

## **8.E. SIGN REGULATIONS.**

### **8.E.1. Purpose and Intent.**

It is recognized that signs perform important functions in identifying businesses and in general advertising. It is hereby found and declared, however, that minimum control of signs is necessary to promote public safety by lessening hazards to pedestrian and vehicular traffic, to preserve property values, to prevent unsightly and detrimental development which has a blighting influence upon residential, commercial and industrial uses, to prevent signs from reaching such excessive size that they obscure one another to the detriment of all concerned, and to secure certain fundamentals of design for the City. These regulations are intended to create a legal framework for a balanced system of signage that regulates the number, location, size, and height of signs while ensuring the fair and consistent enforcement of sign regulations and to provide for an effective means of communication consistent with constitutional guarantees without restricting or regulating the messages contained on signage in the City.

### **8.E.2. Sign Regulations in Residential Districts.**

The following regulations shall apply to signs in all residential zoning districts.

- a. The total of all signs specific for each single-family dwelling unit shall not exceed six square feet in sign face area or six feet in total sign height.
- b. One sign at each vehicular entrance to developments on a lot containing four or more dwelling units, and one on-site sign for each accessory office or facility, or section of a housing development, is permitted provided each sign does not exceed a total of thirty-two (32) square feet in sign face area each or six feet in total sign height.
- c. Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) they do not exceed fifteen (15) percent of each window or door window area through which such signs are affixed. Said signs shall not be used to compute allowances for other permitted total sign face areas specified in §8.E.2.
- d. Only indirectly illuminated signs shall be permitted, as regulated in Section 8.E.5.b.
- e. Flags, in the aggregate not exceeding forty (40) square feet in area per side per lot, may be displayed, provided that no flagpole may exceed twenty-five (25) feet in height and that any illumination of a flag shall be confined to the surface of the flag. Said flags shall not be used to compute allowances for other permitted total sign face areas specified in §8.E.2.
- f. All signs for non-residential uses allowed in residential districts shall not exceed a total of thirty-two (32) square feet in sign face area per building or exceed six feet in total height. One additional wall sign not exceeding thirty-two (32) square feet in sign face area or twenty (20) feet above ground level is permitted per non-residential building.

### **8.E.3. Sign Regulations in Commercial and Industrial Districts.**

The following regulations shall apply to signs in all commercial and industrial districts except C-CBD.

- a. Non-Residential Signs.
  - (1) Wall signs and signs on canopies and awnings.
    - (a) The total sign face area of all wall signs and signs on canopies and awnings allowed on each exterior building wall, exclusive of signs exempted in Section 8.E.8., shall not exceed two square feet of sign face area for each foot of length of said exterior building wall on which the sign is affixed or length

of that portion of said wall which is devoted to such business to which the sign(s) refer. Wall signs and signs on canopies and awnings shall be confined to that portion of the exterior building wall where the business to which the sign(s) refers is located.

(b) Wall signs. No portion of any wall sign shall be located higher than thirty (30) feet above ground level.

(c) Canopies and awnings. Canopies and awnings are considered part of the building to which they are attached and any sign face on such shall be considered a wall sign and subject to these regulations. Canopies and awnings shall not extend more than five feet (5') over a public right-of-way and such shall allow a clearance over the public right-of-way of no less than eight feet (8') above ground level.

(2) Hanging or projecting signs. On each exterior building wall, the total sign face area of all sides of hanging or projecting signs shall not exceed twelve (12) square feet. The bottom of any such sign shall be located no less than eight (8) feet above grade and the top of same sign shall not extend above twenty (20) feet from ground level. Said sign(s) shall not project more than three (3) feet from the building wall and shall not project over or beyond the property line of the lot on which the building is located.

(3) Freestanding signs (excluding billboards regulated in §8.E.10.)

One freestanding sign with no more than one sign face per side shall be permitted for each three hundred (300) feet of street frontage, with a minimum of one freestanding sign permitted per lot. Sign faces shall not exceed seventy-five (75) square feet per side, except that two permitted signs may be combined on one sign post for each six hundred (600) feet of street frontage of the lot, provided the total area of all such sign faces on each sign structure does not exceed one hundred fifty (150) square feet per side. In no case shall signposts supporting freestanding sign(s) be closer than three hundred (300) feet from one another on the lot. No portion of any freestanding sign shall be higher than twenty (20) feet above ground level.

Notwithstanding the above, freestanding signs not exceeding six feet in total sign height may be placed closer than the spacing limitations specified, provided the total of all freestanding signs regardless of height do not exceed the size limitations specified above.

(4) Flags.

Flags are permitted provided that the total area of each side of all flags shall not exceed ninety-six (96) square feet per lot, and that any illumination of a flag shall be confined to the surface of the flag.

(5) Window or door signs.

Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) the total sign face area does not exceed fifteen (15) percent of each window or door window area through which such signs are painted on or affixed. Said signs shall not be used to compute allowances for total sign face areas specified herein.

(6) Portable signs are prohibited.

b. Residential signs.

Signs for dwelling units shall conform with and be regulated by Section 8.E.2.a-e. All such signs shall be included in computing the total area of signs permitted on the building or lot, except signs exempted in Section 8.E.8.

#### 8.E.4. Sign Regulations in the Central Business District.

The following regulations shall apply to signs in the C-CBD Zoning District.

a. Non-Residential Signs.

(1) Wall signs and signs on canopies and awnings.

(a) The total sign face area of all wall signs and signs on canopies and awnings allowed on each exterior building wall, exclusive of signs exempted in Section 8.E.8., shall not exceed: (1) one and one-half (1½) square feet of sign face area for each foot of length of said exterior building wall on which the sign is affixed or length of that portion of said wall which is devoted to such business to which the sign(s) refer, or (2) one hundred fifty (150) square feet of total sign face area on each exterior building wall, whichever is less. Wall signs and signs on canopies and awnings shall be confined to that portion of the exterior building wall where the business to which the sign(s) refers is located.

(b) Canopies and awnings. Canopies and awnings are considered part of the building to which they are attached and any sign face on such shall be considered a wall sign and subject to these regulations. Canopies and awnings shall not extend more than five feet (5') over a public right-of-way and shall allow a clearance over the public right-of-way of no less than eight feet (8') above ground level.

(2) Hanging or projecting signs. On each exterior building wall, the total sign face area of all sides of hanging and projecting signs shall not exceed twelve (12) square feet. The bottom of any such sign shall be located no less than eight (8) feet above grade and the top of same shall not extend above twenty (20) feet from ground level. Said sign(s) shall not project or extend more than three (3) feet from the building wall and shall not project over or beyond the property line of the lot on which the building is located, except that hanging or projecting signs may project up to eighteen inches (18") over public sidewalks.

(3) Freestanding signs (excluding billboards regulated in §8.E.10).

Only one freestanding sign with no more than one sign face per side shall be permitted for each three hundred (300) feet of street frontage, with a minimum of one freestanding sign permitted per lot. Such signs faces located within fifty (50) feet of a public right-of-way shall not exceed twelve (12) square feet per side; freestanding signs located greater than fifty (50) feet from a public right-of-way shall not exceed twenty-five (25) square feet of sign face per side.

Notwithstanding the above, freestanding signs not exceeding six feet in total sign height may be placed closer than the spacing limitations specified, provided the total of all freestanding signs regardless of height do not exceed the size limitations specified above.

(4) Flags.

Flags are permitted provided that the total area of each side of all flags shall not exceed ninety-six (96) square feet per lot, and that any illumination of a flag shall be confined to the surface of the flag.

(5) Window or door signs.

Window signs or signs on door windows are permitted, provided (1) they shall only be painted on or affixed to the interior face of windows or door windows and (2) the total sign face area does not exceed fifteen (15) percent of each window or door window area through which such signs are painted on or affixed. Said signs shall not be used to compute allowances for total sign areas specified herein.

(6) Portable signs. Portable signs shall (a) have a maximum of two (2) sides per sign, (b) be limited to a maximum size of six (6) square feet per side, and (c) not be located within a public right-of-way. No more than one portable sign shall be located on each lot.

(7) General provisions.

(a) No letter on any sign located within fifty (50) feet of a public right-of-way shall exceed eighteen (18) inches in height or width; no letter on any sign located greater than fifty (50) feet from a public right-of-way shall exceed twenty-four (24) inches in height or width.

(b) No portion of any wall, freestanding, hanging or projecting sign shall be located higher than twenty (20) feet above ground level.

b. Residential signs.

Signs for dwelling units in the C-CBD zone shall conform with and be regulated by Section 8.E.2.a-e. All such signs shall be included in computing the total area of signs permitted on the building or lot, except signs exempted in Section 8.E.8.

---

#### 8.E.5. General Provisions.

The following regulations apply to all signs in all zoning districts.

- a. No sign shall be placed within a required side or rear yard, or within ten (10) feet of a front lot line, except as otherwise specified in §8.E.10.
- b. Any illumination of signs shall be confined to the surface of the illuminated sign. Such sign shall be so located and arranged as to avoid glare or reflection onto any portion of any adjacent street or property, or into the path of oncoming vehicles. Light sources of indirectly illuminated signs shall be shielded by opaque material so that the lamps are not visible from off the property on which the signs are located. No flashing, animated, or rotating illumination shall be used for either directly or indirectly illuminated signs.
- c. The total area for a sign with more than one sign face shall be computed by adding together the area of all sign faces. Cut outs or other embellishments which extend beyond the perimeter, periphery or surface of the sign structure or sign face display area are prohibited.
- d. All signs shall be constructed and maintained in accordance with applicable building and electrical codes of the City. Except for window signs and signs on door windows conforming in all aspects with the requirements of this Section, all signs shall be constructed of permanent materials and shall be permanently attached to the ground, a building, or other structure by direct attachment to a rigid wall, fence, frame, or sign structure.
- e. No sign shall obstruct or impair access to a public sidewalk, public or private street or driveway, traffic control sign, bus stop, fire hydrant or any type of street furniture, or otherwise create a hazard including a tripping hazard.
- f. Notwithstanding other provisions of these Regulations, any sign permitted in these Regulations may include any noncommercial message in addition to, or in lieu of, any other message. Signs containing only noncommercial messages shall be deemed to be on-premise signs subject to the regulations contained herein for on-premise signs in the zoning district where located or, if applicable, as a relocated billboard regulated in §8.E.10.
- g. Regulations governing signs on canopies shall also apply to signs on permitted marquees and shall be treated as if they are the same.

- h. The provisions of Section 8.E. shall be separable in accordance with Section 1.E. of these Regulations.

**8.E.6. Prohibited Signs.**

The following signs are prohibited in all zoning districts:

- a. roof signs; signs affixed to any wall of any building which project above the top of the roof of said wall;
- b. billboards and all other off-premises advertising signs, except as permitted to be relocated under Section 8.E.10;
- c. signs so arranged that they interfere with traffic safety by creating glare, by violating corner lot visibility as specified in Section 3.I.3., by blocking reasonable sight lines for streets or driveways, or by creating confusion with traffic control devices by reason of their color, location, shape, or other characteristic;
- d. signs which incorporate, in any manner, any flashing or moving illumination, including but not limited to flashing, beacon, strobe, rotating beacon, chasing or zip lights, string lights, searchlights, pennants, spinners, banners, streamers, and inflatable signs; signs which have visible moving parts or other apparent visible revolving movement achieved by electrical pulsations or by actions of normal wind currents; signs with any audio or video advertising devices;
- e. all signs located within or projecting over public lands and rights-of-way, except as permitted herein; and,
- f. portable signs except as permitted herein.

**8.E.7. Signs Permitted Without a Permit.**

The following signs, excluding billboards, are permitted in all zoning districts without a permit. All such signs shall comply with all applicable regulations of Section 8.E.

- a. Flags.
- b. Window and door signs.
- c. Any other sign that is not illuminated and has a sign face area of less than six (6) square feet and does not exceed six (6) feet in height.

**8.E.8. Exempt Signs.**

The following signs shall be exempt from these regulations and shall not be used to compute allowances for total sign areas as specified herein:

- a. any public notice or warning required by a valid and applicable federal, state, or local law, regulation, or ordinance; and,
- b. signs located within or projecting over public lands and rights-of-way which are approved by the City or other appropriate governmental jurisdictions and which meet all conditions of such approval.

**8.E.9. Existing Signs.**

- a. If an existing nonconforming sign is removed, a new sign shall comply with all the regulations specified herein, except that the nonconforming sign may be replaced in the same location provided that the dimensions, height and illumination of the replacement sign structure and sign face is not increased and a new

sign permit is approved by the Zoning Enforcement Officer. Replacement of a nonconforming sign shall require a new sign permit to be approved prior to demolition of the existing nonconforming sign.

- b. An existing sign structure which conforms to the standards of this Section may be repaired or repainted without a new Sign Permit, provided no other change is made to the sign.
- c. Any lot or building thereon which is nonconforming because the total area of signs exceeds the limits contained herein shall not be permitted to increase the area of signs by the addition of new signs or by the enlargement of existing signs, except for signs exempt in §8.E.8. or as otherwise provided in Section 8.E.10. for relocated billboards.
- d. All sign faces no longer related to a use on the same lot, except billboards as permitted herein, and all signs that create a hazard to public health and safety shall be immediately removed.

#### 8.E.10. Relocation of Billboards.

- a. Purpose Statement.

This section is intended to provide for the relocation of existing billboards to acceptable areas of the City.

---

- b. General Provisions.

- (1) Existing billboards may be replaced by relocated billboards in other locations in the City in accordance with provisions of this Section provided no greater number of billboards shall be allowed in the City than the total number of existing billboards in existence on the effective date of this amendment.
- (2) A relocated billboard is permitted only in the CG-20, CA-80, LCI-40, IL-40 and IG-80 zoning districts, and on lots zoned CL-10 abutting I-84.
- (3) Existing billboards may only be relocated on lots abutting I-84 or U.S. Route 7.
- (4) No relocated billboard may be constructed on a lot that is nonconforming in lot area.
- (5) No portion of a relocated billboard may be located within a side or rear yard or within ten (10) feet of a front property line, except that a relocated billboard may be located within a front, side or rear yard which abuts a right-of-way line for I-84 or U.S. Route 7 along the corresponding front, side or rear yard lot line. Notwithstanding the above, no portion of a relocated billboard may be located within 100 feet of a residential zoning district boundary or in any other location on a lot, including parking areas that will violate other provisions of these Regulations.
- (6) No relocated billboard may be constructed beyond a distance of one hundred (100) feet from an I-84 or U.S. Route 7 right-of-way on lots within zoning districts which may host relocated billboards.
- (7) All relocated billboards shall be situated to face either I-84 or U.S. Route 7 on the abutting lot on which the relocated billboard is located.
- (8) All relocated billboards shall be freestanding and not affixed or painted on a wall.
- (9) It is unlawful to construct a relocated billboard other than pursuant to the terms of this Section 8.E. In the event of a conflict between this Section and any other provision in these Regulations, the provisions of this section shall control.

- c. Maximum Size.

(1) No relocated billboard sign face may exceed fifteen (15) feet in width or fifty (50) feet in length, with a maximum of one sign face per side and two per structure, as specified in the Billboard Relocation Permit approved by the Zoning Enforcement Officer. Existing billboards to be relocated which are single faced may be changed to V-type signs, and vice versa, provided the size limitations specified above are not exceeded.

(2) The size of the relocation billboard sign face shall not exceed that of the existing billboard to be replaced provided the width and length maximums specified above are not exceeded, except that: two or more existing billboards may be combined on one relocated billboard structure provided (a) the total size of the relocated billboard sign face does not exceed the width and length maximums specified above, (b) that any residual sign face area resulting from such a combination that is in excess of the stated maximums are lost to further relocation, and (c) that a Billboard Relocation Notice is submitted for all such existing billboards to be so relocated and combined.

d. Height.

No portion of a relocated billboard structure facing I-84 shall exceed fifty (50) feet in height; no portion of a relocated billboard structure facing U.S. Route 7 shall exceed thirty-five (35) feet in height.

e. Spacing.

(1) Small Billboards: relocated billboards with a total billboard sign face of three hundred 300 square feet or less in size per side of the billboard structure shall not be located closer than five hundred (500) linear feet from any other billboard facing I-84 or U.S. Route 7.

(2) Large Billboards: relocated billboards with a total billboard sign face greater than three hundred (300) square feet in size per side of the billboard structure shall not be located closer than one thousand (1,000) linear feet from any other billboard facing I-84 or U.S. Route 7.

(3) Distance from freestanding signs: no part of any relocated billboard structure shall be located closer than one hundred (100) feet from any part of a freestanding sign located on the same lot or adjacent lot.

f. Prohibited Billboards.

All relocated billboards shall comply with the prohibitions specified in §8.E.6.

g. Billboard Relocation Notice.

(1) Notice Procedure: Any billboard owner who wishes to relocate his/her existing billboard shall file with the Department of Planning and Zoning a "Billboard Relocation Notice" which shall include the following information:

- (a) the existing billboard's address, zoning district, and the property's Tax Assessor lot number;
- (b) the landowner's name, address, and signature;
- (c) the billboard owner's name, address, and signature;
- (d) evidence acceptable to the Zoning Enforcement Officer that the billboard was in existence prior to the effective date of §8.E.10.
- (e) date of the "Billboard Relocation Notice";
- (f) a photograph of the existing billboard intended to be relocated;
- (g) type of existing billboard (e.g. single face, double-face, multiple-face, V-type);
- (h) a drawing prepared, signed and sealed by an engineer, land surveyor or architect licensed in the State of Connecticut at a scale of 1"=10' or larger (i.e. 1"<10') of the existing billboard indicating

the current height, width and length of the billboard structure and sign face(s) and the square footage of all sign face area(s); and,

- (i) a written waiver executed by the landowner under oath voluntarily discontinuing any right to reestablish a billboard on the lot upon removal of the existing billboard and approval of an application for a Billboard Relocation Permit.
- (2) Fee: The "Billboard Relocation Notice" fee shall be fifty dollars (\$50.00).
- (3) The Zoning Enforcement Officer shall maintain a copy of the "Billboard Relocation Notice," including the date it is received.
- (4) No "Billboard Relocation Notice" may be filed with the Department of Planning and Zoning for an existing billboard that was removed prior to the filing of said Notice.
- (5) No application for a "Billboard Relocation Permit" may be made until after a complete and accurate "Billboard Relocation Notice" has been filed with the Department of Planning and Zoning. If more than one existing billboard is to be combined on a relocated billboard, a separate Billboard Relocation Notice must be submitted for each such existing billboard. Construction of the new relocated billboard may not commence until after removal of the existing billboard. Demolition and construction of billboards must comply with all other permit requirements of the City, including all permits required from the Building Department.

h. Transfer of Relocation Notice.

- (1) In the event an existing billboard is sold or otherwise transferred by the billboard owner or firm (transferor) to another person or firm (transferee) prior to application for a "Billboard Relocation Permit," the "Billboard Relocation Notice" submitted for the billboard so sold or transferred shall apply to the transferee, provided the transferee shall file with the Department of Planning and Zoning an affidavit executed under oath affirming the transfer which shall include the following:
  - (a) the existing billboard's address and Tax Assessor's lot number;
  - (b) the transferor's name, mailing address, and signature;
  - (c) the transferee's name, mailing address, and signature;
  - (d) the date the applicable "Billboard Relocation Notice" was received by the Department of Planning and Zoning;
  - (e) the date of the transfer; and
  - (f) a copy of the applicable and current "Billboard Relocation Notice."
- (2) No person or firm for which ownership of a billboard has been sold or otherwise transferred may apply for a "Billboard Relocation Permit" until after a complete and accurate affidavit complying with this subsection has been filed with the Zoning Enforcement Officer.

i. Billboard Relocation Permit.

- (1) Within one year of receipt of a "Billboard Relocation Notice" by the Department of Planning and Zoning, the billboard owner shall apply to the Zoning Enforcement Officer for a "Billboard Relocation Permit" for construction of a relocated billboard to replace the existing billboard(s) to be removed.
  - (a) The one-year time period may be extended for up to one additional year by the Zoning Enforcement Officer upon receipt of written evidence that the applicant has made reasonable and diligent efforts to secure another site but has been unable to do so for reasons beyond the control of the applicant.



- (b) Failure to apply for a "Billboard Relocation Permit" within the time periods specified above from the date of receipt of a "Billboard Relocation Notice" by the Department of Planning and Zoning shall constitute a forfeiture of all rights to construct a relocated billboard on another site regardless of whether the existing billboard for which the "Billboard Relocation Notice" was received has been removed.
  - (c) The time periods shall be stayed during any appeal arising out of the Zoning Enforcement Officer's denial of a "Billboard Relocation Permit" application.
- (2) Only one relocated billboard structure may be constructed for each Billboard Relocation Permit issued.
- (3) The application shall meet all the requirements for a zoning permit and sign permit as specified in section 10.B. of these Regulations and include the following:
- (a) a copy of the "Billboard Relocation Notice" and affidavit of transfer, if applicable, submitted to the Department of Planning and Zoning for the existing billboard(s) to be relocated; if more than one existing billboard is to be combined on a relocated billboard, a separate Billboard Relocation Notice must be submitted for each such existing billboard.
  - (b) a completed "Permit Application Signs" plus the following:
    - (i) a vicinity map prepared, signed and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut at a scale of 1"=100' or larger (i.e. 1"<100") showing the boundaries of the lot to contain the proposed relocated billboard and the boundaries of all lots abutting I-84 and U.S. Route 7 when all or a portion of said lots are within 1,000 feet of the lot containing the proposed relocated billboard. Said vicinity map shall include the location of all existing billboards and the proposed relocated billboard, all abutting street rights-of-way, and the distances between all billboards shown.
    - (ii) on the drawing required in section 10.B.1.f. of these Regulations, the height, width and length of the billboard structure and sign face(s) and the square footage of all sign faces proposed for the relocated billboard, prepared, signed and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut; and,
    - (iii) a site plan of the lot prepared, sign and sealed by an engineer, land surveyor or architect licensed by the State of Connecticut at a scale of 1"=20' or larger (i.e. 1"=20') showing the location of the proposed relocated billboard and all lot lines, abutting street rights-of-way, existing freestanding signs and billboards, buildings, structures, parking and other improvements, yard setbacks, and zoning district boundaries and map symbols, and;
  - (c) payment of all fees as required in §10.B.2. of these Regulations.
- (4) The Zoning Enforcement Officer shall reject any "Billboard Relocation Permit" application which fails to comply fully with this section upon notification of the billboard owner within thirty (30) days of receipt.
- (5) Any change to an approved site plan other than the location of the relocated billboard shall require approval of a revised site plan prepared in accordance with §10.D.4. of these Regulations prior to submission of a Billboard Relocation Permit.



SECTION 9. NONCONFORMITIES

---

A. Intent.	9-1
B. Nonconforming Lots of Record.	9-1
C. Nonconforming Uses and Structures.	9-1
D. New Construction.	9-2

---

**9.A. INTENT.**

It is the intent of these Regulations to recognize the right of nonconformities to continue, but to encourage that such lots, uses, and structures be brought into conformity with these Regulations as soon as constitutionally permissible. Any nonconforming use or building lawfully existing or in use at the time of the adoption of these Regulations, or any amendment which renders the use or building nonconforming may be continued. Any existing building devoted to a nonconforming use may only be reconstructed and structurally altered subject to the following regulations.

**9.B. NONCONFORMING LOTS OF RECORD.**

**9.B.1. Use of Existing Lots.**

In residential zoning districts, nothing herein shall prevent the construction of a one family dwelling upon any lot shown upon a map of property and approved by the Planning Commission or any lot shown upon a map of property or described in any instrument of conveyance and filed in the Office of the Town Clerk of Danbury at the time of adoption of these Regulations or subsequent amendments thereto which does not conform, for any or all allowed uses, in required lot area, width or other requirements thereof, or access requirement contained in Section 3.H.3.

For all other zoning districts, nothing herein shall prevent the construction of a building upon any lot shown upon a map of property and approved by the Planning Commission or any lot shown upon a map of property or described in any instrument of conveyance and filed in the office of the Town Clerk of Danbury at the time of adoption of these Regulations or subsequent amendments thereto which does not conform in whole or in part to the lot area or other requirements of size thereof, or access requirement contained in Section 3.H.3.

Said development on nonconforming lots, as specified above, shall meet the following requirements:

- a. said use and said construction otherwise meets with the approval of the Department of Health and Housing of the City of Danbury;
- b. said use complies with the public health code of the State of Connecticut; and
- c. a variance must be obtained for any lot which does not comply with the required side yard, front yard or rear yard requirement of these Regulations.

**9.B.2. Expansion or Reduction of Nonconforming Lots.**

Lots which fail to meet minimum width or area requirements may be expanded to include abutting lots under the same ownership. Lots which fail to meet minimum width or area requirements may not be reduced in width or area, respectively.

**9.C. NONCONFORMING USES AND STRUCTURES.**

Where a lawful use or structure exists which, on the effective date of these Regulations or subsequent amendment thereto, becomes nonconforming, such use or structure may be continued, including subsequent sales of the property, as long as it has not been abandoned and remains otherwise lawful, subject to the following provisions.

---

**9.C.1. Changes in Nonconforming Uses.**

- a. No nonconforming use may be changed into another nonconforming use.
- b. No nonconforming use shall, if once changed into a conforming use, be changed back again into a nonconforming use.

**9.C.2. Extensions or Expansions of Nonconforming Uses or Structures.**

- a. No nonconforming use shall be extended or expanded.
- b. No nonconforming structure may be extended or expanded in such a way that the nonconformity of the structure is increased.

**9.C.3. Limitations on Enforcement Against Nonconforming Buildings.**

When a building is so situated on a lot that it violates a regulation which prescribes the location of such a building in relation to the boundaries of the lot, and when such building has been so situated for three (3) years without the institution of an action to enforce such regulation, such building shall be deemed a nonconforming structure in relation to such boundaries.

**9.D. NEW CONSTRUCTION.**

Nothing in this Section shall require any change in the plans, construction or designated use of a building for which a building permit was issued prior to the effective date of these Regulations provided that said building permit has not expired when construction is commenced.

SECTION 10. ADMINISTRATION AND ENFORCEMENT

---

10.A. General Provisions.	10-1
10.B. Zoning Permits.	10-2
10.C. Special Exceptions and Special Permits.	10-5
10.D. Site Plan Review.	10-7
10.E. Affordable Housing Application.	10-15
10.F. Certificate of Compliance.	10-16
10.G. Violations and Penalties.	10-16
10.H. Appeals.	10-16
10.I. Amendments.	10-17
10.J. Temporary Moratorium	10-21

---

10.A. GENERAL PROVISIONS.

10.A.1. Zoning Commission and Planning Commission.

---

a. Zoning Commission.

The Zoning Commission shall have all the duties and responsibilities delegated to it by the General Statutes of Connecticut, including the adoption and amendment of all provisions of these Regulations and the review and approval of petitions for special permits.

b. Planning Commission.

The Planning Commission shall have all the duties and responsibilities delegated to it by the General Statutes of Connecticut, including the review and approval of petitions for special exceptions and applications for site plans for special exceptions.

10.A.2. Zoning Enforcement Officer.

The Zoning Enforcement Officer shall have the authority to enforce the provisions of these Regulations. The Zoning Enforcement Officer is authorized to inspect or cause to be inspected any land or any building or structure on which work is in progress and to order in writing the discontinuance of any use of property or building, or structure or work being done in violation of any provision of the Zoning Regulations. He shall inspect or cause to be inspected such premises after work is completed and shall not issue a certificate of compliance until such final inspection has been made.

10.A.3. General Application Procedures.

a. In any one application, an applicant may only seek an amendment to the Zoning Regulations, a change in the Official Zoning Map, a Special Permit, or a Special Exception.

b. Any City official or agency acting in an official capacity may submit an application to the Planning Commission or to the Zoning Commission, except that no filing fee shall be required.

c. In the event of any conflict between the Zoning Regulations and an application form provided by the Office of Planning and Zoning, the Zoning Commission, or the Planning Commission, these Regulations shall control.

**10.B. ZONING PERMITS.**

**10.B.1. Zoning Permit.**

- a. An approved zoning permit shall be required from the Zoning Enforcement Officer or his designee before any of the following take place:
- (1) a building or structure is erected, expanded, or reconstructed;
  - (2) a building or structure is relocated on the lot or moved to another lot;
  - (3) the use of land, buildings, or structures is changed; or,
  - (4) new signs are erected.
- b. Application for a zoning permit shall be made in writing to the Zoning Enforcement Officer from the owner of record of the lot or his/her authorized agent upon such forms as shall be prescribed by the Zoning Enforcement Officer. Such applications shall include the following.
- (1) A description of the intended use(s) of the land, building(s) or structure(s).
  - (2) A plot plan drawn to scale by a land surveyor registered in the State of Connecticut showing:
    - (a) total tract boundaries and dimensions of the property drawn in accordance with an applicable Class A-2 survey, including scale, north point and easements;
    - (b) location of existing and proposed building(s), structure(s), sidewalks, driveways and parking;
    - (c) existing and proposed setback distances;
    - (d) proposed or existing well and on-site sewage disposal systems as provided by the Health Department records. Where a record is not available, an inspection shall be made by the Health Department in order to insure that the proposed use will comply with state and local health codes; and,
    - (e) all other information and graphic details necessary to determine compliance with these Regulations.

Such plot plan shall be sufficient in scale for the Zoning Enforcement Officer to determine that all requirements of the Zoning Regulations have been met. The plot plan requirement is waived if a site plan is submitted in accordance with §10.D. of these Regulations.
  - (3) All other permits and required approvals from local and state agencies.
- c. The zoning permit shall be issued upon a finding by the Zoning Enforcement Officer that the proposed activity is in compliance with the Zoning Regulations. Upon receipt of a zoning permit, the applicant may apply for a building permit from the Building Inspector.
- d. Zoning permits issued as herein above set forth shall expire unless renewed by the Zoning Enforcement Officer, and become void if construction, use, work or other activity authorized by such permit is not:
- (1) commenced within one (1) year of the date of permit issuance; or,
  - (2) completed within three (3) years of the date of permit issuance.
- e. All valid building permits issued before adoption of these Regulations, but not yet expired, shall not be bound by these Regulations.

f. An application for a sign permit shall be accompanied by the following:

- (1) the name, address, and telephone number of the property owner, owner(s) of the sign, and the sign contractor or erector;
- (2) the location of the proposed sign by street address;
- (3) a drawing of the proposed sign at a scale of 1"=10' or larger (i.e. 1"<10') indicating all dimensions, colors, and materials, and depicting all letters, logos, symbols, and other graphic material contained thereon;
- (4) a drawing or site plan showing the location or placement of the proposed sign which shall include elevation drawings and details of all connections, guy lines, supports, and footings, if any, and the location and dimensions of all existing signs on the property; and,
- (5) payment of all applicable permit fees.

g. Exemptions.

---

(1) No zoning permit is required for temporary circuses, farmers markets, festivals and carnivals operating for a period of not more than 10 days in any 90 day period provided (a) said events located within residential zoning districts shall not have hours of operation earlier than 10:00 a.m. nor later than 11:00 p.m., (b) there is no construction of buildings or other permanent structures, (c) setback requirements are not infringed upon, (d) all other required permits of the City of Danbury are issued, and (e) such use will not endanger public health, safety, or welfare. Circuses are not permitted in residential zoning districts.

(2) No zoning permit is required for temporary circuses, farmers markets, festivals and carnivals operating for a period of greater than 10 days but not more than 30 days in any 90 day period provided (a) such event shall not be located within any residential zoning district, (b) hours of operation shall not be earlier than 10:00 a.m. nor later than 11:00 p.m. for any event located closer than 500 feet of a residential zoning district, (c) there is no construction of buildings or other permanent structures, (d) setback requirements are not infringed upon, (e) all other required permits of the City of Danbury are issued, and (f) such use will not endanger public health, safety, or welfare.

(3) One temporary sign is permitted for each event specified in subsection (1) and (2) above provided said sign meets all the requirements of Section 8.E.5. of these Regulations.

#### 10.B.2. Schedule of Fees.

Fees shall be established by the Zoning Commission, as prescribed by law.

a. Zoning Permit.

The fee for the issuance of a zoning permit shall be based on the estimated cost of construction as shown on the application form in accordance with the following schedule.



## 10.C. SPECIAL EXCEPTIONS AND SPECIAL PERMITS.

### 10.C.1. Petitions.

a. Applications for the approval of a special exception or special permit shall be in the form of a petition and shall be submitted to (1) the Planning Commission for a special exception, or (2) the Zoning Commission for a special permit. All applications shall be accompanied by proper notification in accordance with Section 10.I.4. of these Regulations and a fee of three hundred (\$300.00) dollars to defray the cost of legal advertising. An additional fee may be required for an unusually long advertisement. Petitions for a special exception shall also include a site plan for the subject parcel(s), drawn in accordance with Section 10.D., showing the proposed use and layout of the site.

b. Prior to the submission of a formal petition, the applicant shall have the opportunity to meet informally with the Planning Commission at a public meeting.

c. Petitions shall be placed on the Commission's next regularly scheduled meeting for formal acceptance. Upon acceptance, the clerk of the Zoning Commission or Planning Commission shall send all of the property owners named on said list a notice of the nature of the petition together with the time and place of the public hearing.

~~d. The Zoning Commission or Planning Commission shall not be required to hear any petition or petitions relating to the same or substantially the same request more than once in a twelve (12) month period.~~

### 10.C.2. Public Hearing.

a. No special exception or special permit shall be approved until after a public hearing is held by the Planning Commission, or Zoning Commission, respectively, at which hearing parties in interest and citizens shall have an opportunity to be heard. A public hearing shall be held by the Commission within sixty-five (65) days after receipt of a petition in proper form.

b. Notice of the time and place of such public hearing shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the City of Danbury at least twice at intervals of not less than two (2) days, the first not more than fifteen (15) days nor less than ten (10) days before such hearing, and the last not less than two (2) days before such hearing.

### 10.C.3. Review Procedure.

a. The Zoning Commission or Planning Commission, as applicable, shall approve, disapprove, or approve with conditions attached, the proposed special permit or special exception within sixty-five (65) days after the public hearing. The petitioner may consent to one or more extensions of the time period(s) provided for public hearings or for final action on the petition, or may withdraw such petition, as provided for in the General Statutes of Connecticut.

b. Notice of the approval, disapproval, or approval with conditions of a special exception or special permit shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the City of Danbury prior to the effective date of said approval, disapproval, or approval with conditions.

c. Approval of a petition for a special exception or special permit shall be applicable only to the use so specified in the petition. Any proposed change in use to a different special exception or special permit use shall require submission for approval of a new petition subject to all of the conditions specified herein. Any

approved change in use for a parcel(s) shall render all previously approved special exception or special permit uses null and void for said parcel(s) upon such time as the use is changed.

d. The approval of any special exception or special permit shall be void and shall be of no effect unless a copy of such special exception or special permit is filed within sixty (60) days from the date of approval in the Office of the Town Clerk and in the land records of the City of Danbury in accordance with Section 8-3d of the General Statutes of Connecticut. The approval of any special exception or special permit shall be void and shall be of no effect unless construction of the proposed buildings and/or structures is completed within five (5) years of the effective date of said approval; however, the Planning Commission in the case of a special exception or the Zoning Commission in the case of a special permit may grant an extension of said five (5) year period of not more than five (5) years provided that owing to conditions affecting such project the application of such five (5) year completion would result in exceptional difficulty and provided that such extension insures the protection of the public health, safety, convenience, and property values.

#### **10.C.4. Requirements for Approval.**

No petition for a special exception or a special permit shall be granted unless such petition is in compliance with all provisions of these Regulations including, but not limited to, all requirements specified for the appropriate zoning district, all requirements for overlay zones and supplemental regulations, as applicable, and all additional requirements specific to the special exception or special permit.

##### **a. Additional Requirements.**

In addition to the requirements specified above, no special exception or special permit shall be approved unless the Planning Commission or Zoning Commission, respectively, shall have found that the proposed use:

- (1) will not emit noise, smoke, glare, odor, or vibration or other conditions which will create a nuisance having a detrimental effect on adjacent properties;
- (2) is designed in a manner which is compatible with the character of the neighborhood;
- (3) will not create conditions adversely affecting traffic safety or which will cause undue traffic congestion; and,
- (4) will not create conditions harmful to the natural environment or which will jeopardize public health and safety.

In the review of petitions for special exceptions or special permits, the Planning Commission and Zoning Commission, respectively, may impose such reasonable requirements as may be necessary to insure compliance with these conditions of approval.

##### **b. Special Exception Site Plans.**

- (1) Approval of a petition for a special exception, or approval with conditions attached, shall include approval of the site plan submitted at the time of petition, modified as necessary to include all conditions lawfully required by the Planning Commission.
- (2) In the case of a special exception, where the use is to be served by either the public water supply system or the public sewage disposal system, a statement must be obtained from the appropriate city agency advising if sewer and/or water service will be made available for the project involved.

#### 10.D. SITE PLAN REVIEW.

A site plan, as specified herein, shall be submitted and approved prior to the issuance of a zoning permit for all permitted and special exception uses, except in the case where only one single family, two family, or three family dwelling is proposed to be constructed on a single lot, including the expansion of an existing dwelling into a single two or three family dwelling on a single lot. All such site plans shall be considered as part of the application for a zoning permit. Site plan approval pertains only to these Regulations and does not abrogate, annul, or otherwise waive the necessity of complying with all other building codes or other pertinent ordinances, rules, and regulations of the City of Danbury.

##### 10.D.1. Pre-Application Conference.

A pre-application conference with the Planning Director or his designee may be requested by the applicant or his representative for the purpose of insuring that all required documents, including all supplemental documents, have been prepared as required for an application for site plan approval. Such pre-application conferences shall be for information purposes only, and shall not be construed to constitute a formal application for site plan approval or review of a site plan submitted for approval.

##### 10.D.2. Application for Approval.

~~Required site plans, and all other documents as specified below, shall be submitted to (1) the Department of Planning and Zoning for permitted uses and (2) the Planning Commission for all special exceptions as specified in Section 10.C. The respective agency shall approve, approve with modifications, or deny said site plans.~~

- a. Approval of a site plan shall be granted if a decision is not rendered within the time period so specified in the General Statutes of Connecticut unless the applicant agrees to an extension of said time period.
- b. Action to approve with modifications or to deny approval shall only be taken if the site plan fails to comply with all requirements of these Regulations. Applications for a zoning permit shall include all modifications specified by the Department of Planning and Zoning or the Planning Commission, as appropriate, for all site plans approved with modifications.
- c. The approval of any site plan shall be void and shall be of no effect unless construction is completed within the time periods and under the conditions specified in the General Statutes of Connecticut.

##### 10.D.3. Site Plan Contents.

- a. All applications for site plan approval shall be submitted to the Planning and Zoning Department in accordance with applicable procedures and requirements of the Zoning Regulations of the City of Danbury. No application shall be accepted for review unless accompanied by: (1) a completed and signed "Application for Site Plan Approval"; (2) six copies of the proposal site plan; (3) all applicable supplemental documents, as required by Planning Department or Planning Commission and, (4) payment of all required fees for review. In addition, all applications shall include a "Site Plan Check List" available from the Office of Planning and Zoning and completed by the land surveyor, professional engineer, architect, or landscape architect preparing the plan, certifying the items which are and are not included on the site plan, and stating the reasons why any omitted items are not included on the site plan. Failure to comply with these submission requirements shall render such application invalid and nullify all review procedures.
- b. The site plan shall be drawn by a land surveyor, professional engineer, architect, or landscape architect, licensed and registered in the State of Connecticut, to a scale of 1" equals 40' or larger (1" = < 40') and contain the following written and graphic information.

## SITE PLAN CONTENTS

1. the name of the proposed development;
2. the name and address of the owner of the property;
3. the name, address, and seal of the individual or firm preparing the site plan;
4. date of "Application for Site Plan Approval";
5. graphic scale;
6. north point or arrow;
7. vicinity map showing all lots, streets, and driveways within 500 feet from the exterior boundary of the lot;
8. the proposed use of the property, including identification of adult business uses, if any;
9. location of the front, side, and rear yards as required by the applicable zoning district;
10. all zoning districts' boundaries which divide or abut the property;
11. all existing and proposed structures, showing location, ground floor elevations, and area of each;
12. construction limit line, identifying all areas to remain undisturbed and in their natural state;
13. location of proposed buffer yards, and usable open space;
14. detailed architect's rendering of facade elevations for all special exceptions;
15. existing and proposed signs, either free standing or affixed to structures, including location, dimensions, square footage, materials, and colors of each;
16. total size of each lot and/or area to be leased to at least the nearest square foot;
17. identification of all adjacent property owners;
18. the total tract boundary drawn in accordance with an applicable Class A-2 Survey which complies with the 1976 code adopted by the Connecticut Association of Land Surveyors, with distances marked to at least the nearest foot; location of all easements;
19. existing topographic contours at two foot intervals, depicted by dashed lines (if taken from maps of the City Engineering Department, spot elevations shall be provided at a minimum of twelve per acre);
20. proposed topographic contours at two foot intervals, depicted by solid lines wherever grade changes are proposed, and including maximum percentage slopes of all driveways, roads, and parking areas; location, size, and materials of all retaining walls;
21. all watercourses, wetlands, bogs, swamps, marshes, floodways and flood plain boundaries, and boundaries of public water supply watersheds and environmentally sensitive zones, including source of data;
22. existing rock outcroppings and wooded areas by tree line and all proposed changes to tree lines;
23. all existing and proposed street rights-of-way and paved surfaces, including those abutting the property;
24. all existing and proposed points of motor vehicle access to the property and clear sight triangles for corner lots (Sec. 3.I.3.); sight distances for proposed driveways;
25. all existing and proposed parking and loading spaces and areas, including stalls, aisles, driveways, turning radii, landscaped areas and their dimensions as regulated in the Zoning Regulations; a statement of all surfacing and curbing material to be used;
26. location of all railroad tracks and rights-of-way dividing or abutting the property; location of all airport approach and transitional district boundaries;
27. location and width of all existing and proposed sidewalks;
28. names of all existing and proposed public and/or private streets;
29. location of proposed outdoor bulk trash containers or dumpsters, screened as required by Section 3.G.7.;
30. provisions for sewage disposal, including location and size of existing and proposed mains and laterals, pump stations and related sewage treatment facilities and, for on-site systems, location of test pits and percolation tests and design computation certified by a professional engineer licensed and registered in the State of Connecticut;
31. provisions for storm drainage, including catch basins, retention ponds, detention ponds, drywells, energy dissipaters, manholes, culverts, and similar facilities; proposed drainage rights;

32. existing and proposed fire hydrants, water, gas, electric, and other utility lines and easements;
33. location of public and private existing and proposed water mains and facilities, including pump stations, storage tanks and related facilities; size of water mains; designation of on-site public water supply watersheds, including all public water supply reservoirs; and location of all public and private water supply wells;
34. an information block with the following written information, as applicable:
  - (a) zoning district(s) in which the property lies;
  - (b) total size of the property to at least the nearest square foot;
  - (c) gross floor area of each building; F.A.R. when required by district regulations;
  - (d) proposed percentage of building lot coverage;
  - (e) height of all buildings and other structures in feet and stories;
  - (f) number of parking spaces required and provided for each use and method of calculation based upon Sec. 8.C.4.; number of handicapped parking spaces;
  - (g) proposed overall density for each lot (number of dwelling units per acre), excluding single family lots;
  - (h) minimum usable open space required and provided, in square feet; and,
35. a space labeled "Approved by" for the signature of the Planning Director or his designee, and a space for the date of such approval.

c. In review of site plans, the Department of Planning and Zoning or the Planning Commission, as appropriate, may waive the requirement to include any of the written or graphic information items specified above if it is determined that such information does not pertain to the proposal or is not necessary to determine compliance with these Regulations.

#### 10.D.4. Revised Site Plans.

Proposed revisions to any previously approved site plan still in effect shall require the submission of a new site plan, which plan shall include all proposed revisions and all other previously approved graphic and written information. The Department of Planning and Zoning shall review and take action on all such proposals, as provided herein, except that the Planning Commission shall hold a public hearing and take action on all revised site plans for special exception uses when such revisions result in the following changes:

- a. an increase in the ground floor area of all structures on the property in an amount equal to or greater than 10% or 5000 square feet, whichever is less;
- b. an increase in the number of off-street parking spaces on the property in an amount equal to or greater than 10% or 20 parking spaces, whichever is less;
- c. any change affecting such additional requirements imposed by the Planning Commission in accordance with Section 10.C.4.a.;
- d. any increase in the density of dwelling units;
- e. any change to a cluster subdivision;
- f. any change in required buffers from adjacent properties;
- g. any change requiring approval from the State of Connecticut; or
- h. any change, which renders a permitted use a special exception, as, defined herein.

#### **10.D.5. Public Water Permits and Public Sewer Permits.**

In the case of a use for which a site plan is required, where the use is to be served by either the public water supply system or the public sewage disposal system, a statement must be obtained from the appropriate city agency advising if sewer and/or water service will be made available for the project involved.

#### **10.D.6. Stormwater Drainage.**

All projects for which a site plan is required shall contain a stormwater management plan which adequately controls the runoff generated from a twenty-five (25) year storm as not to result in harmful flooding or pollution so as to jeopardize the public health or safety. The stormwater drainage system must be installed under the direction of a professional engineer licensed by the State of Connecticut. Prior to issuance of a certificate of compliance by the Zoning Enforcement Officer, the engineer must provide a sealed certification that the system, including the grading of the site, was installed in accordance with the design approved with the site plan and is in good working condition. Certified record drawings of the installed drainage system must also be submitted by the engineer for all drainage systems whose design includes retention/detention basins or galleries.

#### **10.D.7. Fire Protection.**

All projects for which a site plan is required shall provide for adequate fire protection including provisions for adequate traffic flow of fire and emergency vehicles. All site plans shall be referred to the Fire Chief for review and approval of adequacy.

#### **10.D.8. Traffic Generation and Impact Analysis.**

##### **a. Ingress and Egress.**

All proposed uses for which a site plan is required shall provide for ingress and egress to the site which does not adversely impact the normal flow of traffic or the normal safe conditions of the roadways. Site plans for permitted uses shall be referred to the Superintendent of Highways and the Traffic Authority in accordance with Section 17-83(d) of the City Code of Ordinances.

##### **b. Traffic Impact Analysis.**

All proposed uses which will generate over five hundred (500) vehicle trips per day shall be required to submit a Traffic Impact Analysis, prepared by a traffic engineer or other individual deemed qualified to undertake such analysis by the Department of Planning and Zoning, to the Department of Planning and Zoning for review as part of a required site plan. The Department may require such reasonable improvements as may be necessary to accommodate traffic increases caused by the proposed development to maintain existing levels of service and traffic safety.

##### **(1) Contents.**

The Traffic Impact Analysis shall include the following information: the present roadway conditions, existing roadway capacity, traffic accidents for the previous five years, existing and projected traffic volumes (ADT, peak A.M. and peak P.M.) upon completion of the proposed use, existing and projected volume capacity ratios, existing and projected levels of service, and existing and proposed sight lines, based on verifiable data and reasonable generation factors for the site and immediately affected road networks and intersections.

(2) Trip Multiplier Table.

The following table shall be used to determine the projected average daily trips generated by a proposed use. Additional data submitted by the applicant may be substituted if, in the opinion of the Planning Department, such data provides a more realistic estimate of probable trip generation for the proposal.

---

**TRIP MULTIPLIER TABLE**

---

Assembling or finishing of articles made from previously prepared cellophane, canvas, cork, fiber, glass, horn, leather, paper, plastics, precious metals or stones, shells, textiles, wood, yarns, metals.	5 per 1,000 square feet of gross floor area.
Banking institution.	169 per 1,000 square feet of gross floor area.
Business or professional office.	12 per 1,000 square feet of gross floor area.
Convenience Market.	577 per 1,000 square feet of gross floor area.
Financial institution.	122 per 1,000 square feet of gross floor area.
Garden apartments, apartment houses, row houses, and townhouses.	6 per dwelling unit.
Grocery store.	125 per 1,000 square feet of gross floor area.
Hospital.	12 per bed.
Hotel, motel.	10 per bed.
Indoor theater.	2 per seat.
Machine manufacturing.	5 per 1,000 square feet of gross floor area.
Manufacture and assembling of toys, sporting goods, musical instruments, clocks and watches, other office and artist's materials.	5 per 1,000 square feet of gross floor area.
Manufacturing, compounding, processing, packaging or treatment of candy, cosmetics,	5 per 1,000 square feet of gross floor area.

drugs, pharmaceuticals, or toiletries.

Manufacture of:

Bricks, tile, terra cotta and cement products.	5 per 1,000 square feet of gross floor area.
Electrical equipment.	5 per 1,000 square feet of gross floor area.
Felt for hats, and manufacture of hats.	5 per 1,000 square feet of gross floor area.
Glass, including installation.	5 per 1,000 square feet of gross floor area.
Insecticides, fungicides, disinfectants, detergents, and similar industrial and household chemicals and chemical products and inorganic fertilizers.	5 per 1,000 square feet of gross floor area.
Optical goods, business machines, precision instruments, surgical and dental instruments and equipment.	5 per 1,000 square feet of gross floor area.
Pottery or ceramic products.	5 per 1,000 square feet of gross floor area.
Silverware and similar products.	5 per 1,000 square feet of gross floor area.
Transportation equipment.	5 per 1,000 square feet of gross floor area.
Medical office.	75 per 1,000 square feet of gross floor area.
Metal fabrication, sheet metal work.	5 per 1,000 square feet of gross floor area.
Metal finishing, plating, grinding, polishing, cleaning and rust proofing, stamping and intrusion of small products.	5 per 1,000 square feet of gross floor area.
Monument or stone cutting plants.	5 per 1,000 square feet of gross floor area.
Nursing home.	3 per bed.
Personal services.	31 per 1,000 square feet of gross floor area.
Plants for printing, engraving, bookbinding, and other reproductive services.	5 per 1,000 square feet of gross floor area.
Processing of fur and wool.	5 per 1,000 square feet of gross floor area.
Public services.	30 per 1,000 square feet of gross floor area.
Research or testing laboratories.	12 per 1,000 square feet of gross floor area.



Restaurant as an accessory use to a hotel or motel.	56 per 1,000 square feet of gross floor area.
Restaurant, fast food.	553 per 1,000 square feet of gross floor area.
Restaurant, excluding fast food.	56 per 1,000 square feet of gross floor area.
Retail package store.	65 per 1,000 square feet of gross floor area.
Smelting and refining of precious metals.	5 per 1,000 square feet of gross floor area.
Retail stores or shops.	65 per 1,000 square feet of gross floor area.
Storage and sale of building materials.	5 per 1,000 square feet of gross floor area.
Textile spinning, weaving, manufacturing, dyeing, printing and processing.	5 per 1,000 square feet of gross floor area.
Tool and die making, including incidental casting.	5 per 1,000 square feet of gross floor area.
Upholsterer, carpentry, woodworking and millwork.	5 per 1,000 square feet of gross floor area.
Warehouse or moving and storage establishment.	5 per 1,000 square feet of gross floor area.
Wholesale bakery.	5 per 1,000 square feet of gross floor area.
Wholesale or distribution.	5 per 1,000 square feet of gross floor area.



**10.E. AFFORDABLE HOUSING APPLICATION.**

**10.E.1. General.**

An Affordable Housing Application shall be submitted for all proposals for development which include, in whole or in part, the following:

- a. a development consisting of assisted housing, or
- b. a development in which not less than twenty percent of the dwelling units will be conveyed by deeds containing covenants or restrictions which shall require that such dwelling units be sold or rented at or below prices which will preserve the units as affordable housing, as defined in Section 8-39a of the General Statutes of Connecticut, for persons and families whose income is less than or equal to eighty percent of the area median income for at least twenty years after the initial occupation of the proposed development.

**10.E.2. Filing of Application.**

The Affordable Housing Application shall be filed as part of an application for a zoning permit, site plan approval, special exception, or rezoning, as the case may be, with the City agency, board, or commission with jurisdiction for approval or denial of such application. All such documents shall require approval by said City agency, board, or commission to insure compliance with this Section.

---

**10.E.3. Contents.**

The Affordable Housing Application shall detail how the proposed affordable housing development will comply with this Section and all applicable sections of the General Statutes of Connecticut and how the affordability covenants and restrictions will be administered. It shall include provisions for notice procedures to the general public of the availability of affordable units, identification of those units which are designated affordable, procedures for verification and periodic confirmation of unit occupancy income and compliance with affordability requirements. Such application shall also include documents, including deeds of conveyance, which will be used in the administration of the affordability restrictions and any explanations which will be provided to the unit occupants prior to sale, resale, or rental concerning such restrictions.

**10.E.4. Appeals.**

All Affordable Housing Applications which are denied may be appealed in accordance with provisions of Section 8-30g of the General Statutes of Connecticut.

**10.F. CERTIFICATE OF COMPLIANCE.**

Upon determination by the Zoning Enforcement Officer that a completed use, building, or structure which has received a Zoning Permit conforms, in all respects, to the Zoning Regulations, a certificate of compliance shall be issued. No building shall be occupied or used as a new use, extension, alteration or change of use until the Zoning Enforcement Officer has issued a certificate of compliance.

**10.F.1. Survey.**

At any time during construction, the Zoning Enforcement Officer may require the applicant to submit a survey, prepared by a registered land surveyor, certifying the location of any existing or proposed construction detail or improvements to the land. The Zoning Enforcement Officer may request any additional information needed to determine compliance with these Regulations.

**10.F.2. Applicant to Proceed.**

Upon receipt of a certificate of compliance, the applicant may apply for a certificate of occupancy from the Building Inspector. A temporary certificate of occupancy may be issued, if just cause can be shown, for a period not to exceed six (6) months, prior to issuance of a certificate of compliance, upon the mutual consent of the Building Inspector and the Zoning Enforcement Officer.

**10.G. VIOLATIONS AND PENALTIES.**

Penalties for violation of these Regulations shall be in accordance with Title 8, Chapter 124, Section 8-12. of the General Statutes of Connecticut, as amended.

**10.H. APPEALS.**

Any appeal from a decision or action of the Zoning Enforcement Officer, Zoning Commission, Planning Commission, or of any officer or agency of the City of Danbury in matters pertaining to these Regulations shall be made in accordance with Title 8, Chapter 124, Sections 8-8. through 8-10. of The General Statutes of Connecticut, as amended.

## 10.I. AMENDMENTS.

The regulations and zoning district boundaries set forth in these Regulations and the Official Zoning Map may, from time to time, be amended through action of the Zoning Commission in the manner provided for in Section 8-3 of the General Statutes of Connecticut, as amended, and in these Regulations.

### 10.I.1. Zoning Regulations.

Any person may apply to the Zoning Commission to amend the Zoning Regulations by the addition, deletion, or modification of any section of the Regulations. Application shall be made to the Zoning Commission by submitting the required information, as described below, to the Planning and Zoning Department. A complete application shall include the following items.

- a. Fifteen (15) copies of an application form, available from the Planning and Zoning Department, listing the following information: (1) the name, address, and telephone number of the applicant; (2) the name, address, and telephone number of the applicant's agent, if applicable; (3) the section(s) of the Regulations to be amended; (4) the reason for the requested amendment; (5) the date; and (6) the applicant's or designated agent's signature;
- b. Fifteen (15) copies of the proposed amended section(s) of the Zoning Regulations. Language to be added to the Regulations shall be underlined and language to be deleted shall be placed in brackets to provide contrast with those sections of the Regulations that are not affected by the proposed amendment.

### 10.I.2. Zoning Map.

Any person may apply to amend the zoning district boundaries as shown on the Official Zoning Map. Application shall be made to the Zoning Commission by submitting the required information, as described below, to the Planning and Zoning Department. A complete application shall include the following items.

- a. Fifteen (15) copies of an application form, available from the Planning and Zoning Department, including the following information: (1) the name, address, and telephone number of the applicant; (2) the name, address, and telephone number of the applicant's agent, if applicable; (3) the address of the subject property; (4) the present zoning district of the property; (5) the proposed zoning district for the property; (6) the Tax Assessor's Lot number of the property; (7) the acreage of the property; (8) all municipalities within five hundred (500) feet of the property; (9) the reason the zoning change should be granted; (10) the date; and (11) the applicant's or designated agent's signature.
- b. Fifteen (15) copies of a zone change map, which shall be an A-2 survey and at a scale of 1"= 40' for parcels of fifty acres or less and 1"= 100' for parcels over fifty acres, and shall include the following information:
  - (1) the location and dimensions of the subject property;
  - (2) the acreage of the subject property;
  - (3) the topography of the subject property at five (5) foot contour intervals;
  - (4) the ownership of each parcel within, abutting, or across the street from the subject property;
  - (5) all existing zoning district boundaries and symbols in the immediate vicinity of the subject property; and

- (6) the location of the proposed zone boundaries in relation to the subject property.
- d. Fifteen (15) copies of the legal description of the subject property.
- e. Notice to property owners in accordance with Section 10.I.4.

The Zoning Commission may vary the requirements of Section 10.I.2. for an applicant in cases of unusual hardship or for good cause shown, provided sufficient information is included to enable the Zoning Commission to render a decision.

### 10.I.3. Zone Change Criteria.

In their review of a petition for a zoning change, the Planning Commission shall include in its report to the Zoning Commission a statement of findings on the consistency of the proposed zoning change with the Plan of Development and the reasons for its findings. The Zoning Commission, in its evaluation of petitions for zone changes, shall give due consideration to the City's Plan of Development as required by Section 8-2. of the General Statutes of Connecticut, as amended. The Planning and Zoning Department, in its report to the Zoning Commission on the proposed zoning change, shall consider the applicable general and specific land use location criteria referred to in Sections 10.I.3.a. and 10.I.3.b. below.

#### a. General Criteria.

The location, extent, and configuration of the various zoning districts within the City of Danbury are intended to further the objectives of zoning as set forth in Section 8-2. of the General Statutes of Connecticut, which objectives include but are not limited to protecting the public health and general welfare, providing convenience, protecting property values, limiting congestion in the streets, and providing safety from fire, panic, flood, and other dangers. Zones should be located with reasonable consideration given to (1) the suitability of the site for the particular uses allowed in the proposed zone, (2) the compatibility of uses allowed within the proposed zone with the surrounding area, (3) the present and future needs of the City for additional lands to be zoned as proposed, and (4) the impact which may be caused by reducing the amount of land in the City zoned for certain uses as a result of the change to a new zoning district. Zoning district changes should be determined with a view toward encouraging the most appropriate use of land throughout the City.

#### b. Specific Criteria.

##### (1) Multi-Family and Mixed Residential Districts.

- (a) The compatibility of the density permitted in the proposed zone with surrounding residential densities should be considered along with the capability of the zone to act, where appropriate, as a transition between zones of different densities or intensities of development.
- (b) Sites should be conveniently accessible to collector or arterial streets and highways and transit routes, with consideration given to the impact of such development on traffic safety and congestion on abutting and nearby roads and the feasibility of undertaking improvements as may be necessary to limit such impacts to acceptable levels.
- (c) Sites should be limited to those which are or will be served by public sewer and water service and where adequate capacity will be available for the uses allowed in the proposed zone.
- (d) Development of slopes in excess of 25 percent should be avoided.

(e) Sites which contain a preponderance of wetlands and sites which lie within public water supply watersheds should be avoided.

(2) Neighborhood and Light Commercial Districts.

(a) Zones should be small in area, offering limited convenience shopping and services intended primarily to serve the surrounding residential area. Sites should be chosen which can be developed in a manner compatible with adjacent residential development.

(b) Sites should be adjacent to collector or arterial streets and highways, with consideration given to the impact of such development on traffic safety and congestion on abutting and nearby roads and the feasibility of undertaking improvements as may be necessary to limit such impacts to acceptable levels.

(c) Sites should be limited to those which are or will be served by public sewer and water service and where adequate capacity will be available for the uses allowed in the proposed zone.

(d) Development of slopes in excess of 15 percent should be avoided.

~~(e) Sites which contain a preponderance of wetlands and sites which lie within public water supply watersheds should be avoided.~~

(3) Highway Commercial Districts.

(a) Consideration should be given to the ability to buffer commercial development from adjacent residential areas and to avoid the necessity of routing vehicular traffic to the site through neighborhoods.

(b) Sites should be adjacent to collector or arterial streets and highways, with consideration given to the impact of such development on traffic safety and congestion on abutting and nearby roads and the feasibility of undertaking improvements as may be necessary to limit such impacts to acceptable levels.

(c) Sites should be limited to those which are or will be served by public sewer and water service and where adequate capacity will be available for the uses allowed in the proposed zone.

(d) Development of slopes in excess of 15 percent should be avoided.

(e) Sites which contain a preponderance of wetlands and sites which lie within public water supply watersheds should be avoided.

(4) Central Business District.

(a) The CBD should remain compact to facilitate pedestrian access and to encourage the clustering of retail and commercial activity to reinforce their mutual support.

(b) Convenient access to adequate parking and transit service should be available.

(5) Industrial Districts.

(a) Consideration should be given to the ability to buffer industrial development from adjacent residential areas and to avoid the necessity of routing vehicular access to the site through neighborhoods.

(b) Sites should be conveniently accessible to arterial streets and highways and transit routes, with consideration given to the impact of such development on traffic safety and congestion on abutting and nearby roads and the feasibility of undertaking improvements as may be necessary to limit such impacts to acceptable levels.

(c) Sites should be limited to those which are or will be served by public sewer and water service and where adequate capacity will be available for the uses allowed in the proposed zone.

(d) Development of slopes in excess of 15 percent should be avoided.

(e) Sites which contain a preponderance of wetlands and sites which lie within public water supply watersheds should be avoided.

(f) Consideration should be given to the impact, if any, on adjacent property from smoke, noise, odor, and vibration which may reasonably be expected to emanate from a proposed industrial use.

#### **10.I.4. Notice.**

##### **a. Notice of Public Hearings.**

Notice of public hearings to be held by the Zoning Commission in regard to any application to amend the regulations or zoning district boundaries shall comply with provisions specified in Section 8-3 of the General Statutes of Connecticut, as amended.

##### **b. Notice to Property Owners.**

All applications for amendments to the Official Zoning Map shall include the following information in order to enable the Zoning Commission to provide proper notice to owners of land included within, adjacent to, or across the street from the boundaries of the proposed zone.

(1) The applicant or a designated agent shall examine the records of the Danbury Tax Assessor's Office within twenty-one (21) days of submission of an application and, based on said records, shall compile a list of the names and mailing addresses of all owners of land included within, adjacent to, or across the street from the boundaries of the proposed zone. The applicant shall also submit plain business-sized envelopes addressed to all property owners on the above list.

(2) For any property submitted to condominium ownership which is included within, adjacent to, or across the street from the boundaries of the proposed zone, all requirements of the applicant and Zoning Commission specified herein shall apply to the condominium association, as filed in the records of the Town Clerk.

(3) The Zoning Commission shall send to each person on the above list a notice of the time, date, and place of the public hearing on the subject application.

(4) An affidavit shall be submitted with the application stating when and by whom the Tax Assessor's records were examined and stating that the list is complete as of the time of submission of the application.



(5) Notice of changes to the Zoning Regulations or Official Zoning Map proposed by the Zoning Commission shall be given in accordance with Section 8-3 of the General Statutes of Connecticut, as amended, and are exempt from other requirements of this Section.

**10.I.5. Filing of Amendments.**

Amendments to zoning district boundary lines made in accordance with these Regulations and with the General Statutes of Connecticut shall be filed in the Office of Town Clerk and the Department of Planning and Zoning.

**10.J. TEMPORARY MORATORIUM: R-3, RH-3 AND RMF ZONING DISTRICTS.**

No applications of any kind for two family or three family dwellings, garden apartments, row houses, townhouses, apartment houses, or accessory apartments in one family dwellings will be accepted, processed, reviewed, approved or otherwise permitted in the R-3, RH-3 and all RMF zoning districts for nine months after the effective date of this amendment, February 11, 2005, or prior to **November 14, 2005**, whichever comes last, including applications for construction of said dwelling types or the conversion or expansion of any existing land use (including, among others, single family dwellings) to include or become said dwelling types, and petitions to rezone land to R-3, RH-3 or any RMF zoning district. Excluded from this moratorium for the uses specified above in any R-3, RH-3, and RMF zoning district are (1) applications for special exceptions, site plans, and zoning permits that were received by the Department of Planning and Zoning prior to the effective date of this amendment, (2) zoning permits for approved site plans that were received prior to the effective date of this amendment, (3) issuance of duly authorized certificates of compliance for improvements which received an approved zoning permit issued in accordance with this amendment, and (4) applications for alterations and improvements to the uses specified above which were in existence on the effective date of this amendment that do not increase the number of dwelling units within said uses or on the lot where said uses are located.

The purpose of the moratorium is to allow the Zoning Commission sufficient time to review and determine appropriate amendments to the Zoning Regulations affecting the design, density, location and other restrictions of the R-3, RH-3 and all RMF zoning districts and the suitability of uses allowed in said zoning districts to ensure that existing regulations will result in proper development that protects the public interest, including consideration of potential land use conflicts, the overcrowding of land, neighborhood character, traffic impacts, environmental protection and recommendations of the Plan of Conservation and Development designed to enhance the stability of residential neighborhoods. During the moratorium, zoning amendments will be prepared by the Department of Planning and Zoning for review and adoption by the Zoning Commission, as appropriate, to further the purposes of this moratorium.



SECTION 11. ZONING BOARD OF APPEALS

---

11.A. Administration.	11-1
11.B. Variances.	11-1

---

11.A. ADMINISTRATION.

The Zoning Board of Appeals shall have all the powers and duties delegated to it by the General Statutes of Connecticut, including appeals from the enforcement of these Regulations and the review and approval of requests for variances.

11.B. VARIANCES.

11.B.1. Conditions.

---

No variance shall be granted by the Zoning Board of Appeals unless the Board can reasonably find that, owing to conditions especially affecting the parcel but not generally affecting the district in which it is situated, a literal enforcement of the Regulations would result in exceptional difficulty or unusual hardship so that substantial justice will be done and the public safety and welfare secured, and provided further that the following conditions are met:

- a. the hardship is the result of the particular circumstances of the site and was not created by the applicant or a predecessor in title;
- b. the hardship differs in kind from hardships imposed by these Regulations on other properties in the district;
- c. financial loss resulting from these Regulations does not constitute the cause for the application for a variance;
- d. the variance is the minimum variance necessary in order to allow reasonable use of the property;
- e. the variance is in harmony with the general purpose and intent of the zoning district and other provisions of these Regulations; and,
- f. the variance will not adversely affect public health, safety, and welfare.

11.B.2. Additional Provisions for Use Variances.

- a. No use variance shall be granted by the Zoning Board of Appeals for any parcel located within a RA-8, RA-20, RA-40, or RA-80 zone.
- b. No commercial or industrial use may be permitted by variance in a RMF-10, RMF-6, RMF-4, or R-3 zone except for properties with facilities previously used for commercial or industrial purposes, provided that such variance meets the conditions specified above.

c. In all zones, variances may be granted for the expansion of a non-conforming use, provided that such variance meets the conditions specified above. A variance shall not be granted to change a special exception use to a permitted use.

d. The Zoning Board of Appeals shall not grant a variance to allow a use not permitted presently under any zone in these Regulations.

#### **11.B.3. Additional Provision for Variances**

No variance shall be granted by the Zoning Board of Appeals for any provision of Section 7.C. et seq. for lots located within the Public Water Supply Watershed Protection Zones.

#### **11.B.4. Administration of Variances.**

a. Referral to Commissions.

Upon receipt of an application for a use variance, the Zoning Board of Appeals shall at the same time refer such application to the Planning Commission and the Zoning Commission for review and report. Said Commissions shall have thirty (30) days upon receipt of the application to respond to the Board. The Board shall not close its public hearing until such reports have been received or until the thirty (30) day period has elapsed, whichever comes first.

b. Record of Decision.

Following the approval or denial of a variance, the Zoning Board of Appeals shall state upon its record the reason for its decision. If a variance is approved, the Board shall describe specifically the exceptional difficulty or unusual hardship on which its decision is based and why the variance is in accordance with each of the conditions specified above.

c. Fees.

A fee of \$150.00 shall accompany each variance application per lot.

#### **11.C. Motor Vehicle Related Businesses.**

The Zoning Board of Appeals is hereby designated as the agency for the City of Danbury charged with the authority to grant a certificate of approval for the location of the following uses, as required in Sections 2-4 of Public Act No. 03-184 of the State of Connecticut, as amended:

11.C.1. the dealing in or repairing of motor vehicles, as required for obtaining a license from the Commissioner of Consumer Protection;

11.C.2. the establishment, operation or maintaining of a motor vehicle recycler's yard or motor vehicle recycler's business; and,

11.C.3. the sale of gasoline or any other product under the provisions of §14-319 of the Connecticut General Statutes, as required for obtaining a license from the Commissioner of Consumer Protection.

Notwithstanding the above, the granting of a certificate of approval by the Zoning Board of Appeals shall not in any way abrogate or annul other regulatory and administrative provisions of these Regulations pertaining to said uses.

SECTION 12. ENACTMENT

---

12.A. Repealer.	12-1
12.B. Effective Date.	12-1

---

**12.A. REPEALER.**

The previous provisions of the City of Danbury Zoning Regulations and various other regulations are repealed as previously set forth.

**12.B. EFFECTIVE DATE.**

The effective date of these Regulations shall be 12 o'clock noon Eastern Standard Time, December 1, 1994, provided that those provisions of these Regulations which were in existence prior to said effective date or which are added to these Regulations by amendment after said effective date shall be effective on the dates referred to in these Regulations or, if not so referred to in these Regulations, on the dates set by the Zoning Commission.

---

**ADOPTED** by the Zoning Commission of the City of Danbury, October 25, 1994.

---



INDEX

Accessory uses	2-2, 2-8, 3-2, 3-5, 3-15 to 3-17
commercial	5-3, 5-8, 5-14, 5-18, 5-22, 5-26
industrial	6-2, 6-6
residential	3-15 to 3-16, 4-2 to 4-4, 4-6, 4-10, 4-12, 4-16, 4-17, 4-22, 4-23, 4-25, 4-26, 4-31, 4-32, 4-37, 4-41, 4-42
Administration	10-1 to 10-21, 11-1 to 11-2
Adult business use	2-2, 5-2, 5-4
bookstore	2-2
cabaret	2-2
escort agency	2-2, 2-5
hotel or motel	2-2
massage parlor	2-2, 2-9
mini-motion picture theater	2-2
nude modeling studio	2-2, 2-11
theater	2-2
Adult day care center	2-4, 4-10, 4-11, 4-41 to 4-42, 5-1
Affordable housing	2-2, 10-15
Aircraft	
flight instruction	6-1, 6-3
hanger, storage space	6-1, 6-3
maintenance, rental	6-1, 6-3
Airport	6-1, 6-3
approach area	2-3
approach surfaces	2-3, 2-14
approach zone	2-3
approach zone district	2-3, 7-7
hazard	2-2, 7-7
passenger terminal	6-1, 6-3
protection zones	3-19, 7-7
reference point	2-2
transition district	2-14
transition zone	2-14, 7-7
transitional surfaces	2-14, 7-7
Ambulance service	5-1, 5-7, 5-26
Amendments	10-4, 10-16 to 10-21
filing	10-21
notice	10-20
zone change criteria	10-18
zoning map	10-17
zoning regulations	10-16
Animals	4-5, 4-23, 4-28, 5-15
Animal petting zoo and farm	5-1, 5-3
Apartment house	2-3, 4-10, 4-14, 4-15, 4-31, 4-32, 4-35, 4-37, 4-38, 5-26, 5-27, 8-15, 8-22, 10-12
Appeals	10-16
Application procedures, general	10-1, 10-7, 10-8, 10-16
Aquarium	4-37
Arterial commercial district: CA-80	5-7
Assembling or finishing of articles	5-7, 5-13, 6-1, 6-5, 10-12
Assembly hall	4-37, 5-1, 5-7

Assisted housing	2-2, 2-3, 10-15
Asylum for the mentally ill, insane, or addicted	4-25, 4-31, 5-13
Auditorium	5-13, 8-13
Authority	1-1
Auto wrecking	6-6
Automobile	5-2, 5-8, 5-17, 5-21, 5-26, 6-2, 6-5
trailers	5-2, 5-8, 5-17, 5-26, 6-5
polishing, hand washing, cosmetic care	5-26
Automobile service station	8-13
minor repairs	3-3, 3-4, 5-13, 5-21
all repairs	3-3, 3-4, 5-1, 5-2, 5-7, 6-1, 6-2, 6-3, 6-5, 6-7
<b>Bakery</b>	5-1, 5-7, 6-1, 6-5, 10-14
Banking institution	4-31, 4-41, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25, 6-1, 6-5, 8-14, 10-12
Banquet hall	5-21
Barber shop	3-12, 4-31, 4-32, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25, 8-14
Beauty parlor	3-12, 4-31, 4-32, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25
Billiard parlor	5-13
Bituminous product	6-6
Boarding house	2-3, 4-10, 4-15, 5-14, 5-15, 8-15
Boats	4-37, 4-38, 5-2, 5-8, 5-17, 5-26, 6-1, 6-5, 8-17
Bookbinding plant	5-17, 6-2, 6-5
Bowling alley	4-37, 5-2, 5-8, 5-13, 6-2, 8-14
Building coverage	2-3, 3-13, 4-2, 4-11, 4-17, 4-22, 4-26, 4-32, 4-38, 5-3, 5-9, 5-14, 5-18, 5-22, 5-26, 6-2, 6-6
Building materials	5-2, 6-6, 10-14
Bulk trash containers	3-12
Bus station	5-1, 5-13, 5-17
Bus terminal	5-7, 5-17, 6-1, 6-3
Business office	4-31, 4-41, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25, 6-1, 6-5, 8-14, 10-12
<b>Camping trailers, vehicles</b>	8-17
Car wash	5-1, 5-3, 8-13
Carpentry	5-2, 5-7, 5-13, 6-1, 6-5, 10-14
Cemetery	4-1, 4-10, 4-12, 4-25, 4-26, 4-41, 5-13
Central business district: C-CBD	5-25, 8-9, 8-12, 10-19
Certificate of Compliance	4-16, 4-21, 10-1, 10-10, 10-15, 10-16
Church	4-1, 4-3, 4-10, 4-12, 4-25, 4-26, 4-31, 4-41, 5-1, 5-7, 5-13, 5-17, 5-25, 8-13, 8-21
Cleaning, laundering, dyeing, or diaper service	5-1, 5-3, 5-7, 5-13, 5-14, 5-21, 6-1, 6-3, 6-5, 6-7
Cleaning, building or window	5-2, 5-7
Club	2-2, 2-4, 2-5, 2-9, 5-1, 5-7, 5-13, 5-17, 5-25, 6-1, 8-14
Cluster development	2-4, 4-1, 4-6, 4-10, 4-15, 4-16, 4-17, 4-18
College, university	4-1, 4-4, 4-31, 4-32, 5-25
Concrete products	6-6
Congregate housing	2-4, 4-10, 4-12, 4-13, 4-25, 4-26, 4-27, 4-31, 4-33, 4-34, 5-2, 5-4, 5-5, 5-6, 5-8, 5-9, 5-10, 5-11, 5-18, 5-19, 5-26, 5-27, 5-28, 8-15
Construction equipment, storage, sale, and repair	3-5, 5-3, 6-2, 6-6, 6-7
Construction trailers	3-13



Continuing care facility	2-4, 4-10, 4-12, 4-25, 4-27, 4-31, 4-33, 5-2, 5-4, 5-8, 5-9, 5-18, 5-19, 5-26, 5-27
Contractor, mechanical	6-1
Convenience market	5-1, 5-17, 5-21, 5-25, 10-12
Corner lot visibility	3-19, 8-22
Correctional institution	4-25, 4-31
Country club	4-1, 4-4, 8-13
Crematory	3-15, 5-26
<b>Dairy</b>	4-5, 4-28, 5-1, 5-14, 6-2, 6-6
Dance hall	4-37, 5-1, 5-7, 8-14
Dance school	5-2, 5-8
Day care center	2-4, 4-1, 4-5, 4-10, 4-13, 4-31, 4-34, 4-41, 4-42, 5-2, 5-8, 6-2, 6-6, 6-7, 8-14
Definitions	2-1
Delivery service	5-1, 5-3, 5-7, 5-9
Dressmaker	3-12, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25
Driveway	2-1, 2-4, 3-4, 3-7, 3-14, 3-15, 4-5, 4-11, 4-13, 4-34, 4-42, 5-11, 6-7, 6-10, 7-11, 8-5, 8-6, 8-10, 8-17
Driving school	5-1, 5-7, 5-17, 5-25
Dumpsters	3-16
Dwelling	3-12, 3-14, 4-7, 4-14
detached	2-4, 4-11
one family	2-5, 2-7, 3-3, 3-12, 4-1, 4-6, 4-7, 4-8, 4-10, 4-15, 4-16, 4-17, 4-18, 4-25, 4-26, 4-31, 4-32, 4-33, 4-37, 4-38, 4-41, 4-43, 5-15, 5-21, 5-22, 5-25, 5-26, 8-4, 8-6, 8-15
three family	2-5, 4-10, 4-11, 4-16, 4-19, 4-25, 4-26, 4-31, 4-32, 5-14, 5-16, 5-26, 8-6, 8-15
two family	2-5, 4-10, 4-11, 4-16, 4-19, 4-25, 4-26, 4-31, 4-32, 4-41, 4-43, 5-16, 5-26, 8-6, 8-15
unit	2-3, 2-4, 2-5, 2-6, 2-13, 3-11, 3-15, 4-3, 4-7, 4-11, 4-12, 4-17, 4-18, 4-19, 4-20, 4-21, 4-26, 4-27, 4-32, 4-33, 4-34, 4-38, 4-39, 5-5, 5-10, 5-14, 5-18, 5-19, 5-27, 8-13, 10-15
<b>Education center</b>	2-5, 5-25, 8-13, 8-14
Effective date	3-13, 9-2, 12-1
Efficiency unit	2-5, 3-12
Electric power plant	6-5
Employment agency	5-1, 5-7, 5-17, 5-25
Enactment	3-13
Enforcement	3-9, 8-4, 9-2
Entertainment center	2-5, 5-25, 8-13, 8-14
Environmentally sensitive area	2-5, 4-16, 7-9, 7-10, 7-11
Erosion and sedimentation controls	2-12, 4-20, 7-11, 7-12, 8-1, 8-3
Escort agency	2-5
Excavation controls	3-6, 3-7, 3-8, 8-2
<b>Farm</b>	2-5, 5-2
Farm equipment	5-2, 5-8, 5-17, 5-26, 6-1, 6-5
Farming	4-2, 4-5, 4-23, 4-25, 4-27, 5-13, 5-14, 6-2, 6-6
Fees	10-3, 10-4, 10-5, 10-17
Financial institutions	4-31, 4-41, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25, 6-1, 6-5, 10-12
Fire protection	6-11, 10-11
Firehouse	4-2, 4-6, 4-10, 4-25, 4-28, 4-31, 4-41, 5-1, 5-7, 5-13, 5-17, 5-25,

Floodplain zones	6-1, 6-5
application	4-15, 4-18, 4-22, 7-1
numbered A zones	7-1, 7-2
site plan	7-4
unnumbered A zones	7-2, 7-3, 7-4
Floodways	7-3
Floor area ratio	2-6, 7-1, 7-6
Forest reservation	2-6, 4-38, 4-39, 5-9
Forestry	4-2, 4-6, 4-10, 4-16, 4-25, 4-41, 5-13
Fraternal organization	2-5, 5-13, 5-15
Fraternity	5-1, 5-7, 5-17, 5-25
Fuel storage	5-1, 5-7
Funeral home	2-6, 3-10
Fur and wool processing	4-25, 4-28, 4-31, 5-1, 5-7, 5-17, 5-25, 8-15
	6-5, 10-13
<b>Garages</b>	
one family	3-12
parking	2-6, 4-31, 4-37, 5-2, 5-8, 5-17, 5-25, 6-2, 6-5, 8-12
service	2-6, 3-3, 3-4, 5-1
Garden apartment	2-6, 4-10, 4-11, 4-12, 4-14, 4-16, 4-17, 4-19, 4-31, 4-32, 4-35, 4-37, 4-38, 5-26, 5-27, 8-15, 8-22, 10-12
General commercial district: CG-20	5-1, 5-21
General industrial district: IG-80	6-5
Glass installation	5-1
Golf	
club	4-25, 4-28, 5-13
course	4-1, 4-4
driving range	5-2, 5-8
miniature	5-2
Grading permit	2-6, 8-1
Grill	2-14, 3-11, 4-37, 5-2, 5-8, 5-14, 5-18, 5-26
Grocery store	2-7, 5-2, 5-8, 5-11, 5-17, 5-25, 10-12
beer permit	2-7, 3-5
Group home	2-7, 3-3
Gymnasium	2-8, 5-2, 5-7, 5-17, 5-25
<b>Health center</b>	2-8, 5-2, 5-7, 5-17, 5-25
Height requirement	2-8, 3-11, 3-13, 3-15, 3-16, 4-2, 4-7, 4-11, 4-15, 4-16, 4-17, 4-22, 4-26, 4-32, 4-38, 5-3, 5-9, 5-14, 5-18, 5-22, 5-26, 6-2, 6-6, 7-7, 8-22, 8-23, 8-25, 8-27, 8-28, 8-29, 8-30
Heliport	3-4, 6-2, 6-6
High traffic generators	3-4
High-rise residential district: RH-3	4-31
Historic Properties and Structures	3-5
Home occupation	2-8, 3-15, 3-12, 4-14, 8-21
Homeless shelter	2-13, 4-31, 4-33, 5-25, 5-26, 5-28, 8-16
Hospital	2-8, 4-25, 4-29, 4-31, 5-2, 5-8, 5-13, 5-18, 5-26, 8-14, 8-16, 10-12
Hotel	2-2, 2-8, 4-31, 4-32, 4-37, 5-2, 5-7, 5-13, 5-17, 5-25, 6-1, 8-14, 8-16, 10-12
House trailers	5-2, 5-8, 5-17, 5-26, 6-1, 6-5
Housing incentive option	4-10, 4-18, 4-19, 4-20
<b>Ice skating rink</b>	6-2

Insurance agency	3-16, 5-2, 5-8, 5-17, 5-21, 5-22, 5-25
<b>Junk</b>	6-6
Junk yard	2-9, 6-6
<b>Kennel</b>	5-2, 5-8, 5-14
<b>Lakes and ponds</b>	2-5, 3-2, 3-9, 3-14, 4-7, 4-17, 4-18, 4-19, 4-23, 7-9
Landfill	6-6
Landscape requirements	4-3, 4-5, 4-6, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-23, 4-27, 4-28, 4-29, 4-30, 4-33, 4-34, 4-35, 4-39, 4-43, 5-5, 5-6, 5-9, 5-11, 5-12, 5-15, 5-16, 5-18, 5-19, 5-20, 5-27, 5-28, 5-29, 6-7, 6-10, 6-11, 8-12, 8-19
Language interpretations	2-1
Laundromat	5-1, 5-3, 5-13, 5-17
Library	4-2, 4-25, 4-29, 4-31, 4-41, 5-2, 5-13, 5-17, 5-25, 8-15
Light commercial district: CL-10	5-21
Light industrial district: IL-40	6-1
Limited roadside commercial industrial district: LCI-40	5-13
Limousine terminal	5-7
Loading, off-street	4-11, 4-12, 4-13, 4-14, 4-15, 4-27, 4-29, 4-33, 4-34, 4-35, 4-39, 5-5, 5-10, 5-11, 5-15, 5-18, 5-19, 5-20, 5-26, 5-27, 5-28, 8-9, 8-16, 8-17
Locksmith	5-1, 5-7, 5-13, 5-17, 5-25
Lot frontage	2-9, 3-13, 8-7
Lot requirements	3-17, 4-10, 4-11, 4-12, 4-15, 4-16, 4-17, 4-19, 4-21, 4-23, 4-26, 4-27, 4-28, 4-29, 4-32, 4-33, 4-34, 4-35, 4-38, 4-42, 5-3, 5-4, 5-5, 5-6, 5-9, 5-10, 5-11, 5-14, 5-15, 5-18, 5-19, 5-22, 5-26, 5-27, 5-28, 6-2, 6-3, 6-6, 6-9, 7-11
<b>Manufacture of</b>	
artist's materials, clocks, watches, musical instruments, sporting goods, toys, office materials	5-7, 5-13, 6-1, 6-5, 10-12
bricks, tile, terra cotta, cement products, electrical equipment, hats, glass, chemicals, optical goods, business machines, precision instruments, surgical and dental instruments, pottery, silverware, transportation equipment	6-5, 10-13
compounding, processing, packaging or treatment of candy, cosmetics, drugs, toiletries	5-7, 5-13, 6-1, 6-5, 10-12
electrical equipment	5-13, 6-1
machine	5-7, 6-1, 6-5, 10-12
optical goods, business machines, precision instruments, surgical and dental instruments or equipment	5-7, 5-13, 6-1
Map, Official Zoning	3-2, 7-7, 10-1, 10-17,
Marinas	4-37, 4-38
Marine supplies	4-37, 4-38, 5-2, 5-8
Massage parlor	2-9

Medical office	2-9, 4-31, 4-41, 5-2, 5-17, 5-25, 6-1, 6-5, 8-14, 10-13
Metal	
fabrication	6-5, 10-13
finishing	5-8, 6-1, 6-5, 10-13
Mill Plain Road Curb Cut Control Plan	5-11
Millwork	5-2, 5-7, 5-13, 6-1, 6-5, 10-14
Miniature golf	5-2, 5-8
Miniature or model racing car facility	5-13
Mixed development	4-37, 4-38
Mobile manufactured home	2-10, 4-21, 4-22, 4-23, 7-1, 7-2, 7-5, 8-15
Mobile manufactured home park	2-10, 2-11, 4-10, 4-21, 4-22, 5-13, 5-15, 7-4, 7-5
Monument	
cutting	6-5, 10-13
processing or sale	5-2, 5-8, 6-2
sales	5-2, 5-8, 6-2
Motel	2-2, 2-8, 4-31, 4-37, 5-2, 5-7, 5-13, 5-17, 5-25, 6-1, 8-14, 10-12
Motor vehicle access	2-4, 5-11, 6-3, 6-7, 8-5
Motorcycles	5-2, 5-8, 5-17, 5-26
Moving and storage	5-2, 5-8, 6-2, 6-6, 10-14
Multi-family	
cap	4-45
housing	4-9, 4-15, 4-19, 4-23, 4-25, 4-31, 4-37, 4-41, 4-45
Multi-family residential districts: RMF-10, RMF-6, RMF-4	4-9
Museum	4-1, 4-25, 4-29, 4-31, 4-37, 4-41, 5-2, 5-13, 5-17, 5-25, 6-2, 8-15
Music school	5-2, 5-8
<b>Neighborhood commercial districts:</b>	
<b>CN-5, CN-20</b>	5-21
Noise	3-10, 3-16, 4-11, 4-28, 4-35, 6-9, 6-10, 10-6, 10-20
Nonconforming	
lots	2-11, 3-13, 4-11, 9-1
new construction	9-1, 9-2
structures	2-11
uses	2-11, 4-21, 9-1, 9-2
Nude modeling studio	2-11, 3-5, 9-1, 9-2
Nuisances	4-1, 4-9, 4-11, 4-21, 4-23, 4-41, 6-9
Nursing home	2-4, 2-11, 4-10, 4-12, 4-13, 4-14, 4-15, 4-25, 4-27, 4-29, 4-31, 4-33, 4-34, 4-35, 5-2, 5-5, 5-6, 5-8, 5-10, 5-11, 5-13, 5-15, 5- 18, 5-19, 5-20, 5-26, 5-27, 5-28, 8-14, 10-13
<b>Odor</b>	3-16, 4-11, 4-23, 6-10, 10-6, 10-20
One family dwelling	2-5, 2-7, 3-3, 3-12, 4-1, 4-6, 4-7, 4-8, 4-10, 4-15, 4-16, 4-17, 4- 19, 4-25, 4-26, 4-31, 4-32, 4-37, 4-38, 4-41, 4-43, 5-14, 5-15, 5- 21, 5-22, 5-25, 5-26, 8-4, 8-6, 8-15
Open space	2-4, 2-11, 3-18, 4-6, 4-7, 4-16, 4-17, 4-18
Open space, usable	2-11, 3-14, 3-18, 4-11, 4-18, 4-32
Overlay zone	2-12, 3-3, 7-1, 7-7, 7-9
<b>Package store</b>	2-14, 3-11, 5-14, 5-21, 10-14
Park, playground, recreational facility	2-12, 4-2, 4-6, 4-10, 4-16, 4-25, 4-29, 4-31, 4-33, 4-37, 4-41, 5-2, 5-17, 5-25
Parking, off-street	

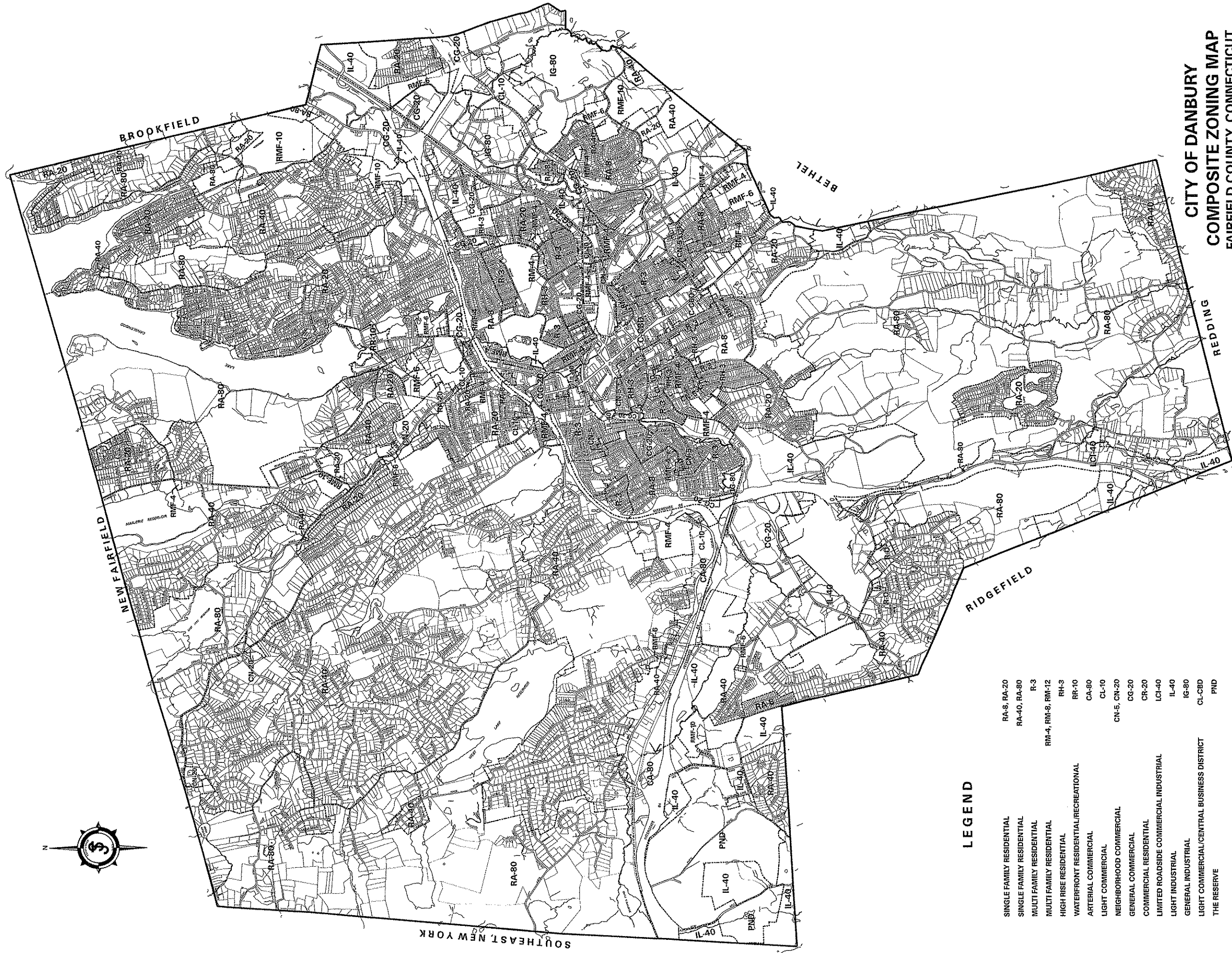
amount required	3-16, 4-22, 8-9, 8-13
area	2-3, 2-4, 2-12, 3-15, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-19, 4-26, 4-27, 4-29, 4-31, 4-33, 4-34, 4-35, 4-37, 5-2, 5-5, 5-6, 5- 8, 5-10, 5-11, 5-15, 5-17, 5-18, 5-19, 5-20, 5-25, 5-26, 5-27, 5- 28, 6-2, 7-10, 8-5, 8-9, 8-12, 8-13, 8-16
design criteria	5-29, 8-10
front yard	4-3, 4-4, 4-5, 4-16, 4-20, 4-45, 5-16, 5-29, 6-10, 6-11, 8-9
illumination	8-17
landscape requirements	4-2, 4-11, 4-12, 4-13, 4-14, 4-15, 4-16, 4-20, 4-26, 4-27, 4-29, 4-33, 4-34, 4-39, 5-5, 5-6, 5-10, 5-11, 5-15, 5-16, 5-18, 5-19, 5-20, 5-27, 5-28, 6-10, 8-12
shared	8-9
surfacing	7-10, 8-16
Penalties	10-16
Performance standards	6-9
Permitted uses	2-12, 3-3, 4-11, 8-7, 10-7
C-CBD	5-25, 5-26
CA-80	5-7, 5-9, 5-11, 5-12
CG-20	5-1, 5-3, 5-6
CL-10	5-17
CN-5, CN-20	5-21, 5-22
LCI-40	5-13, 5-14
IG-80	6-5, 6-7, 6-11
IL-40	6-1, 6-3
R-3	4-25, 4-26
RA-8, RA-20, RA-40, RA-80	4-1, 4-2
RH-3	4-31, 4-32
RMF-10, RMF-6, RMF-4	4-10, 4-11
RR-10	4-37, 4-38
R-O	4-41
Petroleum distribution and storage	6-5, 6-7
Photographic studio	5-2, 5-8, 5-17, 5-21, 5-22, 5-25
Physical medical facility	2-12, 5-25, 8-14
Planning Commission	1-2, 2-13, 3-4, 3-7, 3-10, 3-15, 4-6, 4-8, 4-16, 4-18, 4-20, 4-30, 4-32, 4-39, 4-43, 4-45, 5-6, 5-11, 5-12, 5-29, 6-11, 7-1, 7-3, 8-4, 8-9, 9-1, 10-1, 10-2, 10-5, 10-6, 10-7, 10-9, 10-17, 11-2
Planning Department	4-15, 4-43, 4-45, 5-6, 5-11, 5-12, 5-29, 6-11, 8-1, 8-5, 8-7, 8-9, 10-2, 10-7, 10-8, 10-9, 10-11, 10-16, 10-21
Police station	4-25, 4-29, 4-31, 5-2, 5-8, 5-14, 5-17, 5-25, 6-2, 6-5
Pool hall	5-2, 5-8
Post office	4-25, 4-31, 5-2, 5-25, 6-2, 6-5
Printing and engraving	5-2, 5-8, 5-17, 6-2, 6-5, 10-13
Professional office	4-31, 4-32, 4-41, 5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25, 6-1, 6-5, 8-14, 10-12
Public utility easements	2-12, 3-14, 4-19
Purpose	
General	1-1
C-CBD	5-25
CA-80	5-7
CG-20	5-1
CL-10	5-17
CN-5, CN-20	5-21
LCI-40	5-13
IG-80	6-5

IL-40	6-1
R-3	4-25
RA-8, RA-20, RA-40, RA-80	4-1
RH-3	4-31
RMF-10, RMF-6, RMF-4	4-9
RR-10	4-37
R-O	4-41
<b>Racquetball facility</b>	5-8, 6-2
Radio repair	3-16, 5-2, 5-8, 5-14, 5-17, 5-21, 5-22, 5-25
Radio station	5-2, 5-8, 5-17, 5-25, 6-2
Railroad station	5-17, 5-25
Real estate agency	3-16, 5-2, 5-8, 5-17, 5-21, 5-22, 5-25
Reducing salon	5-2, 5-7, 5-17, 5-25
Rental of machinery, furniture, appliances, equipment, supplies	5-2
Repealer	12-1
Research laboratory	5-2, 5-8, 5-14, 6-2, 6-6, 10-14
Residential-office district: R-O	4-41
Restaurant	2-12, 2-14, 3-5, 4-31, 4-32, 4-37, 5-2, 5-8, 5-14, 5-17, 5-21, 5-25, 8-14, 8-16, 10-14
fast food	2-13, 5-2, 5-17, 5-25
permit	2-14, 3-5
Retail stores and shops	2-7, 4-37, 5-2, 5-14, 5-17, 5-21, 5-22, 5-23, 5-25, 8-4, 8-16, 10-14
Rooming house	2-13, 4-10, 4-15, 5-14, 5-15, 8-15
Row house	2-13, 2-14, 4-10, 4-11, 4-12, 4-13, 4-16, 4-17, 4-19, 4-31, 4-32, 4-35, 4-37, 4-38, 5-26, 5-27, 8-15, 8-22, 10-12
<b>Satellite dish antenna</b>	2-13, 3-16
Sawmill	5-14, 5-15, 5-16
School	5-14, 5-17, 5-21, 5-25, 6-2, 6-6, 8-14, 8-15, 8-21
below high school	5-2, 5-8
nursery, kindergarten, elementary, or secondary	4-1, 4-3, 4-10, 4-14, 4-25, 4-29, 4-31, 4-33, 4-41, 4-42
post-secondary business or technical	4-1, 4-4
Scrap metal	6-6
Separability	1-2
Sewage pumping station	4-2, 4-6, 4-10, 4-16, 4-25, 4-30, 4-31, 4-37, 4-38, 5-2, 5-8, 5-14, 5-16, 5-17, 5-21, 5-25, 6-2, 6-6
Sewage treatment facility	4-2, 4-6, 4-25, 4-30, 4-31, 5-2, 5-8, 5-18, 5-21, 6-2, 6-6
Sewer permits	10-10
Shoe repair	5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25
Sidewalks	8-5, 8-7
Signs	2-13, 8-21, 10-2, 10-3, 10-4
Central business district	8-27
Commercial and industrial districts	5-4, 5-29, 6-12, 8-22
Residential districts	4-23, 4-45, 8-21
Single family residential districts: RA-8, RA-20, RA-40, RA-80	4-1, 4-15
Site plan	3-8, 5-11, 5-29, 6-11, 7-12, 10-4, 10-7, 10-10, 10-11
Contents	4-17, 4-18, 4-19, 4-21, 7-11, 10-8, 10-15
Review	4-8, 10-5
Revised	10-10

Skating rink	4-37, 5-2, 5-8, 8-14
Smelting and refining	6-6, 10-14
Smoke	4-11, 4-23, 6-9, 10-6, 10-20
Sorority	5-1, 5-7
Special exceptions	2-13, 3-4, 4-6, 4-8, 7-11, 8-7, 10-1, 10-4, 10-5, 10-6, 10-7, 10-15
Special exception uses	3-4
C-CBD	5-26, 5-27
CA-80	5-8, 5-9, 5-11, 5-12
CG-20	5-2, 5-4, 5-6
CL-10	5-18
CN-5, CN-20	5-21
IG-80	6-6, 6-7, 6-11
IL-40	6-2
R-3	4-25, 4-26
RA-8, RA-20, RA-40, RA-80	4-1, 4-3
RH-3	4-31, 4-32, 4-33
RMF-10, RMF-6, RMF-4	4-10, 4-11, 4-15, 4-16, 4-17, 4-18, 4-19, 4-20, 4-21
RR-10	4-37, 4-38, 4-39
R-O	4-41, 4-43
Special permits	2-13, 3-2, 3-4, 3-11 to 3-15, 10-1, 10-4, 10-5, 10-6
Special permit uses	3-11
C-CBD	5-26
CA-80	5-8
CG-20	5-3
CL-10	5-18
LCI-40	5-14
IG-80	6-6
IL-40	6-2
RH-3	4-32
RR-10	4-37, 4-39
State highway approvals	8-7
Stone cutting	6-5
Storage, self service	5-14
Stormwater drainage	4-20, 4-22, 7-10, 10-10
Submerged land	3-2
Swimming	
club	4-25, 4-28, 5-17, 5-25
pool	5-2, 5-8, 5-17, 5-25
<b>Table tennis</b>	5-13
Tailor	5-1, 5-7, 5-13, 5-17, 5-21, 5-22, 5-25
Tanning Salon	5-2, 5-7, 5-17, 5-25
Tavern	2-14, 3-5, 4-37, 5-2, 5-8, 5-14, 5-18, 5-26, 8-14
Telephone exchange	4-2, 4-6, 4-10, 4-16, 4-25, 4-30, 4-31, 4-35, 4-37, 4-38, 5-2, 5-8, 5-14, 5-16, 5-17, 5-25, 6-2, 6-6
Television repair	3-16, 5-2, 5-8, 5-14, 5-17, 5-21, 5-22, 5-25
Television station	5-2, 5-8, 5-17, 5-25, 6-2
Tennis club, court	4-25, 4-28, 4-31, 4-35, 4-37, 5-2, 5-8, 5-14
Testing laboratory	5-2, 5-8, 5-14, 6-2, 6-6, 10-14
Textiles	6-6, 10-14
Theatre, indoor	5-7, 5-17, 5-25, 8-13, 10-12
Three family dwelling	4-10, 4-11, 4-15, 4-16, 4-19, 4-25, 4-26, 4-31, 4-32, 4-33, 5-14, 5-16, 5-26, 8-6, 8-15
Three family residential district: R-3	4-25

Title, long	1-1
Title, short	1-1
Tool and die making	6-6, 10-14
Townhouse	2-14, 4-10, 4-13, 4-14, 4-16, 4-17, 4-19, 4-31, 4-35, 4-37, 5-26, 5-27, 8-22, 10-12
Traffic generation	10-11
Traffic impact analysis	10-11
Trailer	2-14
Transfer station	6-6
Transformer substation	4-2, 4-6, 4-10, 4-16, 4-25, 4-30, 4-31, 4-35, 4-37, 4-38, 5-2, 5-8, 5-14, 5-16, 5-17, 5-25, 6-2, 6-6
Travel agency	5-2, 5-8, 5-17, 5-21, 5-22, 5-26
Trip multiplier table	10-11
Trucks	5-2, 5-8, 5-17, 5-21, 5-26, 6-1, 6-5
Truck terminal	5-2, 5-8, 6-6
Two family dwelling	4-10, 4-11, 4-15, 4-16, 4-19, 4-25, 4-26, 4-31, 4-32, 4-33, 4-41, 4-43, 5-14, 5-16, 5-26, 8-6, 8-15
<b>Uniform sales or rental</b>	5-2, 5-8
Upholsterer	5-2, 5-13, 6-1, 10-14
Use regulations, general	3-2
C-CBD	5-26
CA-80	5-8
CG-20	5-3
CL-10	5-18
CN-5, CN-20	5-22
LCI-40	5-14
IG-80	6-6
IL-40	6-2
R-3	4-26
RA-8, RA-20, RA-40, RA-80	4-2
RH-3	4-32
RMF-10, RMF-6, RMF-4	4-10, 4-11
RR-10	4-38
R-O	4-41
<b>Variances</b>	2-5, 7-7, 9-1, 11-1, 11-2
Vending machine	5-2, 5-8
Veterinary hospital	5-2, 5-8, 5-14
Vibration	3-16, 4-11, 4-23, 6-10, 10-6, 10-20
Violations	3-14, 10-16
<b>Warehouse</b>	5-2, 5-8, 6-2, 6-3, 6-6, 6-7, 6-11, 8-15, 10-14
Waste paper	6-2, 6-6
Watch or jewelry repair	3-16, 5-1, 5-7, 5-13, 5-17, 5-25
Water permits	10-10
pumping station	4-2, 4-6, 4-10, 4-16, 4-25, 4-30, 4-31, 4-35, 4-37, 4-38, 5-2, 5-8, 5-14, 5-16, 5-17, 5-25, 6-2, 6-6
storage facility	3-16, 4-2, 4-6, 4-10, 4-16, 4-25, 4-30, 4-31, 4-35, 4-37, 4-38, 5-2, 5-8, 5-14, 5-16, 5-18, 5-21, 5-26, 6-2, 6-6
Waterfront residential-recreational district: RR-10	4-37
Watershed protection zones, public	2-5, 2-12, 3-7, 3-9, 4-4, 4-7, 4-18, 7-9
Wholesale or distribution	5-2, 5-8, 6-2, 6-3, 6-6, 6-7, 6-11, 8-15, 8-16, 10-14





**CITY OF DANBURY  
COMPOSITE ZONING MAP  
FAIRFIELD COUNTY, CONNECTICUT**

SCALE: 1 INCH = 1200 FEET  
1:200'

**LEGEND**

- |  |                   |
|--|-------------------|
| SINGLE FAMILY RESIDENTIAL                  | RA-8, RA-20       |
| SINGLE FAMILY RESIDENTIAL                  | RA-40, RA-80      |
| MULTI FAMILY RESIDENTIAL                   | R-3               |
| MULTI FAMILY RESIDENTIAL                   | RM-4, RM-8, RM-12 |
| HIGH RISE RESIDENTIAL                      | RH-3              |
| WATERFRONT RESIDENTIAL/RECREATIONAL        | RR-10             |
| ARTERIAL COMMERCIAL                        | CA-80             |
| LIGHT COMMERCIAL                           | CL-10             |
| NEIGHBORHOOD COMMERCIAL                    | CN-5, CN-20       |
| GENERAL COMMERCIAL                         | CG-20             |
| COMMERCIAL RESIDENTIAL                     | CR-20             |
| LIMITED ROADSIDE COMMERCIAL INDUSTRIAL     | LCI-40            |
| LIGHT INDUSTRIAL                           | IL-40             |
| GENERAL INDUSTRIAL                         | IG-80             |
| LIGHT COMMERCIAL/CENTRAL BUSINESS DISTRICT | CL-CBD            |
| THE RESERVE                                | PND               |

NOTE:  
ZONING DISTRICTS ARE INTENDED TO BE USED AS A GUIDE.  
BOUNDARIES OF PROPERTY ARE NOT SHOWN.  
BOUNDARIES OF PROPERTY ARE NOT SHOWN UNLESS EACH  
BOUNDARY IS IDENTIFIED BY A NUMBER OR LETTER.

JAMES W. SWALL COMPANY  
1000 Main Street, Danbury, Connecticut 06810  
Tel: (203) 748-1111  
Fax: (203) 748-1112  
www.jswall.com

ZONING INFORMATION WAS SUPPLIED BY THE CITY OF DANBURY