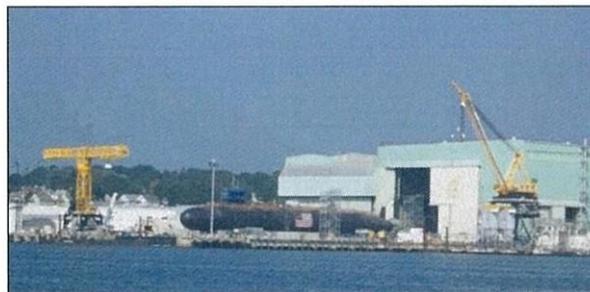


CITY OF GROTON ZONING REGULATIONS



Planning and Zoning Commission

Adopted - TBD
Effective – TBD

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Welcome!

These Regulations have been organized in a way that will hopefully make it easy for you to find the information you are looking for.

One of the first things to do might be to determine the zone(s) that the property is located within. The zoning map can be found here:

<http://cityofgroton.com/ped>

Then, to help you find the information you seek, the Regulations are organized around the following major themes:

THEME	SECTIONS	DESCRIPTION
Regulatory Basics	1. Regulatory Basics 2. Words And Terms	<i>Basic information about interpreting and applying the Regulations.</i>
Zones and Uses and Standards	3. Residential Zones 4. Business And Industrial Zones 5. Special Zones 6. Use-Related Provisions	<i>Information specific to different zones and uses</i>
General Standards and Requirements	7. Standards 8. Special Provisions	<i>Standards related to development activities</i>
Procedures	9. Administrative Provisions	<i>How applications will be processed</i>

Users of these Regulations may find the following resources helpful:

People

- Groton City Planner
- Building and Zoning Official
- Planning and Zoning Commission
- Zoning Board of Appeals

Other Regulations/ Maps

- Inland Wetlands Regulations [http://cityofgroton.com/government-services/department s/building-and-zoning/](http://cityofgroton.com/government-services/department-s/building-and-zoning/)
- Subdivision Regulations <http://cityofgroton.com/ped/regulations-and-maps/>
- City Ordinances [http://cityofgroton.com/governmentservices/ boardsand-commissions/ordinances/](http://cityofgroton.com/governmentservices/boardsand-commissions/ordinances/)
- GIS mapping <http://gis.groton-ct.gov/>

Other Information

- City website www.cityofgroton.com
- Assessment information

TABLE OF CONTENTS

- 1. REGULATORY BASICS**
 - 1.1. Authority..... 1-1
 - 1.2. Purposes 1-1
 - 1.3. Jurisdiction 1-1
 - 1.4. Zones and Zoning Map 1-2
 - 1.5. Construction of Regulations 1-2
 - 1.6. Validity and Severability 1-4
 - 1.7. Effective Date 1-4

- 2. WORDS AND TERMS**
 - 2.1. Basic Usage 2-1
 - 2.2. Definitions 2-3

- 3. RESIDENTIAL ZONES**
 - 3.0. Overview 3-1
 - 3.1. Purpose..... 3-1
 - 3.2. Permitted Principal Buildings, Structures and Uses 3-2
 - 3.3. Permitted Accessory Buildings, Structures and Uses 3-4
 - 3.4. Dimensional Standards 3-6

- 4. BUSINESS AND INDUSTRIAL ZONES**
 - 4.0 Overview 4-1
 - 4.1 WBR -Waterfront Business Residential Zone..... 4-2
 - 4.2 FC - Five Corners Zone..... 4-9
 - 4.3 *SAVED FOR FUTURE USE* 4-13
 - 4.4 IT- Industrial / Technology Zone 4-14
 - 4.5 TC - Technology Campus Zone 4-18
 - 4.6 GC + GCRs – General Commercial Zone and General Commercial & Residential 4-21

- 5. SPECIAL ZONES**
 - 5.0. Overview 5-1
 - 5.1. ROS - Recreational Open Space..... 5-2
 - 5.2. CAM - Coastal Area Management Overlay Zone 5-4
 - 5.3. FP - Flood Protection Overlay Zone 5-7
 - 5.4. POD - Planned Development Districts 5-25

- 6. USE-RELATED PROVISIONS**
 - 6.0. Overview 6-1
 - 6.1. Multi-Family Standards 6-1
 - 6.2. Rear Lots 6-4
 - 6.3. Home-Based Businesses..... 6-5
 - 6.4. Day Care 6-6
 - 6.5. Bed and Breakfast Establishments 6-7
 - 6.6. Gasoline Stations, Vehicle Dealerships, Vehicle Repair and Service..... 6-9

- 6.7. Halfway Houses..... 6-10
- 6.8. Community Residential Counseling Facilities (CRCFs)..... 6-11
- 6.9. Vocational Training Facility..... 6-12
- 6.10. Specialized Classrooms 6-14
- 6.11. Boat Club, Beach Club and Marina 6-15
- 6.12. Telecommunication Facilities..... 6-16
- 6.13. Historic/Institutional Adaptive Reuse 6-20

7. STANDARDS

- 7.1. Parking and Loading Regulations..... 7-1
- 7.2. Parking and Loading Regulations for GC + GCR's 7-13
- 7.3. Surface / Lighting / Landscaping Regulations 7-25
- 7.4. Sign Regulations..... 7-26
- 7.5. Earthwork and the Importing and Exporting Of Earth Products 7-32
- 7.6. Corner Visibility..... 7-33
- 7.7. Access Drives, Accessways and Access Management. 7-34
- 7.8. Outdoor Lighting 7-36
- 7.9. Stormwater Management. 7-41
- 7.10. Performance Standards 7-42

8. SPECIAL PROVISIONS

- 8.1. Frontage Required 8-1
- 8.2. *Dimensional Exceptions* 8-1
- 8.3. Non-Conforming Uses, Structures and Lots 8-2
- 8.4. Design Considerations 8-5

9. ADMINISTRATIVE PROVISIONS

- 9.1. Pre-Application Reviews..... 9-1
- 9.2. Zoning/ Building Permit 9-2
- 9.3. Site Plan Application..... 9-4
- 9.4. Special Permit Application..... 9-11
- 9.5. Text Amendment Application 9-19
- 9.6. Zone Change Application 9-23
- 9.7. Zoning Board of Appeals 9-27
- 9.8. Administration and Enforcement..... 9-31
- 9.9. Procedural Details 9-32

APPENDIX A: SITE PLAN REQUIREMENTS

APPENDIX B: COASTAL SITE PLAN REQUIREMENTS

APPENDIX C: ZBA APPLICATION REQUIREMENTS

CHRONOLOGY OF TEXT AMENDMENTS

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LIST of TABLES		LIST of DIAGRAMS	
Title	Page	Title	Page
Residential Zones Use Standards	Section 3-2	Building vs. Structure	Section 2
Residential Dimensional Standards		Building Height	Section 2
R-12	Section 3	Coverage Related Terms	Section 2
R-8	Section 3	Dwelling Related Terms	Section 2
R-5.1	Section 3	Frontages	Section 2
R-5.2	Section 3	Layers	Section 2
RM	Section 3	Lot Line Locations	Section 2
Business & Industrial Zones Dimensional Standards		Lot Types	Section 2
WBR	Section 4	Lot Measurements	Section 2
FCZ	Section 4	Principal vs. Accessory Related Terms	Section 2
IT	Section 4	Building Types	Section 2
TC	Section 4	Setbacks	Section 2
GC + GCR's	Section 4	Story vs. Not a Story	Section 2
GC + GCR's Use Standards	Section 4	Turning Radius	Section 2
Special Zones – Recreational Open Space	Section 5	Yard Location & Principal Building Location	Section 2
Floor Area of Units for Multi-Family	Section 6	Separation Distance Between Buildings with Facing Walls	Section 6
Telecommunications Facilities – Use Table	Section 6	Separation Distance Between Buildings with Facing Walls and End Walls	Section 6
Standards for WBR, ROS, FCD, IT, TC, Residential Zones	Section 7	Separation Distance Between Buildings with End Walls	Section 6
Parking Space Requirements for all zones <i>except GC + GCR's</i>			
Parking Area Dimensions		Parking Area Dimensions	Section 7
Standards for GC + GCR Zones Only	Section 7	Corner Visibility	Section 7
Parking Space Requirements for GC + GCR Zones			
Shared Parking Calculations	Section 7	Rear Lot Measurement	Section 7
Private Roadway Summary for Desired Design Speed	Section 7	Outdoor Lighting Standards and Fixtures	Section 7
Sign Area Allowed	Section 7	Sample Public Hearing Notice	Section 9
Footcandle Standards for Exterior Lighting	Section 7		

1. REGULATORY BASICS

1.1. Authority

The Planning and Zoning Commission of the City of Groton, Connecticut, in accordance with the provisions of Chapter 124 of the Connecticut General Statutes (CGS), as amended, has adopted and established the following Zoning Regulations for the City of Groton, Connecticut.

1.2. Purposes

In accordance with CGS Section 8-2, as amended, these Regulations are adopted to:

1. Promote the orderly development of the City in accordance with the Plan of Conservation and Development;
2. Lessen congestion in the streets;
3. Secure safety from fire, panic, flood and other dangers;
4. Promote health and the general welfare;
5. Provide adequate light and air;
6. Prevent the overcrowding of land;
7. Avoid undue concentration of population; and
8. Facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements.

1.3. Jurisdiction

These regulations apply to all areas within the jurisdictional limits of the City of Groton including all buildings, land and water areas, unless otherwise prohibited by federal or state law.

1.4. Zones and Zoning Map

1.4.A Zoning Map

1. To accomplish the purposes of these Regulations, the City is divided into zones as enumerated within these Regulations.
2. The location and boundaries of said zones are set forth on the map entitled, "Zoning Map of the City of Groton" which is filed in the office of the CityClerk.
3. Such zoning map, with all explanatory matter thereon, is hereby declared to be a part of these Regulations as fully as if set out herein.

1.4.B Interpretation of Zone Boundaries

1. The zone boundary lines are intended generally to follow the centerlines of streets and similar rights-of-way, rivers, lot lines, or City boundary lines, all as shown on the Zoning Map; but where a zone boundary line does not follow such a line, its position shall be determined by how such boundary is depicted on said Zoning Map.
2. In case of uncertainty as to the true location of a zone boundary line in a particular instance, the determination thereof shall be made by the Planning and Zoning Commission.

1.5. Construction of Regulations

1.5.A Permitted and Prohibited Uses

1. No land, premises, building or structure shall be used or occupied, in whole or in part, for any purpose other than as permitted by these Regulations for the zone in which the land, premises, building or structure is located.
2. All uses or occupancy of land, premises, building or structure shall be in conformity with the Regulations for that zone in which such land, premises, building or structure is located.
3. Any use not permitted within a zone by these Regulations shall be deemed to be prohibited within such zone.

1.5.B Permitted and Prohibited Buildings and Structures

1. No building or structure shall be erected, raised, moved, extended, enlarged, or altered for any purpose unless permitted by these Regulations for the zone in which the building or structure is located.
2. All construction shall be in conformity with the Regulations provided for that zone in which such building or structure is located.
3. Any building or structure not permitted within a zone by these Regulations shall be deemed to be prohibited within such zone.

1.5.C Minimum Requirement

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements adopted for the promotion of the public health, safety and comfort, convenience and general welfare unless the context clearly indicates that the provision is intended to be a maximum limitation.

1.5.D Reduction of Lot Area or Dimension

1. No lot or parcel shall be divided, subdivided or re-subdivided unless all parcels and lots meet all of the requirements for the zone in which they are located.
2. No lot or parcel shall be so reduced, divided, or created that the area, width or other dimensions of any of the lots or parcels or any required yard setbacks or required open areas of any of the lots or parcels shall be less than prescribed by these Regulations.
3. No building or structure or other site improvement shall be established, altered, modified, or enlarged such that the building coverage or lot coverage exceeds that which is prescribed by these Regulations.

1.5.E In Case of Conflict

1. These Regulations are not intended to interfere with:
 - a. Any existing provisions of public law or ordinance;
 - b. Any rules, regulations, or permits to the use of buildings or premises; or
 - c. Any private easements, covenants or other agreements between parties.
2. However, where these Regulations impose a greater restriction upon the use of buildings or premises or upon the height of buildings or require larger yard setbacks, courts, or other standards than are imposed or required by other provisions of law or ordinance or by other rules, regulations or permits or by easements, covenants or agreements, the provisions of these Regulations shall control.

1.6. Validity and Severability

1. If any Section, paragraph, subdivision, clause or provision of these Regulations is adjudged to be invalid, such adjudication shall apply only to the Section, paragraph, subdivision, clause or provision so adjudged, and the remainder of these Regulations shall be deemed valid and effective.
2. All regulations and ordinances and parts thereof previously adopted for the City of Groton and in conflict herewith are hereby repealed.

1.7. Effective Date

1. Zoning Regulations were originally adopted in the City of Groton in 1975 and became effective on May 15, 1975.
2. These Regulations and any amendments hereto shall become effective, as provided by law, upon enactment by the Planning and Zoning Commission of the City of Groton, Connecticut.

2. WORDS AND TERMS

2.1. Basic Usage

2.1.A Basic Rules

1. In the construction, interpretation, application, use and enforcement of these Regulations, the rules, terms, and definitions contained in this Section shall be observed and applied, *except where the context clearly indicates otherwise*.
2. In the construction, interpretation, application, use and enforcement of these Regulations, words or terms not defined in this Section shall be interpreted by the Commission. In making any such interpretation, the Commission may:
 - a. Consider the meaning that will give the regulation its most reasonable application;
 - b. Consider the common meaning of the word or term; and/or
 - c. Consult one or more of the following:
 - i. The State Building Code, as amended.
 - ii. The Connecticut General Statutes, as amended.
 - iii. The Illustrated Book of Development Definitions (Rutgers University, Center for Urban Policy Research (Piscataway, NJ), as amended.
 - iv. Black's Law Dictionary;
 - v. A comprehensive general dictionary; and
 - vi. Groton City Ordinances, as amended.
3. In the construction, interpretation, application, use and enforcement of these Regulations, the following rules shall apply:
 - a. The word "shall" is mandatory and not discretionary.
 - b. The word "may" is permissive.
 - c. Words used in the singular may include the plural, and the plural the singular.
 - d. Words used in the present tense may include the future tense.
 - e. Words which are specifically masculine or feminine shall be interpreted as interchangeable.
 - f. Any official, agency, commission, board or department identified in these Regulations is that of the City of Groton, unless otherwise specified.
4. Any calculation resulting in a fraction shall be rounded to the nearest whole number, *except when specifically stated otherwise herein. 0.5 or larger shall be rounded up. Below 0.5 shall be rounded down unless specifically*

stated otherwise by the Commission.

2.1.B Common Terms

In the construction, interpretation, application, use and enforcement of these Regulations, commonly used terms shall be interpreted as follows:

1. The word “lot” includes the words “plot”, “site”, and “parcel”
2. The words “zone”, “zoning district”, and “district” have the same meaning.
3. The phrase “used for” includes the phrases “arranged for”, “designed for”, “intended for”, “maintained for” and “occupied for” and vice versa.
4. The phrase “these Regulations” refers to the entire Zoning Regulations of the City of Groton.
5. The word “Section” refers to a section of these Regulations, unless otherwise specified.
6. The word “person” or “applicant” includes any individual, firm, partnership, corporation, association, organization or other legal entity.
7. The word “building” includes the word “structure”, and any part thereof.
8. The word “built” includes the words “erected”, “constructed”, “reconstructed”, “altered”, or “enlarged” •
9. The “City” means the City of Groton, Connecticut.
10. The “State” means the State of Connecticut.
11. The “Commission” means the Planning and Zoning Commission of the City of Groton, unless otherwise specified.
12. The phrase “Zoning Map” means the latest officially adopted Zoning Map of the City of Groton.

2.2. Definitions

For the purpose of these Regulations, *EXCEPT as otherwise stated or as the context may otherwise require*, the following words shall be defined as follows:

Accessory: See *“Principal vs. Accessory - Related Terms”* in Section 2.2 of these Regulations.

Agriculture: As defined in CGS Section 1-1(q), the cultivation of the soil, dairying, forestry, raising or harvesting any agricultural or horticultural commodity, including the raising, shearing, feeding, caring for, training and management of livestock, including horses, bees, poultry, fur-bearing animals and wildlife, and the raising or harvesting of oysters, clams, mussels, other molluscan shellfish or fish; the operation, management, conservation, improvement or maintenance of a farm and its buildings, tools and equipment, or salvaging timber or cleared land of brush or other debris left by a storm, as an incident to such farming operations; the production or harvesting of maple syrup or maple sugar, or any agricultural commodity, including lumber, as an incident to ordinary farming operations or the harvesting of mushrooms, the hatching of poultry, or the construction, operation or maintenance of ditches, canals, reservoirs or waterways used exclusively for farming purposes; handling, planting, drying, packing, packaging, processing, freezing, grading, storing or delivering to storage or to market, or to a carrier for transportation to market, or for direct sale any agricultural or horticultural commodity as an incident to ordinary farming operations, or, in the case of fruits and vegetables, as an incident to the preparation of such fruits or vegetables for market or for direct sale. See *“Aquaculture”, “Farm”, and “Farming”* in Section 2.2 of these Regulations.

Amusement Center: A business establishment containing more than three amusement devices.

Amusement Devise: A machine that is controlled and operated by the insertion of a coin or token or electronic remuneration and intended for the amusement or recreation of a patron, including, but not limited to, baseball and football games, pinball games, electronic video games, electronic video games, and other similar games. Such devices shall be considered accessory to an establishment provided there are three or fewer devices.

Animal Hospital: Any lot on which four or more dogs or cats or other animals, six months or older, are available for sale, boarded for compensation, or kept for medical treatment.

Animated Sign: See *“Sign - Related Terms”* in Section 2.2 of these Regulations.

Antenna: A device used to receive or transmit telecommunications or radio signals. Such signals shall include, but not be limited to, radio, television, cellular telephone, paging, personal communication services (PCS), and microwave communications. Examples include panels, microwave dishes, and single poles known as whip antennae.

Apartment: A room or suite of two or more rooms within a multiunit structure which is rented or occupied as the home or residence of an individual, family, or household.

Aquaculture: The farming of the waters of the state and tidal wetlands and the production of protein food, including fish, oysters, clams, mussels and other molluscan shellfish, on leased, franchised and public underwater farmlands. See *“Agriculture”, “Farm”, and “Farming”*.

Arcade: Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Façade at Sidewalk level remains at the Frontage Line.

Assisted Living: See *“Institutional Residential Facilities”* in Section 2.2 of these Regulations.

Attic: The interior part of a building contained within a pitched roof structure.

Banners: See *“Sign - Related Terms”* in Section 2.2 of these Regulations.

Base Density: The number of dwelling units per acre before adjustment for other Functions.

Basement: See *“Story - Related Terms”* in Section 2.2 of these Regulations.

Bed and Breakfast Establishment: See *“Lodging Facilities”* in Section 2.2 of these Regulations.

Boarding House: See *“Residential Lodging Facilities”* in Section 2.2 of these Regulations.

Boarding, Rooming, or Lodging Unit: See *“Residential Lodging Facilities”* in Section 2.2 of these Regulations.

Board / Passenger / Vehicle Ferry: See *“Ferry and Boat - Related Terms”* in Section 2.2 of these Regulations.

Buffer or Buffer Strip: A strip of landscaped land along a property line that, *except for required utility installations*, shall be free of any building or use.

Build-to Line: A line parallel to the street line touching that part of a building closest to the street. The building line is used to define a special edge the public realm along a street.

Building: See *“Building vs. Structure”* in Section 2.2 of these Regulations.

Building, Accessory: See *“Principal vs. Accessory”* in Section 2.2 of these Regulations.

Building Group: Two or more principal buildings located on a single lot.

Building, Principal: See *“Principal vs. Accessory”* in Section 2.2 of these Regulations.

Building Setback Line: See *“Setback”* in Section 2.2 of these Regulations.

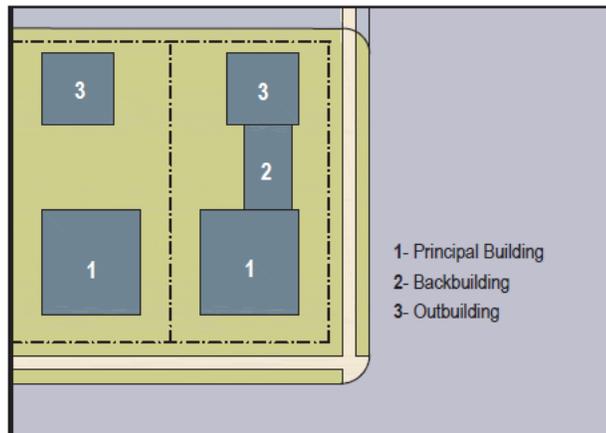
Business Services: Establishments primarily engaged in rendering business-type services including, but not limited to, banks, credit unions, loan companies, and other financial institutions, real estate and insurance agencies, utility offices, government, and printers.

Building vs. Structure

Building: A structure having a roof supported by columns or walls which is permanently affixed to the ground for the housing or enclosure of persons, animals, or property. The definition shall include any independent units into which a building is divided by party walls.

- The connection of two buildings by means of an open porch, breezeway, passageway, carport, or other such open structure with or without a roof, shall not be deemed to make them one building, *except in the case of a private garage so attached to a dwelling.*
- The term “building” shall not include mobile homes or trailers.

Backbuilding: A single-story structure connecting a principal building to an outbuilding.



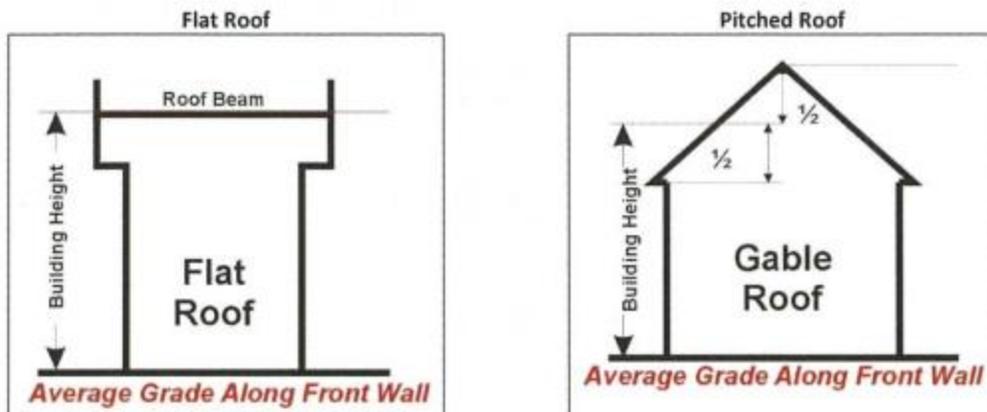
Structure: Anything constructed or erected which requires location on the ground or attachment to something having a location on the ground. *Except as otherwise indicated, “structures” as used in these Regulations shall be deemed to include buildings, swimming pools, open entries, pier signs, and fences or walls.* See the definition of “Structure” for floodplain management purposes in Section 5.3.D of these Regulations.

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Building Height

Building Height: The vertical distance measured from average level of the ground along the street façade of the building to:

- The highest point of the roof beams in the case of flat roofs;
- To the average height of the gable in the case of pitched roofs; or
- To the highest point of the building where no roof beams exist, or these are structures wholly or partly above the roof.



Cellar: See “*Story - Related Terms*” in Section 2.2 of these Regulations.

Certified Massage Therapy: In accordance with CGS Section 20-206a(d), as may be amended, the systemic and scientific manipulation and treatment of the soft tissues of the body:

- By use of pressure, friction, stroking, percussion, kneading, vibration by manual or mechanical means; and
- By a therapist certified by the State of Connecticut as having met at least one of the following requirements:
 - Successful completion of a course of study that provides 500 or more classroom hours at a school of massage therapy accredited by the American Massage Therapy Association; or
 - Successful completion of 70 classroom hours at a school of massage therapy accredited by the American Massage Therapy Association in addition to prior medical training including a Bachelor of Science degree in nursing, physical therapy, chiropractic science, osteopathy, or medicine.

Child Day Care Center: See “*Day Care - Related Terms*” in Section 2.2 of these Regulations.

Civic Space: An outdoor area dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, their size, their landscaping and their buildings that face the street. (Syn., Place of Public Assembly, Unenclosed)

Clubs, Lodges, and Associations: A recognized organization duly formed or existing under the statutes of the State of Connecticut, that has been established and is operated for a recreational, social, fraternal, religious, political, or athletic purpose, whose facilities and activities are available only to the members and guests, and *specifically excluding any organization whose chief activity is carried on primarily for business or gain, unless specifically approved or authorized by the Commission.*

Coastal Resources: As defined in CGS Section 22a-93, the coastal waters of the State, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem.

Commercial: The term collectively defining workplace, Office, Retail, and Lodging functions

Commercial Greenhouse: An accessory structure that provides a specialized sunlit environment used for the cultivation, production, or maintenance of plants that are sold commercially.

Commission: The Planning and Zoning Commission of the City of Groton, CT.

Common Destination: An area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Community Garden(s): Accessory Use. A green space shared by members of a civic or communal group. Typically used to grow food and/or other flora implementing sustainable practices. Gardens may be issued by allotment or run as a communal garden.

Community Residential Counseling Facility: See *“Institutional Residential Facilities”* in Section 2.2 of these Regulations.

Condominium: A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis.

Conference Center: A building or set of buildings designed to hold many people and used for meetings, expositions or other similar events. May include food service, lodging or other compatible uses.

Congregate Housing: See *“Institutional Residential Facilities”* in Section 2.2 of these Regulations.

Convalescent Home, Nursing Home, or Rest Home: See *“Institutional Residential Facilities”* in Section 2.2 of these Regulations.

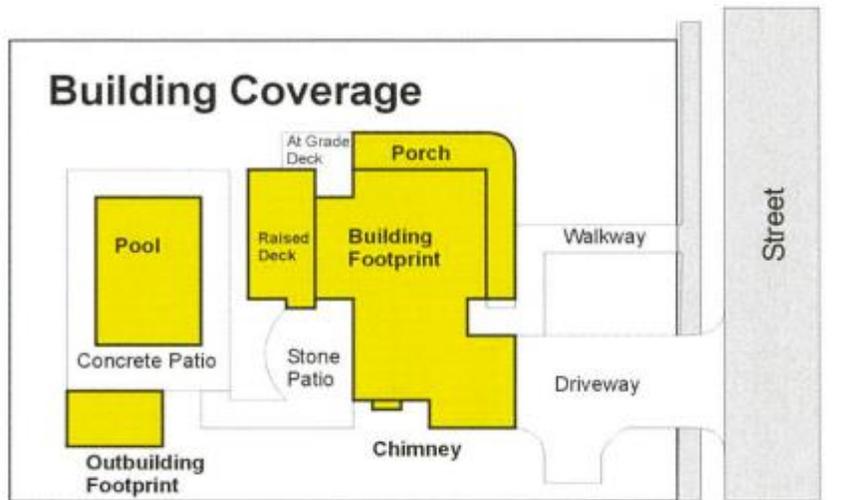
Cooperative: A form of ownership in which more than one stockholder of a corporation has control over a certain property jointly with one or more other stockholders.

Corner Lot: See *“Lot – Related Terms”* in Section 2.2 of these Regulations.

Coverage – Related Terms

Building Coverage: The portion or percentage of a lot occupied or intended to be occupied by all buildings and structures on such lot as enclosed by the walls of all buildings on a lot, together with the area enclosed by the columns of all covered porches and similar roofed structures. *EXCEPTION: Fences, landscape walls, and retaining walls shall not be included in the calculation of building coverage.*

Lot Coverage: See “Building Coverage”, “Impervious Surface”, “Pervious Surface” in Section 2.2 of these Regulations.



Day Care – Related Terms

Adult Day Care: Day care provided to adults unable to take care of themselves and/or in need of assistance.

Child Day Care: Day care provided to children, including nursery school and pre-school programs.

Day Care: A program of supplementary care to people outside their own homes on a regular basis for a part of the twenty-four-hours in one or more days in the week, generally excluding overnight hours.

Day Care Center: A location which offers or provides day care to more than twelve related or unrelated people outside their own home on a regular basis.

Family Day Care Home (Child): A private family home caring for not more than six children, including the provider's own children not in school full time, where the children are cared for not less than three- or more than twelve-hours during a twenty-four-hour period and where care is given on a regularly recurring basis *except that care may be provided in excess of twelve hours but not more than seventy-two consecutive hours to accommodate a need for extended care* or intermittent short-term overnight care. During the regular school year, a maximum of three additional children who are in school full time, including the provider's own children, shall be permitted, *except that if the provider has more than three children who are in school full time, all the provider's children shall be permitted*; This definition shall not be deemed to represent an intensification of use of a property.

Family Day Care Home (Adult): A private family home caring for not more than six people, including the provider's own adult relatives where the people are cared for not less than three or more than twelve hours during a twenty-four-hour period and where care is given on a regularly recurring basis.

Group Child Day Care: A location that offers or provides a program of supplementary care (A) to not less than seven or more than twelve related or unrelated children on a regular basis, or (B) that meets the definition of a family child-care home except that it operates in a facility other than a private family home.

Group Day Care Home: A location that offers or provides day care:

- To not fewer than seven or more than 12 related or unrelated people; or
- That meets the definition of a family day care home *except that it operates in a facility other than a private family home.*

Density: the number of dwelling units within a standard measure of land area.

Developable Land: The number of lots allowed in a subdivision in a residential zone, shall be calculated by determining the amount of developable land using the following methodology:

1. Determine the “gross area” of the property;
2. Deduct the area of easements, rights-of-way, and other areas restricted from development to determine the “available area”
3. Calculate each of the following:
4. Determine which result (“*resource – restricted area*” or “*minimum open space area*” is larger) and deduct this from the “available area”. The result is the “developable area”.

Resource-Restricted Area
<p>Within the “available area”, determine the amount of “resource area” by summing the area(s) on the property that are restricted due to the presence of any of the following resources:</p> <ol style="list-style-type: none"> a. Inland wetlands; b. Tidal wetlands; c. Steep slopes (20 percent or steeper); or d. Coastal resources as defined by Section 22a- 93(7) of the Connecticut General Statutes, except shorelands, developed shorefronts and coastal flood hazard areas.
<p>Determine the percentage that the “resource area” represents relative to the “available area.”</p>
<p>Multiply the resource area by this percentage (for example, if the resource area represents 26 percent of the available area, take 26 percent of the resource area) to determine the resource deduction (expressed in square feet or acres).</p>

Minimum Open Space Area
<p>In accordance with Section 3.05.5 of the Subdivision Regulations, multiply the “gross area” of the property by the open space set-aside percentage.</p> <p>Express the result in square feet or acres.</p>

Development: Any man-made change to improved or unimproved real estate, including, but not limited to, the construction of buildings or structures; the construction of additions, alterations or substantial improvements to buildings or structures; the placement of buildings or structures; mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment; the storage, deposition, or extraction of materials; and the installation, repair or removal of public or private sewage disposal systems or water supply facilities.

Drinking Establishment: An establishment where the primary activity is the sale of alcoholic beverages at retail for consumption on the premises under a permit from the Liquor Control Commission for a café or tavern.

Drive-In Establishment: An establishment that, by design, physical facilities, service, or by packaging procedures, encourages or permits customers to receive services, obtain goods, or be entertained while remaining in their motor vehicle.

Drop Box: An outdoor receptacle used to receive donations or contributions which has not been specifically approved or authorized by the City Planner or the Commission.

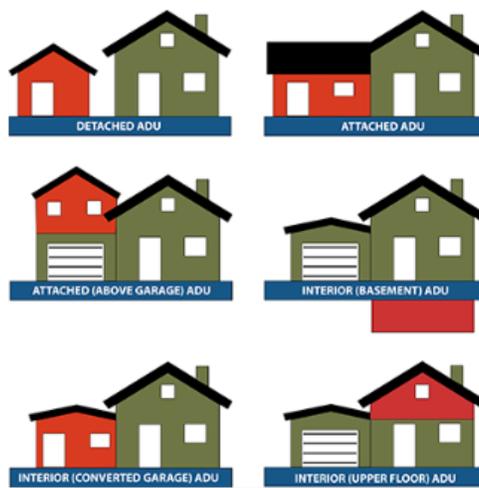
Drop-off and pick-up: A place of delivery or collection of a person(s) or goods using a vehicle.

Dwelling – Related Terms

Dwelling: A building, or portion thereof, *excluding a Quonset hut, Nielson hut, or similar portable building used exclusively for residential occupancy*, including one-family, two-family, and multi-family dwellings.

Dwelling Unit: A dwelling, or portion thereof, providing a single housekeeping unit with complete living, sleeping, cooking, and eating facilities, including bathroom facilities.

Accessory Dwelling Unit (ADU): An apartment that has been added to or created within a single-family house. An ADU may be detached from a principal building located on the same lot and customarily incidental.



Adapted from the [ABCs of ADUs](#)

Apartment: One or more rooms with private bath and kitchen facilities comprising an independent, self-contained dwelling unit in a building.

One-Family Detached Dwelling: A dwelling accommodating one dwelling unit and having no party walls or walls in common with an adjacent house or houses.

One-Family Semi-Detached Dwelling: A one-family dwelling having one vertical party wall in common with an adjacent house, the two houses together accommodating but two dwelling units, one on either side of the vertical party wall.

Two-Family Detached Dwelling: A dwelling accommodating two dwelling units and having no vertical party wall or walls in common with an adjacent house or houses.

Multiple-Family Dwelling: A dwelling in which three or more families dwell independently, each occupying one or more bedrooms and kitchen.

Eating Establishment: See “*Restaurant*” in Section 2.2 of these Regulations.

Effective Parking: The amount of parking required for Mixed Use after adjustment by the Shared Parking Factor.

Encroach: To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

Encroachment: Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.

Façade: The exterior wall of a building that is set along a Frontage Line.

Family: Any number of individuals occupying a dwelling unit and living and cooking together as a single not-for-profit housekeeping unit, with all rooms used in common. Occupants of an institutional Residential Facility as that term is used in these Regulations shall not be considered to constitute a family.

Family Day Care Home: See “*Day Care – Related Terms*” in Section 2.2 of these Regulations.

Farm: A property used for farming including the farm buildings, and accessory buildings thereto, nurseries, orchards, ranges, greenhouses, hoop-houses and other temporary structures or other farming structures used primarily for the raising and, as an incident to ordinary farming operations, the sale of agricultural or horticultural commodities.

Farmers Market: A food market at which local farmers sell fruit and vegetables, meat, cheese, and bakery products directly to consumers.

Farming: See “*Agriculture*” in Section 2.2 of these Regulations.

Ferry and Boat – Related Terms

Board / Passenger / Vehicle Ferry: A ferry boat that carries passengers and vehicles on trips that have separate origin and destination points, one or both of which are within the City of Groton, CT.

Passenger Ferry: A ferry boat intended to carry passengers only and not vehicles on trips which have separate origin and destination points, one or both of which are within the City of Groton, CT.

Tour / Sportfishing Boat: Boats that carry passengers on recreational trips, when the trip has an origin and / or destination point within the City of Groton, CT.

Flood – Related Terms

See “*Flood – Related Terms*” in Section 5.3.D of these Regulations.

Floor Area: The floor area of a building is the sum of the gross horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of exterior walls or from the centerline of walls separating two buildings. Floor area shall include the area of basements when used for residential, commercial, or industrial purposes. Cellars or portions of a basement used for incidental storage or housing of mechanical or central heating equipment may be omitted from the total floor area calculation.

Forecourt: A Private Frontage where a portion of the Façade is closed to the Frontage Line and the central portion is setback.

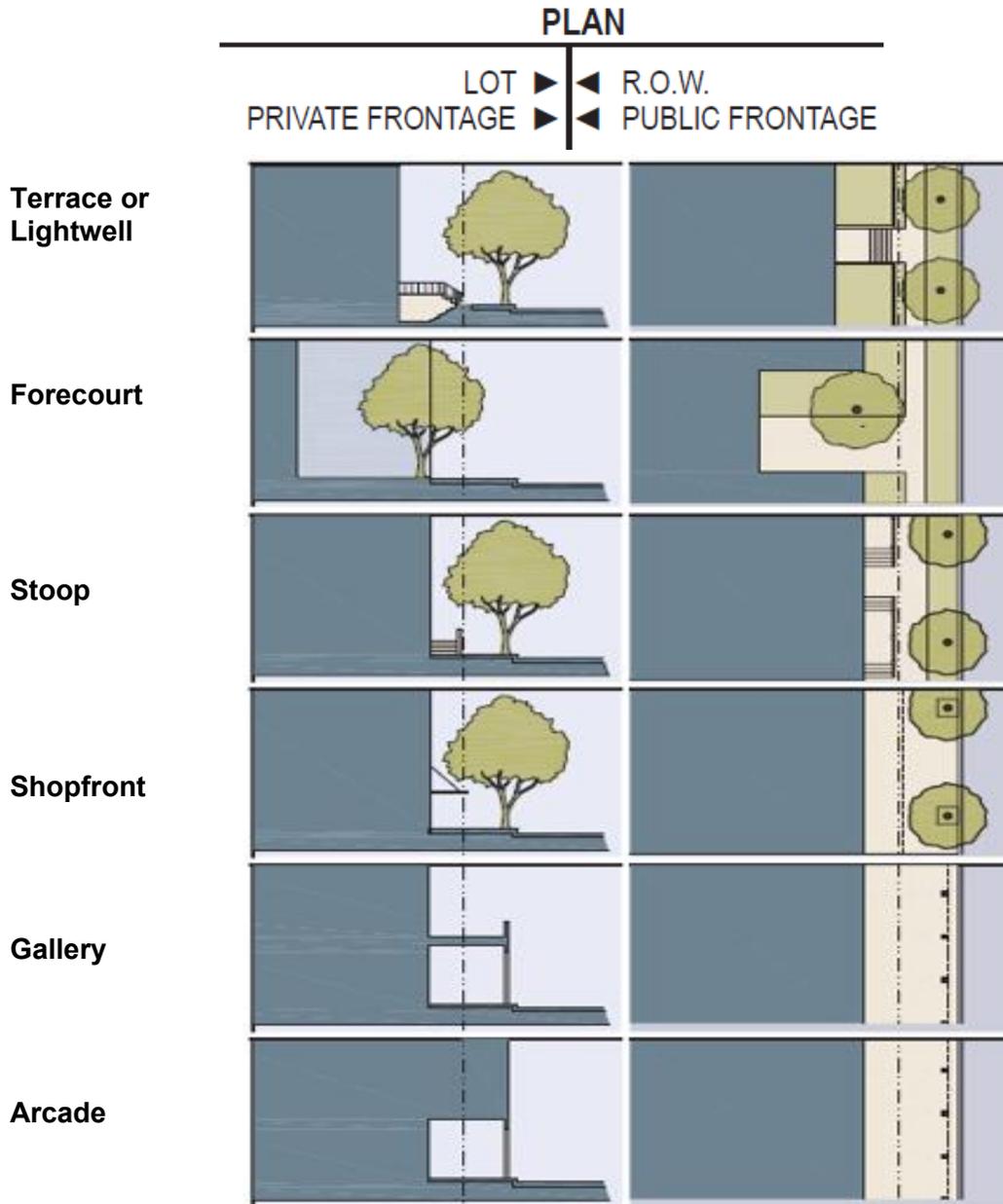
Frontage: The area between a building Facade and the vehicular lanes, inclusive of its built and planted components.

Frontage Line: A Lot line bordering a Public Frontage. Facades facing Frontage Lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.

Frontage: The area between a building Facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into **Private Frontage** and **Public Frontage**.

Optional Private Frontages

The area between the building facades and the lot lines.



Function: The use or uses accommodated by a building and its parcel. Primarily used to determine parking requirements.

Functionally – Dependent Facility: See “*Water Dependent*” in Section 2.2 of these Regulations.

Gallery: A Private Frontage conventional for Retail use wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk.

Garage, Private: An accessory building, or portion of a principal building, used for the storage of vehicles as an accessory use.

Garage, Vehicle Repair, and / or Service: A facility used for repairing, overhauling, removing, adjusting, replacing, assembling, or disassembling any part(s) of any motor, engine, or vehicle.

Gasoline Station: Any lot, building, or part thereof, used for the sale of gasoline or other petroleum, and that may include facilities for lubrication, washing, or otherwise servicing vehicles.
EXCEPTION: No painting shall be allowed.

Grandfathered: See “*Non-Conforming – Related Terms*” in Section 2.2 of these Regulations.

Group Day Care Home: See “*Day Care – Related Terms*” in Section 2.2 of these Regulations.

Habitable Room: A room or enclosed floor space used or intended to be used for living, sleeping, cooking, or eating purposes, excluding kitchenettes or dining bays *less than 60 square feet in area*, bathrooms, water closet compartments, laundries, pantries, foyers, or communicating corridors, closets, storage spaces, and basements.

Halfway House: See “*Institutional Residential Facilities*” in Section 2.2 of these Regulations.

Half-Story: See “*Story – Related Terms*” in Section 2.2 of these Regulations.

Historic / Institutional Adaptive Reuse: The reuse of an existing building owned by the City or Town of Groton, or the State of Connecticut, or an institution that is of historic, architectural, or aesthetic significance to a use that is not otherwise allowed in the zone.

Hospital: A building licensed by the State Department of Health, having facilities, medical staff, and all necessary personnel to provide diagnosis, care, and treatment of a wide range of acute conditions or chronic disease, including injuries.

Hotel: See “*Lodging Facilities*” in Section 2.2 of these Regulations.

Hours of Construction: Outdoor construction shall only occur between the hours of 7am and 6pm Monday through Friday, *unless explicitly allowed by the Commission.*

Home-Based Business - Related Terms

Home-Based Business: The use of a portion of a dwelling for business purposes by the resident occupants which use is clearly incidental and secondary to the use of such dwelling unit for dwelling purposes when such use does not change the residential character thereof.

Home Office: The use of a dwelling for occasional business use (as part of employment typically occurring elsewhere) or a home-based business involving no employees and minimal visits to the premises by non-residents.

Home Occupation, Minor: The use of a dwelling for a home-based business (that shall not involve more than one (1) non-resident employee) involving no more than five (5) patron, client, or associate visits per week.

Home Occupation, Major: The use of a dwelling for a home-based business when it involves:

- Two (2) or more non-resident employees; or
- Six or more patron, client, or associate visits per week; or
- Classroom studio, or outdoor teaching activity not normally permitted in the district.

A home-based business might include dressmaking and millinery, or might include consultation by such professions as physicians, dentists, lawyers, clergymen, architects, musicians, engineers, teachers, insurance agents, or real estate brokers. The Commission may determine whether uses including, but not limited to barbershops, beauty parlors, beauticians, manufacturing, commercial woodworking, animal hospitals, dance studios, mortuaries, tea rooms, restaurants, metal working, automobile, boat or other vehicle repair or painting, are specifically excluded from the definition of home-based business.

Impervious Surface: Any material that prevents absorption of stormwater into the ground.

Example: Graveled areas are typically considered to be impervious.

Institution or Institutional Use: A non-profit facility that provides a public service and is operated by a public or public / private group.

Institutional Residential Facilities

Assisted Living: A residential environment consisting of private residential units and / or a managed group living environment primarily for persons who are fifty-five years of age or older where nursing services and assistance with activities of daily living is provided to help maintain a maximum level of independence.

Community Residential Counseling Facility: A residential building or group of buildings in which counselors and staff members provide counseling, rehabilitation, evaluation, and / or other supportive services to a maximum of sixteen resident persons in lodging units, *excluding dependents, seeking to arrest, reverse, or ameliorate a problem or disorder, including the compulsive use of alcohol or drugs, pursuant to an organized and structured program.*

Included in this definition are facilities for women and / or children who have suffered physical abuse in a domestic relationship, as well as those facilities that are not exempt under CGS Section 8-3e.

This definition shall not include correctional institutions, halfway houses, group homes, or other community correction programs under the jurisdiction of the State of Connecticut Department of Correction pursuant to CGS Section 18-100, as may be amended, or court-ordered treatment programs under CGS Sections 19a-127e through 19a-127h, as may be amended.

Congregate Housing: A residential environment consisting of independent living assisted by congregate meals, housekeeping and services for residents, for persons sixty-two years old or older, who have temporary or periodic difficulties with one or more essential activity of daily living such as feeding, bathing, grooming, dressing or mobility.

Convalescent Home, Nursing Home, or Rest Home: An institution licensed by the State Department of Health, having facilities and all necessary personnel to provide services of a personal nature, nursing care under medical supervision, and direction to carry out non-surgical treatment, and dietary procedures for chronic diseases or convalescent stages of acute disease or injuries.

Halfway House: A building or group of buildings containing a residential or non-residential program, as the case may be, in which counselors and staff members provide supervision, counseling, rehabilitation, evaluation, and / or other support services to maximum of sixteen resident persons under the jurisdiction of the State of Connecticut Department of Corrections, the State of Connecticut Judicial Department, or the State of Connecticut Department of Health and Addiction Services, pursuant to Connecticut General Statutes.

Junk: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.

Junkyard or Motor Junk Business: Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, or disposal of junk. Any place of business, or site of outside storage, or deposition of two or more unregistered vehicles no longer intended for nor in condition for legal use on a public highway. The presence of used parts of vehicles or old iron, metal, glass, paper, cordage, or other waste material or discarded second-hand material which has been a part, or intended to be a part, of any vehicle, the sum of which parts or material shall be equal in bulk to two or more vehicles. Any place of business or of outside storage or deposit of vehicles for parts or for use of the metal for scrap and where it is intended to burn materials that are part of a vehicle or cut up of the parts thereof is included in this definition.

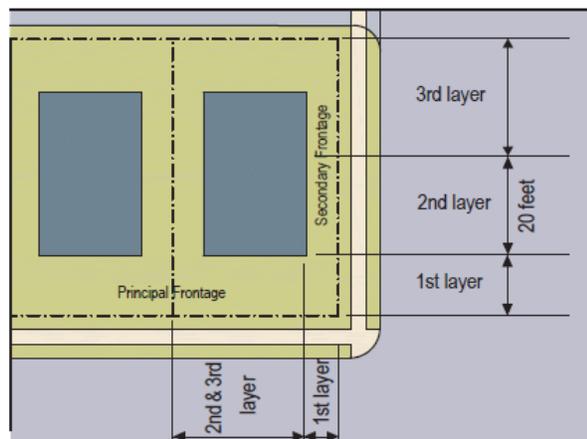
Landscaped / Landscaping: An area appropriately graded and, *with the exception of ledge and natural rock outcropping*, shall be at least covered with grass, ground cover, evergreen plantings, and any additional plantings required by these Regulations or the Commission, or City Planner. See *“Buffer or Buffer Strip”*, See *“Screening, Complete Visual”* in Section 2.2 of these Regulations.

Layer: A range of depth of a Lot within which certain elements are permitted.

First Layer: Setback from the front lot line to building façade.

Second Layer: Twenty feet measured from the front façade toward the rear lot line. This layer may include, but is not limited to, a parking garage entrance / exit, a side portico entrance, and covered parking.

Third Layer: The area located toward the rear of a lot behind the full depth of the second layer. The third layer may include but is not limited to covered and uncovered parking. Trash, recycling and collection containers shall be in the third layer.



Licensed Medical Marijuana Dispensary: A pharmacist licensed pursuant to Chapter 400j of the Connecticut General Statutes, who the Department of Consumer Protection has licensed to acquire, possess, distribute, and dispense marijuana pursuant to *Section 1 to 15, inclusive, of “An Act Concerning the Palliative Use of Marijuana”*.

Licensed Medical Marijuana Producer: A person or organization that is licensed as a producer by the Connecticut Department of Consumer Protection under Section 10 of *“An Act Concerning the Palliative Use of Marijuana”* and whose purpose is to cultivate marijuana for palliative use and selling, delivering, transporting, or distributing such marijuana only to licensed dispensaries under Section 1 to 15, include, of the above Act.

Lightwell: A private frontage type that is below-grade entrance or recess designed to allow light into basements.

Liner Building: A building specifically designed to mask a parking lot, a Parking Structure or “big box store” from a Frontage.

Lodging Facilities – Related Terms

Bed and Breakfast Establishment: An owner-occupied building and property (i.e., the principal residence of the owner) having six or fewer guest rooms without separate kitchen facilities, in which overnight accommodations and breakfast only are provided to guests for a fee.

Hotel: A building providing transient lodging for the general public with or without meals and intended for public accommodation, and so designed that normal access and egress are controlled from a central point, and further, that no provisions are made for cooking in any lodging room.

Motel: A building or group of buildings providing transient lodging for the general public, having a private outside entrance for each room or suite of rooms, and for each of which rooms or suite of rooms off-street parking spaces are provided on the premises, and further, that no provision is made for cooking in any lodging room.

Lot Line Locations

Lot Line: Any property line bounding a lot.

Street Line: The dividing property line between a street accepted by the City of Groton or approved by the Planning and Zoning Commission under the Subdivision Regulations and the lot.

Front Lot Line: On a rear lot, the lot line which is adjacent to the accessway leading to the rear lot and which is most closely parallel to the street providing access.

Rear Lot Line: The lot line generally opposite to the street line; if the rear lot line is less than 10 feet in length, or if the lot comes to a point in the rear, the rear lot line shall be deemed to be a line parallel to the street line, not less than 10 feet in length, lying farthest from the street line.

Side Lot Line: A lot line other than a "street line" or a "rear lot line."



Lot – Related Terms

Lot: A plot or parcel of land:

- Under the same ownership,
- Occupied or capable of being occupied by a principal building (or group of principal buildings, where so allowed) and the accessory buildings or uses customarily incident thereto, and
- Including such areas, setbacks, and yards as are required by these Regulations.

Lot line: The boundary that legally and geometrically demarcates a Lot.

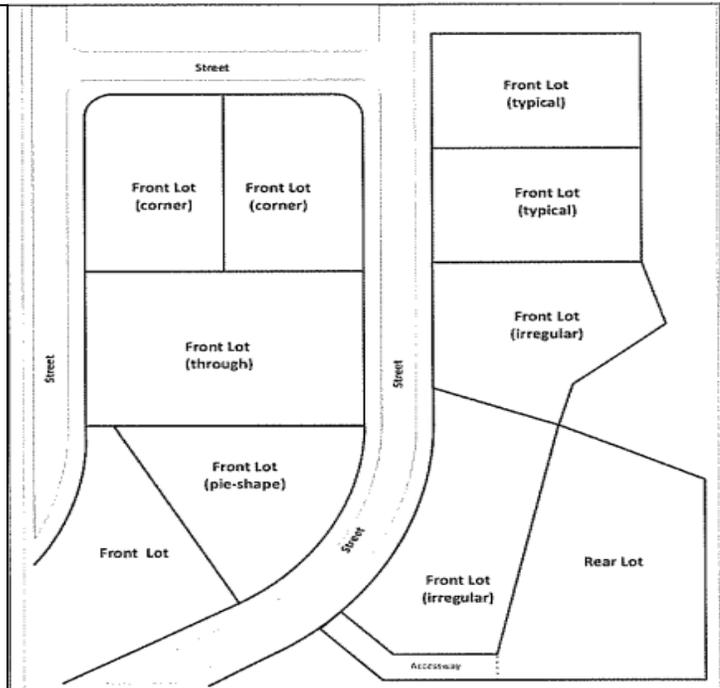
Lot Types:

Corner Lot: A front lot abutting two or more streets at their intersection.

Front Lot: A lot having the required lot width on a street.

Rear Lot: A lot on which the buildable area is located generally to the rear of other lots having frontage on the same street.

Through Lot: A lot, other than a corner lot, that has frontage on two or more streets.



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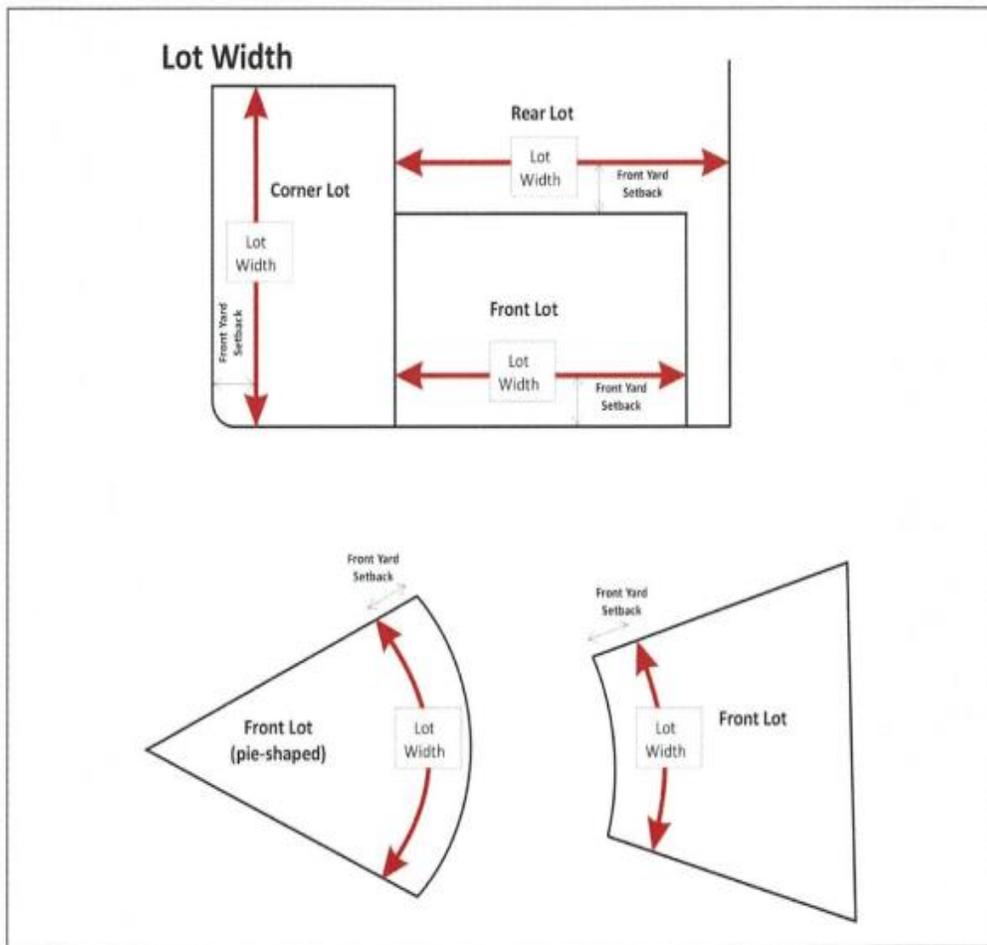
Lot Measurements – Related Terms

Lot Area: The gross horizontal area contained within the property lines of the lot.

Lot Coverage: See “Coverage – Related Terms” in Section 2.2 of these Regulations.

Lot Depth: The mean distance from the street line of the lot measured in the general direction of the sidelines of the lot.

Lot Width: The horizontal distance between side lot lines measured parallel to the street line and along the frontyard setback line.



Manufacturing, Heavy: Any use beyond the bounds of Light Manufacturing.

Manufacturing, Light: The manufacturing of products, the process of which does not create and emit fumes, gasses, smokes, vapors, vibrations, noise or glare or other factors that are regarded as nuisances that would cause adverse effects to the users of adjacent land.

Manufacturing, Primary / Accessory Use: Premises available for the creation, assemblage and/or repair of objects necessary in the production of primary product, using table-mounted electrical machinery or artisanal equipment.

Mean High Watermark: The average height of the tide measured and recorded during any given day or cycle period.

Micro-Brewery-Distillery-Winery: A facility manufacturing and/or producing beer, wine, and/or spirits and including the packaging of such alcoholic beverages for consumption on the premises for retail or wholesale sales, or a combination thereof.

Mixed Use: multiple Functions within the same building through superimposition, adjacency, or in multiple buildings by adjacency, or at a proximity determined by the Commission.

Motel: See “*Lodging Facilities – Related Terms*” in Section 2.2 of these Regulations.

Nightclub / Lounge / Dance Hall: A space in a building providing facilities for dancing and/or entertainment, and which may or may not be operated in conjunction with a restaurant / eating establishment or a drinking establishment.

Non-Conforming – Related Terms

Non-Conforming: A condition or situation that is not in conformance with a requirement of these Regulations.

Pre-Existing Non-Conforming: A condition or situation that lawfully existed on the effective date of these Regulations or any amendment thereto, and that fails to conform to one or more of the applicable provisions or requirements of these Regulations or such amendment thereto.

“Grandfathered”: Description of a pre-existing non-conforming situation. An exemption that allows persons or entities to continue a use or a form that were approved prior to the implementation of new regulations.

Non-Conforming Lot: A lot that does not conform to these Zoning Regulations for any prescribed lot requirements such as lot area, width, or depth.

Non-Conforming Structure: A structure or building that does not conform to these Zoning Regulations for any prescribed structure or building requirement such as front, side, or rear yard setback; building height, or building coverage; lot area per dwelling unit; dwelling units per building; parking and loading spaces, etc.

Non-Conforming Use: A use, whether of a building, structure, or lot, or combination thereof, that does not conform to the Use Regulations of the zoning district in which it is located.

Nuisance: An interference with the enjoyment and use of property.

Open Space: An area of land that is either naturally vegetated, is landscaped, or is developed and maintained for recreation or conservation purposes.

Open Space, Usable: That portion of the ground space on the same lot and contiguous to the principal building that is either landscaped or developed and maintained for recreation or conservation purposes. Usable open space shall not include that portions of a lot that are used for off-street parking or loading, driveway or building purposes. *EXCEPTION: Useable open space shall not include those portions of a lot deemed unusable for recreation or conservation purposes by the Planning and Zoning Commission due to severe or dangerous topographic or soil conditions. (As used in the “Multi-Family Standards” Section of these Regulations.)*

Outbuilding: (See *Secondary Building*)

Parcel: (See *Lot*)

Parking Lot: An area other than a street used for the parking of registered vehicles.

Parking Structure: A building containing one or more stories of parking above grade. Each above-ground level counts as a single story regardless of its relationship to habitable stories. Parking structures typically have at least one covered story (syn: parking garage)

Passenger Ferry: See “*Ferry and Boat – Related Terms*” in Section 2.2 of these Regulations.

Pedestrian Shed: An area that is centered on a Common Destination. Its size is related to average walking distances for the applicable Community Unit type. Pedestrian Sheds are applied to structure Communities.

Standard Pedestrian Shed: A Pedestrian Shed that is an average 1/4-mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace.

Linear Pedestrian Shed: A Pedestrian Shed that is elongated along an important Mixed-Use Corridor such as a main street. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor for the length of its Mixed-Use portion. The resulting area is shaped like a lozenge.

Personal Service: Establishment primarily engaged in providing services involving the care of a person or their personal goods or apparel including, but not limited to barbershops, beauty salons, shoe repair, health clubs, certified massage therapy, laundromats, and tailor.

Pervious Surface – Any material that permits full or partial absorption of stormwater into previously unimproved land. *Example: Retention and detention basins and drywells allowing water to percolate directly into the ground are typically considered to be pervious.*

Place of Public Assembly, Enclosed: Any area where large numbers of individuals collect to participate or to observe programs of participation.

Place of Public Assembly, Unenclosed: Any outdoor area where large numbers of individuals collect to participate or to observe programs of participation. Such gatherings may be formal or informal.

Premises: A lot, plot, or parcel of land, including the building(s) or structure(s) thereon.

Primary Use: Syn: Principal Use, (See Principal vs Accessory – Related Terms in Section 2.2.)

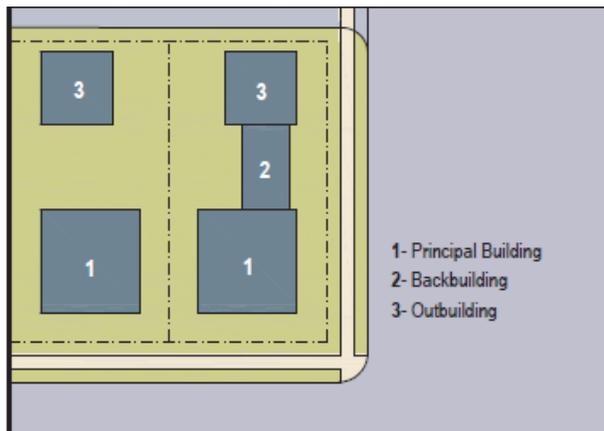
Principal vs. Accessory – Related Terms

Principal Use: The primary or predominant use or activity of a lot, building, structure, or property. See also “Accessory Use”.

Accessory Use: A use of land, building, or structure that is clearly incidental to, and customarily connected with and located on the same lot as the principal building or use. A subordinate a principal use located on the same lot. See also “Principal Use”.

Principal Building / Structure: The main building on a Lot, usually located toward the Frontage and typically containing the primary use. A building or structure where the main or principal use of the lot is conducted. The connection of another building or structure to the principal building or structure by means of an open porch, breezeway, passageway, carport, or other such open structure, with or without a roof, shall not be deemed to make such other building or structure part of the principal building or structure, *EXCEPT in the case of a private garage so attached to a dwelling*. See also “Accessory Building / Structure” in Section 2.2 of these Regulations.

Building, Accessory: A building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding.



Principal Frontage: On corner Lots, the Private Frontage designated to bear the address and Principal Entrance to the building, and the measure of minimum Lot width. Prescriptions for the parking Layers pertain only to the Principal Frontage. Prescriptions for the first Layer pertain to both Frontages of a corner Lot.

Public Art: Art in any media whose form, function and meaning are created for the public through a

public process.

Public art is typically used to enhance mundane surroundings, creating vibrant, ever-changing atmospheres that engage viewers and stimulate discussion. These installations encompass a variety of forms, including sculptures, interactive exhibits, murals and luminous projections.

Rear Lot: See “*Lot – Related Terms*” in Section 2.2 of these Regulations.

Rear Lot Line: See “*Lot – Related Terms*” in Section 2.2 of these Regulations.

Recreational Vehicle: A vehicle that is:

- a. Built on a single chassis.
- b. Measures 400 square feet or less at the largest horizontal projections.
- c. Designed to be self-propelled or permanently towable, and
- d. Designed primarily not for use as a permanent dwelling, but a temporary living quarters for recreational, camping, travel, or seasonal use.

Recreational Facility: A place designed and equipped for the conduct of sports and leisure-time activities. May include indoor and/or outdoor space that may be used for passive or active pursuit. May be publicly or privately owned and/or operated.

Repair Services: Establishments providing repair of electronic devices, office equipment, furniture, and similar items including but not limited to radio, television, and electrical appliances, upholstery shops, and shoe repair shops, but *EXCLUDING automotive repair or services, major repair of boats or marine equipment, or machinery repair.*

Residential Lodging Facilities – Related Terms

Boarding House: A dwelling providing unsupervised and uncounseled living situations in which meals, or rooms and meals are provided for compensation to more than one, but fewer than sixteen persons other than members of the family of the proprietor.

Boarding, Rooming, or Lodging Unit: A building or portion thereof providing a single housekeeping unit an unsupervised and uncounseled setting, with living and sleeping facilities, including bathroom facilities, but *EXCLUDING cooking and eating facilities.*

Rooming House: A building providing unsupervised and uncounseled living situations in which rooms are rented for compensation to more than one (1), but fewer than sixteen (16), persons other than members of the family of the proprietor. *The serving of meals or provision for cooking is prohibited.*

Restaurant / Eating Establishment: An establishment in a permanent building, kept, used, maintained, and advertised as a place where meals are regularly served to the general public.

Retail: Characterizing premises available for the sale of merchandise and food service.

Retail Business: An establishment engaged in selling goods or merchandise to the general public for personal or household consumption. This may include, but is not limited to, apparel stores, drug

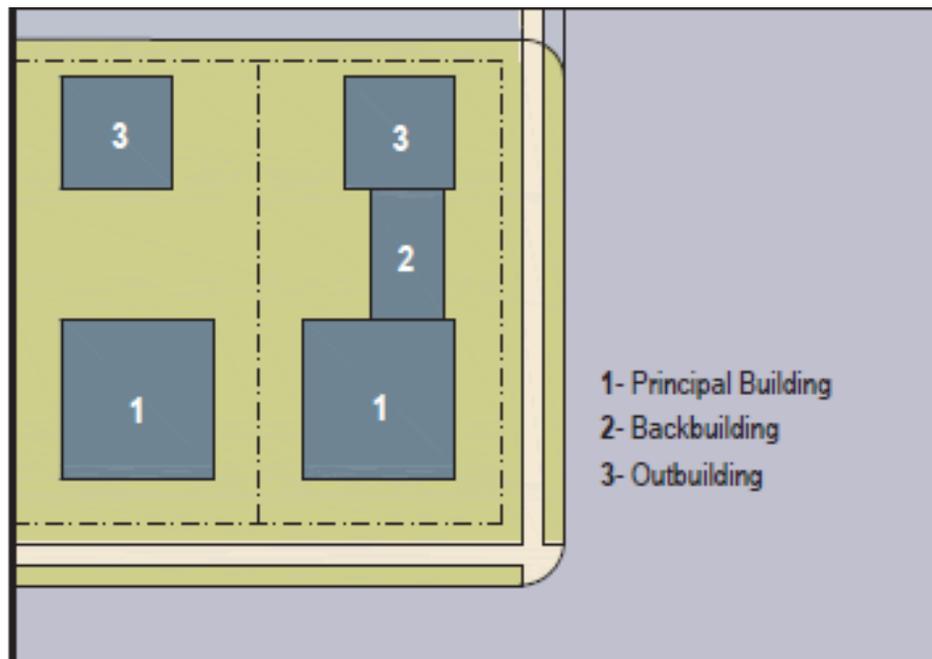
stores, grocery, meat and seafood stores, antique shops, music shops, sporting goods stores, hobby shops, gift shops, and book, stationary, magazine, candy and tobacco shops; but *EXCLUDES the sale of gasoline, motor vehicles, and heavy equipment.*

Rooming House: See “Residential Lodging Facilities – Related Terms” in Section 2.2 of these Regulations.

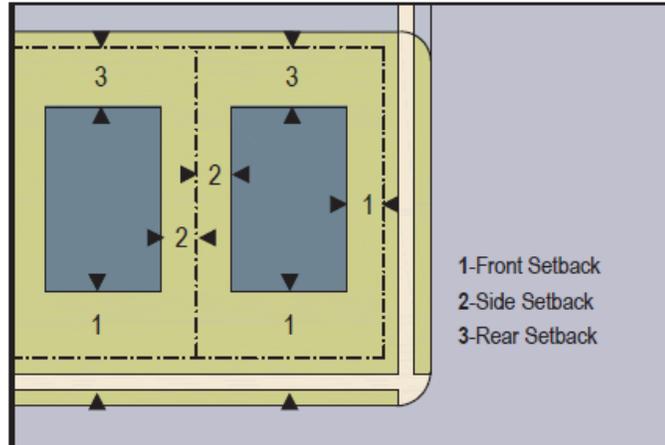
Row House: Single-family dwelling that shares a party wall with another of the same type and occupies the full Frontage Line. (*syn: Townhouse*)

Screening, Complete Visual: A type of screening that affords a year-round effect and through which the screened object is totally obscured. Complete visual screening should consist of fences, walls, screen planting, or combinations, such as compact evergreen plantings designed to provide 80% or more continuous opacity beginning at least twelve months after installation, when viewed horizontally from between 2 and 10 feet above average ground level provided such plants are maintained to provide such opacity on an on-going basis.

Secondary Building (*syn: Outbuilding*): An Accessory Building, usually located toward the rear of the same Lot as a Principal Building, and sometimes connected to the Principal Building by a Backbuilding (see diagram below). A Secondary Building is an additional building located on the same lot as a Primary Building(s) that also contains the primary use. A secondary building does not need to meet the front setback as long as the Frontage Buildout is met.



Setback: The minimum horizontal distance from any street or lot line to any building, structure, or use, measured in a straight line from and perpendicular to such street or lot line (i.e. from the property line inward). See also “Yard” in Section 2.2 of these Regulations. The area of a Lot measured from the Lot line to a building Facade or Elevation that is maintained clear of permanent structures, *EXCEPTION: Encroachments as explicitly allowed in these regulations.*



Shared Parking Factor: An accounting for parking spaces that are available to more than one Function.

Shopfront: A Private Frontage conventional for Retail use, with substantial glazing and an awning, wherein the Facade is aligned close to the Frontage Line with the building entrance at Sidewalk grade.

Sign – Related Terms

Sign: An illustration or display of any kind, attached or erected in any manner and display outdoors in view of the general public for recognized advertising purposes. The term “sign” shall include a directly illuminated sign erected inside the window display area of a building, as well as outside flags or banners, but shall *EXCLUDE a non-illuminated, on-premises sign erected inside the window display area of a building.*

Sign Area: The number of square feet contained within a single contiguous perimeter enclosing the extreme limits of the actual sign surface. *Structural members and supports required by the Building Code and not bearing advertising matter and not forming an integral part of the display shall be EXCLUDED from the sign area. The allowable area of a double face sign shall be computed on from one side only.*

Number of Signs: To determine the number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related, and composed as a unit. Where material is displayed in a random manner without an organized relationship of elements or, where there is reasonable doubt about the relationship of elements, each element shall be considered a single sign.

Sign – Related Terms (continued)

Animated Sign: Any sign or source of light, or part thereof, that flashes, alternates, rotates, moves, or in any way simulates motion, *EXCLUDING time and temperature signs*.

Banners: Attention generating devices of various shapes, sizes and colors that are typically made of, but not limited to, flexible fabric type materials that do not typically include a rigid frame and are intended to hang overhead from a pole, bracket, or similar device attached to a fixed object such as a light pole or building.

Commercial Advertising or Off-Premises Sign: Any sign owned or operated by any person, firm, or corporation engaged in the business of outdoor advertising for compensation for the use of such signs, or any sign advertising a commodity or activity not sold, produced, or conducted on the premises.

Direction Sign: A sign intended to direct the way to a place or activity.

Double-Face Sign: A sign containing the same advertisement on both sides of the supporting structure.

Flashing Sign: Any sign, the illumination of which is not kept at constant intensity at all times, and/or that exhibits sudden or marked changes in light intensity or color effect, *EXCLUDING time and temperature*.

Ground or Free-Standing Sign: A sign supported by one or more uprights or braces in or above the ground.

Illuminated Sign: A sign that is illuminated by either internal or external lighting devices or sources.

Indirectly Illuminated Sign: A sign that is only illuminated by external lighting devices or sources.

Identification, On-Premises, or Point-of-Sale Sign: Any sign advertising a commodity sold or produced on or a business conducted on the premises where the sign is located.

Projecting Sign: A sign that is affixed to an exterior wall of any building and extends more than 15 inches beyond the building walls or parts thereof.

Wall Sign: A sign that is affixed to the exterior walls of any building and projecting not more than 15 inches from the building wall or parts thereof. Wall signs shall also include illuminated signs erected inside window display areas of a building.

Speed: The velocity at which a driver travels on a thoroughfare.

Design Speed: The velocity at which a thoroughfare tends to be driven without the constraints of signage or enforcement. There are four ranges of speed: Very Low: (below 20 MPH); Low: (20-25 MPH); Moderate: (25-35 MPH); High: (above 35 MPH). Lane width is determined by desired Design Speed.

Posted Speed: The maximum speed limit posted on a roadway using accepted regulatory signage.

Stoop: A set of stairs or a ramp that connects a building to the sidewalk.

Stories - A habitable level within a building, excluding an Attic or raised basement.

Street-screen (syn: Street wall) –A freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side-yard, and/or strengthen the spatial definition of the public realm.

SF: Square feet

Specialized Classrooms: Classroom or instructional space where specific subjects including, but not limited to, engineering, drafting, accounting, or trades for adults may be taught. No offensive odor, noise, vibration, smoke, particulate matter, dust or other objectionable effects shall be permitted. Other studio style classrooms for instruction in dance, art, theater, yoga, martial arts, music, etc. may also be permitted. No meal service, overnight activities, or outdoor activities shall occur on-site. Office and storage space that supports the primary instruction use is allowed.

Stoop: A set of stairs or a ramp that connects a building to the sidewalk.

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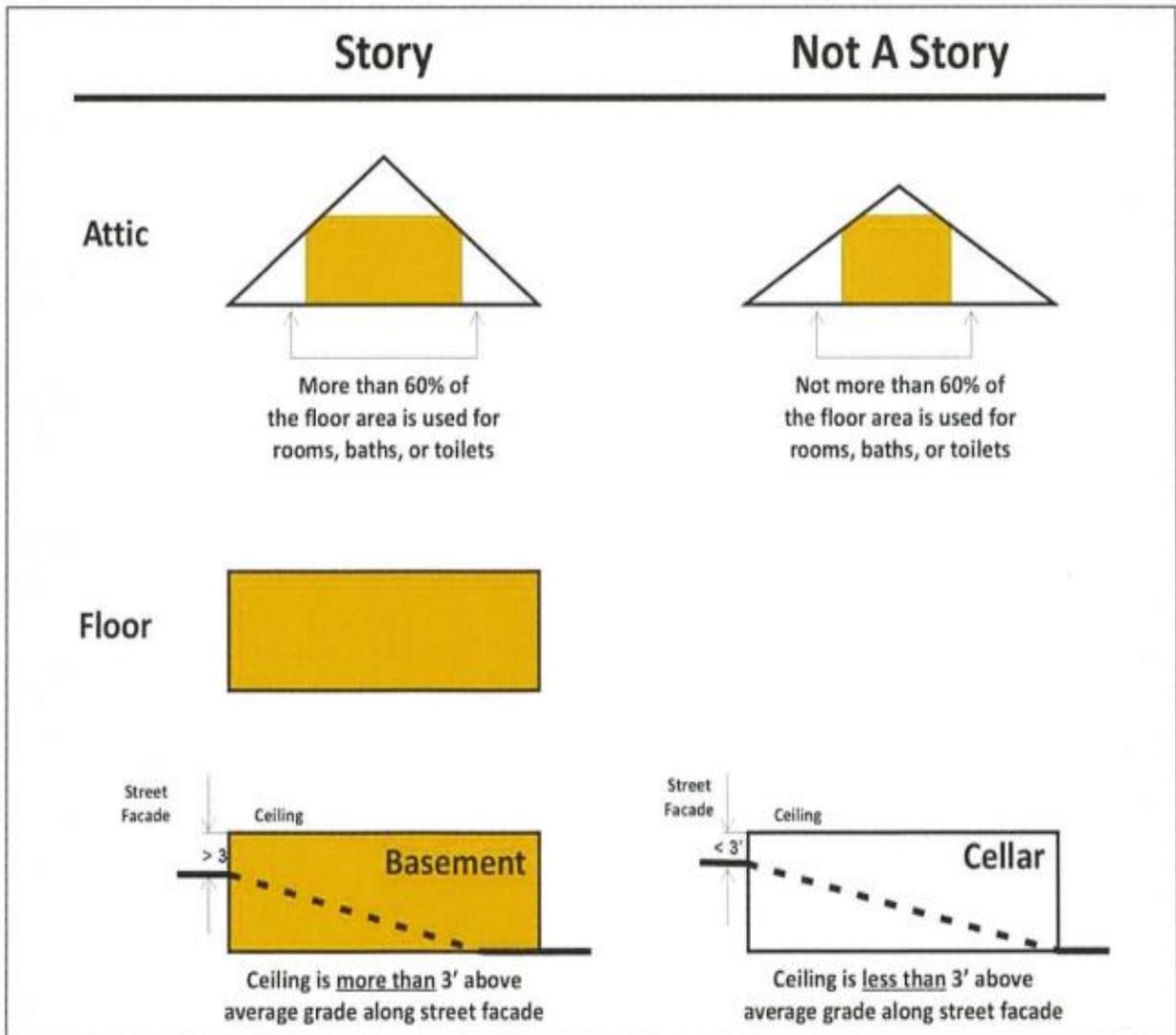
Story – Related Terms

Story: That part of a building between any floor and the floor above, or, in its absence, the ceiling or roof above unless such part is a cellar or a half-story. (NOTE: A basement is a story, but a cellar is not a story. See Section 5.3.D of these Regulations for the definition of “Basement” for floodplain management purposes.

Cellar: A portion of a building located partly or wholly underground where the ceiling is not more than 3.0 feet above the average level of finish grade adjoining the exterior walls of the street façade.

Half-Story: Any area under the pitch roof at the top of a building where:

- The floor is not more than 2 feet below the plate; and
- Less than 60% of the area of the floor is used for rooms, baths, or toilets.



Street: A vehicular way opened to or intended for public use but *excluding an alley for service access only*. “Street” shall be deemed to include the entire width of the right-of-way.

Street, Private: Any street other than a public street.

Street, Public: Any street officially accepted by the City of Groton, as approved by the Planning and Zoning Commission under the Subdivision Regulations of the City of Groton, CT.

Street, Abandoned: One that the Town had accepted at one time and had maintained; and one that the Town has since relinquished any ownership rights to including the duty to maintain, through a formal abandonment process or through a long period of non-use.

Street, Accepted: One that has been formally accepted by resolution by the Legislative Council or one that has been implicitly accepted by the Town due to public maintenance or use over an extended period.

Street, Unaccepted/Unacknowledged Road: One that has not been accepted by the Legislative Council or by implication; one that the Town has not acknowledged the existence of; and one that the Town has no duty to maintain.

Street Centerline: Describes the midpoint along the length of the street where the edges have been previously delineated.

Street Line: The line distinguishing the street from an adjacent lot.

Street Façade: The exterior wall surface of a building that is visible from, and generally parallel to the street providing access and/or the mailing address.

Street Line: See “Lot – Related Terms” in Section 2.2 of these Regulations.

Street-screen (syn: Street wall) –A freestanding wall built along the Frontage Line, or coplanar with the Facade. It may mask a parking lot from the Thoroughfare, provide privacy to a side-yard, and/or strengthen the spatial definition of the public realm.

Structure: See “Building vs. Structure” in Section 2.2 of these Regulations.

Structural Alteration: Any change in or addition to the structural or supporting members of a building, such as bearing walls, columns, beams, or girders.

Structural Fill: Screened earth material engineered to meet specific gradients of particle size, geotechnical conditions and controlled compaction rates to support the foundation or slab of a building or structure or of a paved surface.

Substantial Modification: Alteration to a building that is valued at more than 50% of the replacement cost of the entire building, if new.

Swimming Pool: A water filled enclosure, permanently constructed or portable, having a depth of more than eighteen-inches (18”) below the level of the surrounding land, or an above-surface pool, having a depth of more than thirty-inches (30”) designed, used, and maintained for swimming and bathing.

Taxi Services Facility: A parcel of land, or a building or structure, used for the parking, cleaning, and minor maintenance of a taxi or vehicle sharing service fleet, and that may include a taxi dispatch office

or vehicle sharing parking spaces (motorized or non-motorized) as an accessory use. A commercial use.

Telecommunications Facility: Towers and/or antennae and accessory structures and equipment used in receiving or transmitting telecommunications or radio signals from a mobile communication source and transmitting those signals to another wireless site, and other communication source or receiver or to a central switching computer that connects the mobile unit with land-based telephone lines.

Terrace: A structure not more than 18 inches in height above average grade on any side and located on the ground with no structural supports other than a subsurface base material. A level paved area or platform next to a building (syn: patio, veranda)

Thoroughfare: A way for use by vehicular and pedestrian traffic that provides access to Lots and Open Spaces. Thoroughfares consist of Vehicular Lanes and the Public Frontage. A public thoroughfare is a road, street, or way that has been dedicated for use by the public and accepted by the appropriate governmental authority.

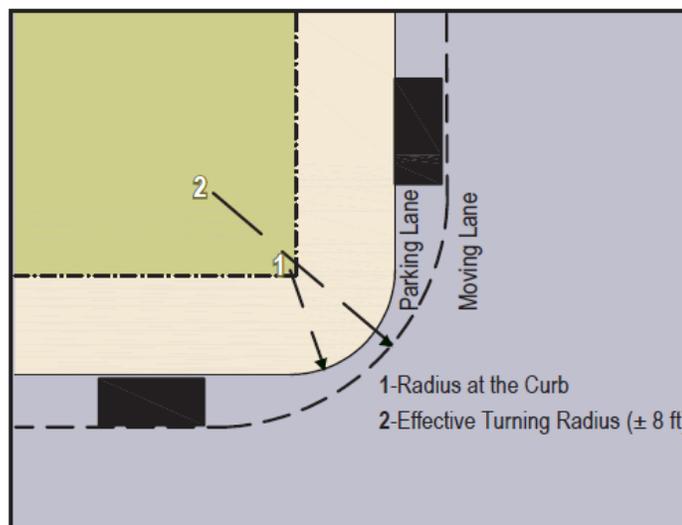
Through Lot: See "Lot – Related Terms" in Section 2.2 of these Regulations.

Tour / Sportfishing Boat: See "Ferry and Boat -Related Terms" in Section 2.2 of these Regulations.

Travel Lane: The designated portion of a roadway intended to carry motorized through traffic. Generally, travel lanes equate to the basic number of lanes for a thoroughfare, e.g. 4-lane divided highway.

Bicycle Lane: A bicycle lane (bike lane) is a portion of a curbed roadway which has been designated by striping and special pavement markings for use by bicyclists.

Turning Radius: The curved edge of a thoroughfare at an intersection, measured at the inside edge of the vehicular tracking. The smaller the Turning Radius, the smaller the pedestrian crossing distance and the more slowly the vehicle is forced to make the turn.



Effective Turning Radius – The measurement of the inside Turning Radius taking parked cars into account.

Radius at Curb - The detailing of the edge of the vehicular pavement, incorporating drainage.

Use: The specific purpose that a lot or building is designed, arranged, intended to be used, or for which it is, or may be, occupied or maintained. The terms permitted use, special use, or its equivalent shall not be deemed to include any non-conforming use. See *“Principal vs. Accessory”*.

Use, Accessory: See *“Principal vs. Accessory”* in Section 2.2 of these Regulations.

Usable Open Space: See *“Open Space, Usable”* in Section 2.2 of these Regulations.

Vehicle: Any motor vehicle as defined by the General Statutes of the State of Connecticut, as amended.

Vehicle Dealership: A facility or lot primarily used for merchandising vehicles.

Vocational Training Facility: A facility established to provide instruction and training for school to work transition to physically and developmentally disabled persons (14 years or older) providing school to work transition programs and instruction and guidance in one or more of the following areas: daily living, personal and social adjustment, self-care, work habits and skills, speech and language development. Such a facility shall not provide any residential or overnight care or accommodations or medical treatment facility providing inpatient or outpatient services of any kind. Such a facility may offer a recreational program involving activities that are social, athletic or purely diversionary in nature.

Water Dependent – Related Terms

Water Dependent: Uses or facilities that require direct access up to, or location in, marine or tidal waters and which therefore cannot be located inland, including, but not limited to: marinas, recreational and commercial fishing and boating facilities, waterfront dock and port facilities, water-based recreational uses, navigation aids, basins and channels, industrial uses dependent upon waterborne transportation, or requiring large volumes of cooling or process water that cannot reasonably be located in an inland site and uses that provide general public access to marine or tidal waters.

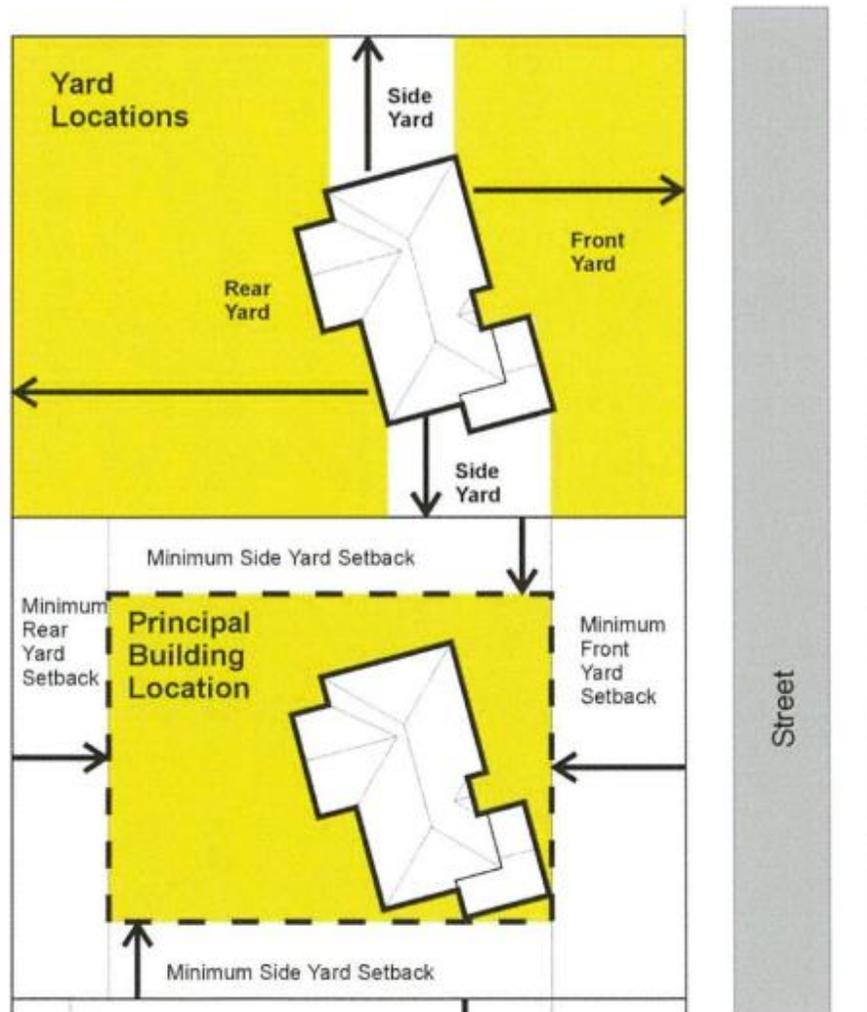
Functionally Dependent Facility: A facility that cannot be used for its intended purpose unless it is located in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities. The term does not include seafood processing facilities, long-term storage, manufacturing, sales or service facilities. See *“Water Dependent”* in Section 2.2 of these Regulations.

Yard: An area on the same lot with a principal building or buildings extending outward from the building to the property line or street line of the lot. See also *“Setback”* in Section 2.2 of these Regulations.

Yard, Front: The yard between any street façade(s) of the principal building or buildings and any street line of the lot, extending across the full width of the lot. For a corner lot in a residential zone, each street frontage shall be considered a front yard.

Yard, Rear: The yard between the rear wall of the most rear principal building and the rear line of the lot, extending across the full width of the lot. For a corner lot in a residential zone, one yard, other than a front yard, shall be deemed to be a rear yard and any other yards shall be deemed to be a side yard.

Yard, Side: The yard between the principal building or buildings and the side lot line(s), extending between the front yard and the rear yard or, where no rear yard is required, to the rear lot line.



Zoning / Building Permit: A review process conducted by the Zoning Official to determine whether a building, structure, use, or activity meets the requirements of these Regulations at the time the review is conducted.

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