

The following is a summary of changes within the Zoning Regulations to add veterinary hospitals as a Special Permit Use in Residential areas.

Section 2.2 – Defined Terms

Veterinary Hospital – A building or place used for diagnosing or surgically or medically treating animals, whether or not animals are kept on the premises for the purpose of treatment. See Section 8.4.N.

Section 4.2 - R-2 Single Family Zone

D. Uses Permitted With Special Permit

The following are Special Permit uses, permitted in the R-2 Zone only when specifically approved by the Planning and Zoning Commission in accordance with the provisions of Section 9.2:

1. Uses providing essential community services including, but not limited to the following:
 - a. Fire or Police stations or other Municipal buildings
 - b. Public Utility buildings, structures or utility substations
 - c. Public and Parochial schools
 - d. Parks, playgrounds or public recreations areas
 - e. Libraries, churches, museums or auditoriums
 - f. Cemeteries and their extensions
 - g. Hospitals.
2. Roadside stands for the seasonal sale of farm produce and products grown or produced on the parcel on which they stand. Such stands shall be located no closer than fifty (50') feet from any street or lot line.
3. Commercial recreation as defined and described in Section 8.4.F
4. **Veterinary Hospitals in accordance with Section 8.4.N.**

Section 4.3 R-3 Resource Residential Zone

The following are Special Permit uses, permitted in the R-3 Zone only when specifically approved by the Planning and Zoning Commission in accordance with the provisions of Section 9.2:

1. Uses providing essential community services including, but not limited to the following:
 - a. Fire or Police stations or other Municipal buildings.
 - b. Public utility buildings, structures or utility substations
 - c. Public and Parochial schools
 - d. Parks, playgrounds or public recreation areas
 - e. Libraries, churches, museums or auditoriums
 - f. Cemeteries and their extensions
 - g. Hospitals
2. Roadside stands for the seasonal sale of farm produce and products grown or produced on the parcel on which they stand. Such stands shall be located no closer than fifty (50') feet from any street or lot line.
3. Commercial recreation as defined and described in Section 8.4.F.
4. Commercial kennels in accordance with Section 8.4.C.
5. Conversions of existing single family dwellings for use as two family dwelling in accordance with the provisions of Section 9.2 and the following requirements:
 - a. Building must have been built prior to 1941.
 - b. The existing building must contain at least two thousand (2000 square feet of habitable space
 - c. The proposal shall be such that no exterior evidence of multi-family use shall be visible

- d. All applications for approval shall include:
 1. Photographs of the existing building from all sides
 2. Plans and exterior details of proposed conversion
 3. Adequate parking in accordance with Section 7.1
 4. Adequate provisions for water supply and sewage disposal
6. Accessory Dwelling Units in accordance with Section 8.4.M.
7. **Veterinary Hospitals in accordance with Section 8.4.N.**

Section 4.4 R-4 Rural Residential Zone

D. Uses Permitted With Special Permit

The following are Special Permit uses, permitted in the R-4 Zone only when specifically approved by the Planning and Zoning Commission in accordance with the provisions of Section 9.2:

1. Uses providing essential community services including, but not limited to the following:
 - a. Fire or Police stations or other Municipal buildings
 - b. Public Utility buildings, structures or utility substations
 - c. Public and Parochial schools
 - d. Parks, playgrounds or public recreation areas
 - e. Libraries, churches, museums or auditoriums
 - f. Cemeteries and their extensions
 - g. Hospitals
2. Roadside stands for the seasonal sale of farm produce and products grown or produced on the parcel on which they stand. Such stands shall be located no closer than fifty (50') feet from any street or lot line.
3. Commercial recreation as defined and described in Section 8.4.F
4. Commercial kennels in accordance with Section 8.4.C
5. Conversions of existing single family dwellings for use as two-family dwelling in accordance with the provisions of Section 9.2 and the following requirements:
 - a. Building must have been built prior to 1941
 - b. The existing building must contain at least two thousand (2000) square feet of habitable space
 - c. The proposal shall be such that no exterior evidence of multi-family use shall be visible
 - d. All applications for approval shall include:
 - A. Photographs of the existing building from all sides
 - B. Plans and exterior details of proposed conversion
 - C. Adequate parking in accordance with Section 7.1
 - D. Adequate provisions for water supply and sewage disposal
6. Accessory Dwelling Units in accordance with Section 8.4.M.
7. **Veterinary Hospitals in accordance with Section 8.4.N.**

Add Section 8.4.N

The purpose of this section is to establish Veterinary Hospitals as a Special Permit use in the R-2, R-3, and R-4 residential zones. This Section 8.4.N shall not apply to veterinary hospitals operating in the Commercial Zone. The following requirements shall apply:

1. **Minimum lot size is 5 acres.**

2. **Minimum frontage is 300 feet.**
3. **Property must front on either an Arterial or Collector street as depicted on the most recent Functional Classification Map published by the Connecticut Department of Transportation.**
4. **All animals shall be kept indoors in a structure located no less than 100 feet from side and rear property lines.**
5. **A 30' vegetated buffer consisting of plantings not less than 5' in height at time of installation shall be maintained along all side and rear property lines at all times. Existing vegetation may be considered as the buffer strip if kept intact. Upon review, the Commission may allow by a $\frac{3}{4}$ majority a solid fence no less than 7' in height off grade to act as the buffer when a 30' vegetated strip is not feasible.**
6. **Parking shall be in accordance with Section 7.1**
7. **Signage shall be in accordance with Section 7.2 except that free-standing signs shall not exceed 16 square feet.**
8. **Lighting shall be in accordance with Section 7.3.**
9. **The design of the site and all buildings must reflect the residential character and appearance of the area which surrounds it.**

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