

# ZONING REGULATIONS

## Bethany, Connecticut

### Table of Contents

	<u>Page</u>
Preamble and Authority .....	1
Section 1 - Rules and Definitions .....	2
1.1 - General Rules	
1.2 - Definitions	
Section 2 - Nonconformities .....	15
Section 3 - Establishment of Zones & Dimensional Requirements ..	17
3.1 Zone Designations	
3.2 District / Zone Boundaries	
3.3 Interpretation of Boundaries	
3.4 Dimensional Requirements	
Section 4 - Residential Zones, Uses & Requirements .....	20
4.1 General	
4.2 Outside storage	
4.3 Permitted Uses	
4.4 Special Exception Uses	
4.5 Special Exception Applications	
4.6 Performance Bond	
Section 5 - Business & Industrial Zones, Uses & Regulations .....	32
5.1 Permitted Uses	
5.2 Uses requiring site plan approval	
5.3 General Regulations	
5.4 Performance Standards & Other Requirements	
5.5 Application & Permit Requirements	
Section 6 - Prohibited Uses .....	44

Section 7 - Signs, Parking & Loading Regulations .....	46
7.1 General Requirements	
7.2 Signs in Residential Zones	
7.3 Signs in B & I Zones	
7.4 Off-Street Parking & Loading Requirements	
Section 8 - Earth Removal .....	51
8.1 Scope	
8.2 Purpose	
8.3 General Standards & Conditions	
8.4 Types of Permits	
8.5 Requirements for Admin. & Special Exception Permits	
8.6 Review Procedures	
8.7 General / Standard Operating Conditions	
8.8 Release of Performance Bond	
Section 9 - Elderly Housing Regulations .....	70
9.1 Purpose	
9.2 Eligible Organizations	
9.3 Permitting procedure	
9.4 Residential Eligibility Requirements	
9.5 Building & Site Requirements	
9.6 Water, Sanitary & Utility Service Requirements	
9.7 Landscape Standards	
9.8 Parking and Safety Standards	
9.9 Procedures	
9.10 Resale & Rental Restrictions	
9.11 Bonding	
9.12 One-year moratorium	
Section 10 - Site Development Plans, Requirements & Standards ...	79
10.1 General	
10.2 Standards	

Section 11 - Erosion and Sedimentation Control Regulation .....	99
11.1 Purpose	
11.2 Basic Requirements	
11.3 Definitions	
11.4 Activities Requiring a Plan	
11.5 Exemptions	
11.6 Plan Requirements	
11.7 Standards for Issuance or Denial	
11.8 Certification, Inspections and Reports	
11.9 Bonding	
 Section 12 - Bonding Requirements for Zoning Regulations .....	 103
Section 13 – Enforcement; Penalties; Administration; Zoning Permits; Disqualification .....	105
13.1 Enforcement	
13.2 Penalties	
13.3 Administration	
13.4 Zoning Permit Required	
13.5 Conflicts Of Interest: Disqualification	
 Section 14 - Zoning Board of Appeals .....	 108
14.1 Powers and Duties of the Zoning Board of Appeals	
14.2 Applications	
14.3 Public Hearings	
14.4 Voting Requirements	
 Section 15 - Regulation Amendments, Text or Map .....	 115
 Section 16 - Temporary Permits .....	 116
 Section 17 - Alcoholic Liquors .....	 118

Section 18 - Floodplain Management Regulations .....	119
18.1 Purpose	
18.2 Area of Applicability	
18.3 Basic Requirements	
18.4 Definitions	
18.5 Standards	
18.6 Administration	
18.7 Duties and Responsibilities of the Building Official	
18.8 Appeals and Variances	
18.9 Effective Date and Filing	
18.10 Notice and Records	
18.11 Appeal to Court	
 Section 19 - Saving Clause .....	 136
 Section 20 - Repealer .....	 137
 Section 21 - Effective Date & Repeal .....	 138
 Section 22 - Personal Wireless Telecommunications .....	 139
 Index .....	 149
 Appendices.....	
Appendix 1. Zoning Boundary Description.....	A-1
Appendix 2. Best Management Practices .....	A-2
Appendix 3. Bethany Driveway Specifications .....	A-3
Appendix 4. Bethany Water Source Specifications (latest rev.)	A-4
Appendix 5. Application Requirements, (General list) .....	A-5
Appendix 6. Parking Diagrams .....	A-6
Appendix 7. Recommended Plantings For The Business & Industrial Zones .....	A-7
Appendix 8. Private Road, Street, Accessway Acknowledgment	A-8