLC

CONTACT INFORMATION

YANTIC RIVER CONSULTANTS, LLC
191 NORWICH AVENUE
LEBANON, CONN 06249

Phone: (860) 367-7264
Email: yanticriver@gmail.com
Web: www.yanticriverconsultants.com

PROFESSIONAL SEAL

REQUEST FOR ZONE CHANGE
140 WATERFORD PARKWAY SOUTH

PREPARED FOR
MATHON FUND I, LIQUIDATING TRUSTEE, OWNER / APPLICANT

DEVELOPMENT CONCEPT

140 WATERFORD PARKWAY SOUTH (M/B/L 111/9514) WATERFORD, CT

REVISION SUMMARY

DATE	DESCRIPTION

SHEET 2 OF 2

DATE 5/5/26

REVISED

PRESERVE

Natural Resources

GOAL

Preserve, protect, and enhance natural resources in order to maintain environmental health and support our overall quality of life.

Natural resources (land, water, air, plants and animals) help support the overall character of Waterford and the quality of life in the community. It is considered important to preserve and enhance these resources in order to maintain the richness of natural communities, promote diversity in biological/natural habitats and species, and preserve the relationship of environmental health to human health and well-being. These resources are highly valued by residents and, as responsible stewards, we will strive to protect these resources for present and future generations.

Waterford has demonstrated a strong commitment to environmentally sensitive land use planning and, by most accounts, is doing a good job protecting natural resources. As a result, the main strategy will be to maintain and enhance efforts to protect these resources in the future.

In the telephone survey, participants were asked about Town efforts in some areas of natural resource protection. In general, participants felt the Town was devoting the right amount of effort to protection of these resources.

Issue	*Too Little Effort*	*Effort Just Right*	*Too Much Effort*	*Not Sure / Don't Know*
Protecting environmental quality.	15%	65%	3%	17%
Protecting wetlands and bodies of water.	13%	60%	9%	18%

Vernal Pool Wetland

Spotted Salamander

A. Protect Water Quality

In terms of future strategies, protecting water quality (surface water and ground water) is an important priority for Waterford since the overall health of residents and the environment relies on having clean water. Almost all forms of life require water and we will do our part to preserve the integrity of water resources in Waterford.

In recognition of this, Waterford:

- has undertaken and participated in numerous studies of sensitive watersheds such as the Niantic River, Jordan Cove, Stony Brook, and Jordan Brook,
- participates in a number of water quality related programs such as the Jordan Cove Urban Watershed Project (www.jordancove.uconn.edu/) and the Niantic River Watershed group (www.nianticriverwatershed.org/), and
- performs water quality testing of a selection of streams (for monitoring environmental health) twice a year.

While water quality protection is important in all areas of the community, it is especially important in watersheds that contribute to:

- public water supply reservoirs and supply sources, and
- coves and embayments such as Niantic Bay and Jordan Cove.

Waterford has been a leader within Connecticut in implementing water quality treatment systems for storm drainage and promoting water recharge as opposed to water discharge (now referred to as "low impact development" (LID) techniques). In fact, Waterford was doing this long before it became popular.

Much of this has been accomplished through Town Staff working with engineers and developers rather than through specific regulatory requirements. In the future, Waterford should continue to be a leader in this area and should adopt specific provisions in its regulations to implement LID techniques.

Water Quality Basin

The Town should continue to develop and implement strategies to ensure healthy watersheds such as those presented in the Jordan Brook Watershed Management Plan, the Niantic River Watershed Management Plan, and similar plans as they are prepared in the future.

B. Protect Plants And Animals And Their Habitats

Plants and animals are key indicators of environmental health and an important part of a healthy and functioning ecosystem. The overall strategies in Waterford are to:

- protect habitats for rare and endangered species and other sites as listed on the Natural Diversity Database maintained by the Connecticut Department of Environmental Protection,
- seek to create and protect unobstructed natural corridors to connect important habitats and sustain species diversity,
- strive to maintain the health of fisheries and shellfish beds, and
- control invasive species to the extent possible.

C. Protect Important Natural Resources

The following table (and the map on the facing page) outlines natural resource conservation priorities for Waterford. Waterford should continue efforts to identify important resource areas and conserve and protect these areas.

Priority	Resource
Significant	• Water quality, inland and coastal • Watercourses • Poorly drained soils (wetlands) • Floodplain (100-year, 1.0% annual probability) • Soils with slopes in excess of 25% • Active public water supply watersheds (Lake Konomoc) • Potential public water supply watersheds (Miller Pond)
Important	• Special species, habitat, or scenic areas • High groundwater availability (aquifers) • Back-up public water supply watersheds (Lake Brandegee) • Floodplain (500-year, 0.2% annual probability) • Forested areas • Inland, estuarine and marine environments

D. Expand Conservation Planning

Continuing to develop and implement sound strategies for natural resource conservation is an important recommendation of the Plan. Waterford should strive to enhance the capacity of Town boards/agencies to think strategically about such issues.

Lake Konomoc

Piping Plover

See the "Implementation Element" of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Natural Resource strategies.

C. Increase Opportunities For Mixed Use And Village-Style Development

There is growing interest in Connecticut and elsewhere in creating opportunities for "smarter growth." In general, this philosophy embraces the following principles:

Conservation Concepts	• Preserve open space, farmland, natural beauty, and critical environmental areas
Development Concepts	• Strengthen and direct development towards existing developed areas • Foster distinctive, attractive communities with a strong sense of place • Mix land uses • Create a range of housing opportunities and choices • Take advantage of compact building design
Infrastructure Concepts	• Provide a variety of transportation choices • Create walkable neighborhoods
Process Concepts	• Encourage community and stakeholder collaboration in development decisions • Make development decisions predictable, fair, and cost effective

Since these principles can help support community structure and community character, opportunities to implement them should be considered, where appropriate. As has been a basic growth principle in Waterford for some time, such developments should only be located where consistent with the recommendations of this Plan and where infrastructure with adequate capacity exists to support it.

Promoting "smarter growth" could include creating new mixed-use "village-type areas" in locations supported by transit and utility infrastructure where there will be a strong focus on integrating the development within the overall structure of the community and the neighborhood, creating a pedestrian-friendly environment and a strong sense of place.

The term "mixed-use" refers to development devoted to more than one use or purpose on the same property or in the same area. Much development over the past several decades has been single-use on one property and use areas were required to be separated. For the purposes of the Plan, the term "mixed-use" generally means residential uses in combination with commercial, industrial, office, institutional, or other land uses.

D. Consider Allowing Small-Scale Neighborhood Businesses Where Appropriate

One way to begin supporting mixed use "village-type" areas might be to allow *small-scale* business uses (such as a small neighborhood "general store") in areas of concentrated development provided that:

- the use is only allowed as a special permit to ensure that it is controlled and is compatible with the village character,
- the site is appropriately located (such as on a major street), and
- strict floor area limitations and design guidelines are utilized in order to ensure that the proposed use is integrated into the existing neighborhood.

See the "Implementation Element" of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Overall Structure strategies.

C. Encourage Flexible Residential Subdivision Layouts

Since most of the undeveloped land in Waterford is zoned for residential use, how this land is developed in the future will have a major impact on the community. Experience over the years has shown that conventional subdivision development has not always been successful at preserving or providing the types of features important to Waterford residents.

In areas outside of mixed use nodes, a more flexible approach to residential subdivision (often referred to as a "conservation development") could be effective at preserving important resources while still allowing development elsewhere on the parcel. Significant areas of open space can be preserved in exchange for concentrating the same amount of development as in a conventional subdivision elsewhere on the parcel.

The overall density on the parcel remains the same as in a conventional layout (i.e. – the same number of units on the parcel) but development is situated in a smaller area and the remainder of the land is preserved as open space. A density limitation (maximum number of units permitted per acre of buildable land) can help accomplish this. Design guidelines can help ensure that the overall appearance of the development is appropriate for Waterford.

In the future, Waterford will encourage the use of flexible subdivision layouts.

Conventional Development

Conservation Development

D. Implement Locational Guidelines For Multi-Family Development

To provide for housing diversity and "smarter growth" patterns, it is important that housing developments have appropriate densities for their location within the community.

For multi-family developments, a location <u>may</u> be considered appropriate if:

- adequate infrastructure (road and utility) is available,
- the proposed density is in character with the existing surrounding development or the density recommended on the Residential Densities Plan on page 57, and
- the overall design is compatible with the character of the community and/or the neighborhood.

See the "Implementation Element" of the Waterford Plan of Preservation, Conservation and Development for information on tasks and actions currently programmed for implementation of these Residential Development strategies.

SECTION 5 - LOW DENSITY RESIDENTIAL DISTRICT (R-40)

5.1 GENERAL

The minimum lot size in this district shall be 40,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district. (Amended 7/2/90, Effective 7/13/90)

5.1.1 One-family dwellings.

5.1.2 Farming, except piggeries and the raising of animals for the production of pelts, provided that no farming shall be permitted on any lot which is less than 120,000 square feet in size.

Roadside stands not over 200 square feet in size, only when used for the sale of farm products, shall be permitted only if such stand is accessory to a farm use existing on the lot on which said stand is located. All such stands shall be set back 15 feet from the front property line and shall be provided with at least three off-street parking spaces in addition to those parking spaces required to serve the other uses of the property. All of the products offered for sale at any stand established under this provision shall have been grown or produced on said property.

5.1.3 Public libraries, public schools, and places of worship, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

5.1.4 Public or private parks and playgrounds, subject to the approval of a site plan under the provisions of Section 22 of these regulations.

5.1.5 **CUSTOMARY HOME OCCUPATIONS** as defined in Section 1 herein and subject to the provisions of Section 3.11 of these regulations.

5.1.6 **ACCESSORY USES** as defined in Section 1 herein and subject to the provisions of Sections 3.9 and 3.10 of these regulations.

5.1.7 Accessory Dwelling Units in accordance with Section 3.36 of these Regulations.

5.2 USES PERMITTED IN THE R-40 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT

The following uses may be permitted in the R-40 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

5.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks or standpipes, any of which extend more than 40 feet above the ground or private antennae more than 20 feet above the residential structure on which they are to be erected or more than 40 feet above the ground.

5.2.2 Cemeteries.

5.2.3 Buildings and structures and sub-stations operated by utility companies, but excluding service yards and outside storage areas.

5.2.4 Municipal facilities including firehouses and parking lots serving firehouses.

5.2.5 Convalescent nursing home, places for assisted living, hospitals, medical clinics, or medical service laboratories. (Amended 8/19/08)

5.2.6 Riding stables, nurseries and commercial greenhouses, provided such are located on a lot at least 120,000 square feet in size.

5.2.7 Golf courses and country clubs.

5.2.8 Private educational institutions (Amended 8/19/08)

5.2.9 Age Restricted Housing, subject to the provisions of Section 3.17 of these Regulations. (Effective 10/01/2000).

SECTION 13 - GENERAL INDUSTRIAL PARK ZONE (IP-1)

13.1 GENERAL

The minimum lot size in this district shall be 80,000 square feet subject to the lot design standards of Section 3.34 of these regulations. The following shall be permitted uses within this district.

13.1.1 Printing and publishing establishments.

13.1.2 Professional offices, medical clinics, medical service laboratories, research laboratories and business offices. (Effective 11/28/95)

13.1.3 The manufacture, processing, or packaging of food, candy, pharmaceuticals, cosmetics, toiletries, pottery and ceramic products, furniture, clothing, electronic apparatus, woodworking, optical equipment, glass, hardware, tools and dies, toys, novelties, sporting goods, musical instruments, signs, and similar industries.

13.1.4 Stone polishing, engraving, cutting, or carving.

13.1.5 Sheet metal and light metal fabrication, including the manufacturing of light machinery.

13.1.6 Public utility buildings, substations, storage yards, and appurtenances.

13.1.7 Trucking and motor freight stations or terminals, moving, express, or hauling establishments, including the storage of vehicles; provided all material and equipment and vehicles are stored within a solid enclosure or provided with complete visual screening in a manner acceptable to the Commission and no material, equipment, or vehicles are located in front of the building line, as defined in Section 1 of these regulations.

13.1.8 Storage warehouses and wholesale establishments.

13.1.9 Studios for motion picture, recording, television, and radio production, including transmitters and other related equipment.

13.1.10 Trade and technical schools and facilities of higher learning.

13.1.11 Combined commercial, retail, and wholesale operations shall be permitted in the same structure, in those cases only where the products offered for sale on a retail or wholesale basis are the same.

13.1.12 Parks and playgrounds.

13.1.13 Accessory uses as defined in Section 1 herein.

13.1.14 Yacht clubs.

13.1.15 Boat docks, slips, piers, and wharves for yachts and pleasure boats or for boats for hire carrying passengers on excursion, pleasure, or fishing trips, or for vessels engaged in fishery or shell fishery.

13.1.16 A yard for building, storing, repairing, selling or servicing boats which may include the following as an accessory use: office for the sale of marine equipment or products, dockside facilities for dispensing fuel, rest- room and laundry facilities to serve overnight patrons. Furthermore, adequate lanes must be provided to allow access and egress throughout the yard for fire trucks.

13.1.17 Boat and marine engine sales and display, yacht broker, marine insurance broker.

13.1.18 The rental of boats.

13.1.19 Retail sale or rental of boating, fishing, diving, and bathing supplies and equipment.

13.1.20 A sail or ship's chandlery.

13.1.21 Base operations for fishing and lobstering business, including as an accessory use of such business a store or market for the sale of fish, shellfish, and other related food products, excluding the commercial bulk processing of fish.

13.2 USES PERMITTED IN THE IP-1 DISTRICT SUBJECT TO THE APPROVAL OF A SPECIAL PERMIT (Amended 10/25/82, Effective 12/1/82)

The following uses may be permitted in the IP-1 District, if approved by the Commission in accordance with the provisions of Section 23 of these regulations.

13.2.1 Radio or television antennae, flagpoles, towers, chimneys, water tanks, or standpipes, any of which extend more than 40 feet above the ground.

13.2.2 Places of worship and cemeteries.

13.2.3 Textile spinning, weaving, and dyeing.

13.2.4 Storage facilities, whether indoor or outdoor, which conform to the following provision and which shall be of a temporary nature for a period of one year, but which can be renewed on a yearly basis for a total existence of not more than five years.

a. No materials, merchandise, supplies, work in process, finished or semi-finished products, waste materials, commercial vehicles, construction, or earth-moving equipment shall be permitted to remain on any part of a lot used or permitted to be used for an industrial or commercial purpose outside of a building in such a way as to present an unsightly appearance when viewed from adjacent roads or properties. Such materials, merchandise, etc., must be kept in the rear or side yard and screened by landscaping or fencing which is in harmony with the principal structure and which has been approved by the Planning and Zoning Commission.

13.2.5 General aviation airports and their ancillary service facilities.

13.2.6 Golf courses and/or country clubs.

13.2.7 Swimming pools and swimming clubs.

13.2.8 Commercially operated tennis courts and/or private tennis clubs, and similar facilities for racquetball and paddle tennis.

13.2.9 Health spas and gymnasiums.

13.2.10 Skating rinks.

13.2.11 Sports arenas.

13.2.12 Motels and hotels.

13.2.13 Restaurants. (Revised 08/15/94)

13.2.14 Riding stables, nurseries, and commercial greenhouses, provided such uses may only be established on a lot at least 120,000 square feet in size.

13.2.15 Shipping terminal or railroad freight terminal.

13.2.16 Animal hospitals, veterinary hospitals, and kennels.

13.2.17 Convalescent nursing home and places for assisted living; hospitals. (Revised: 8/19/08)

13.2.18 Products manufactured from concrete where all manufacturing and processing is inside a building and necessary outdoor storage is screened from public view. (Effective: 6/25/20)

13.3 MINIMUM LOT FRONTAGE AND WIDTH

No lot in this district shall have less than 200 feet frontage on a public street, and each lot shall be at least 250 feet in width at the building line.