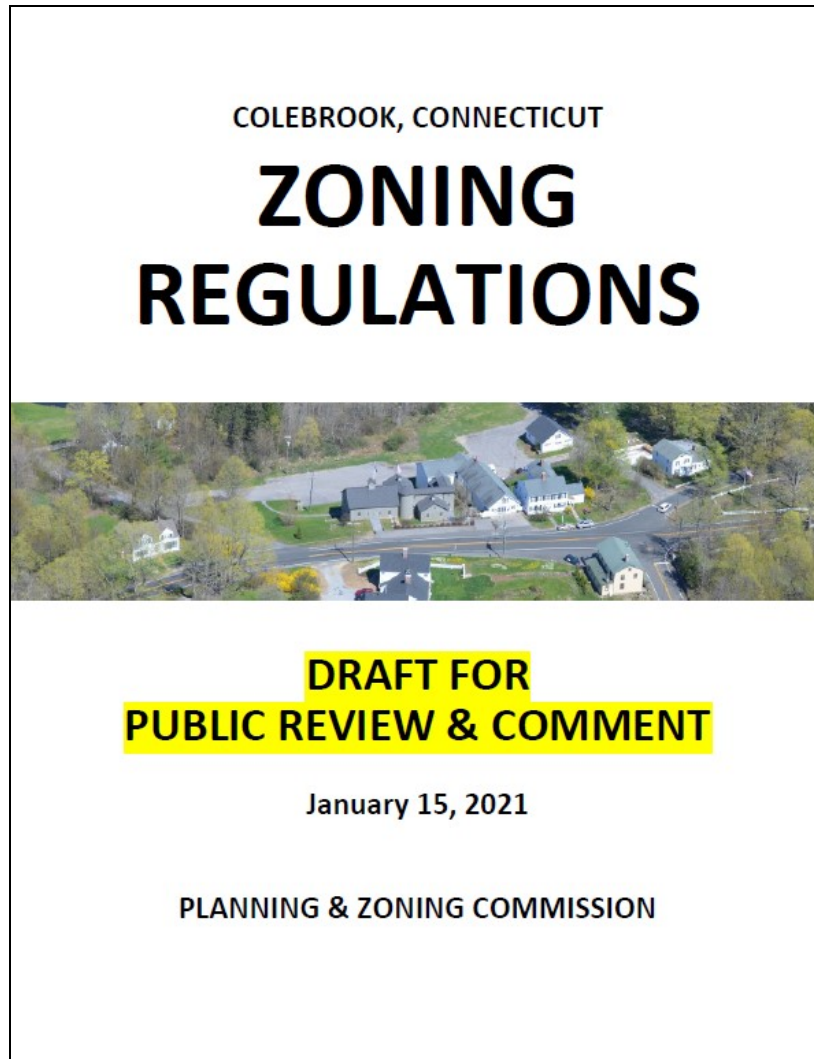


Summary of Major Changes



BIG PICTURE CHANGES

1. Re-organized regulations to help make them more intuitive and more “user-friendly”
2. Removed inconsistencies between sections
3. Added clarifications where needed
4. Updated to reflect statutory changes and court decisions
5. Updated to reflect current land use / zoning / regulatory practices

Summary of Major Changes

SECTION 1 REGULATORY BASICS

1. Updated and clarified text related to authority, purposes, zoning map, application of regulations, enforcement, and other basic regulatory provisions

SECTION 2 WORDS AND TERMS

1. Comprehensively reviewed and updated definitions
2. Grouped related terms together to better explain zoning concepts
3. Added graphics to help illustrate zoning concepts

SECTION 3 BASIC ZONING DISTRICTS

1. Reviewed and revised permitted uses in all zoning districts
2. Allowed more than one principal use per property by Special Exception in R-1 and R-2 Districts
3. Distinguished between principal / accessory and between uses / structures
4. Modified provisions with regard to:
 - a. Lodging (bed-and-breakfast, country inn, hotel, etc.)
 - b. Addressed short-term rentals
 - c. See Section 5 discussion (below) for additional changes
5. Modified area and dimensional requirements with regard to:
 - a. Eliminated minimum floor area requirements

SECTION 4 SPECIAL DISTRICTS

1. As recommended in the Plan of Conservation and Development, established a “village district” overlay for the R-1 District as authorized by CGS Section 8-2j
2. Updated Flood Hazard Area Overlay District to comply with FEMA / DEEP requirements

Summary of Major Changes

SECTION 5 USE-RELATED PROVISIONS

1. Grouped provisions related to certain uses in this Section.
2. Made changes relative to:
 - a. Updated provisions related to keeping of animals (Section 5.A)
 - b. Created 4 levels of home occupation to distinguish / regulate (Section 5.B)
 - c. Updated provisions for accessory apartments (Section 5.C)
 - d. Established provisions for farm brewery / farm winery / farm distillery (Section 5.K)
 - e. Comprehensively revised provisions for open space development (Section 5.L)
 - f. Earthwork operations (Section 5.M)
 - g. Established provisions for short-term rentals (Section 5.N.4)
 - h. Established provisions to allow food trucks (Section 5.N.5)
3. Miscellaneous updates to other provisions.

The Planning and Zoning Commission (PZC) had considered incorporating provisions related to:

- **Planned Development Districts** – a zoning tool where a detailed site plan is approved through a zone change process. This could enable “one-stop” approval of an application rather than a multi-step process for text amendment / map amendment, / plan approval. The PZC thought this could be used to facilitate economic development in Colebrook.
- **Special Business Enterprise** – a zoning tool whereby a business use could be approved through a special process based on a “master plan” for physical improvements and a “master plan” for events / activities to be conducted at the suite.

However, the PZC decided that additional review and discussion was needed before incorporating such concepts into the Zoning Regulations and these would not be proposed at this time.

Summary of Major Changes

SECTION 6 STANDARDS

1. Reorganized and updated the sign regulations and made changes to reflect recent US Supreme Court and Connecticut Supreme Court decisions related to sign content
2. Updated and clarified the parking regulations / standards and added some flexibility for modification of parking requirements in certain situations
3. Updated the exterior lighting standards for non-residential development based on the model lighting ordinance prepared by the Illuminating Engineering Society and the International Dark Sky Association
4. Updated provisions related to:
 - a. Landscaping requirements for any new non-residential development
 - b. Stormwater management for new development
 - c. Location and height of fences and walls

SECTION 7 SPECIAL PROVISIONS

1. Grouped and organized possible exceptions to dimensional standards
2. Clarified and reorganized text related to non-conforming situations

SECTION 8 PROCEDURES

1. Comprehensively rewrote entire section to reflect State statutes and court decisions and land use good practice
2. Added provisions to enable pre-application review by Commission
3. Added sub-sections to avoid repetition of requirements
4. Revised Special Exception criteria

ZONING MAP

1. Adding Village District Overlay (only overlays the R-1 District in Colebrook Center at present)