

# Town of East Windsor

## Commercial Zone Information

### Town of East Windsor

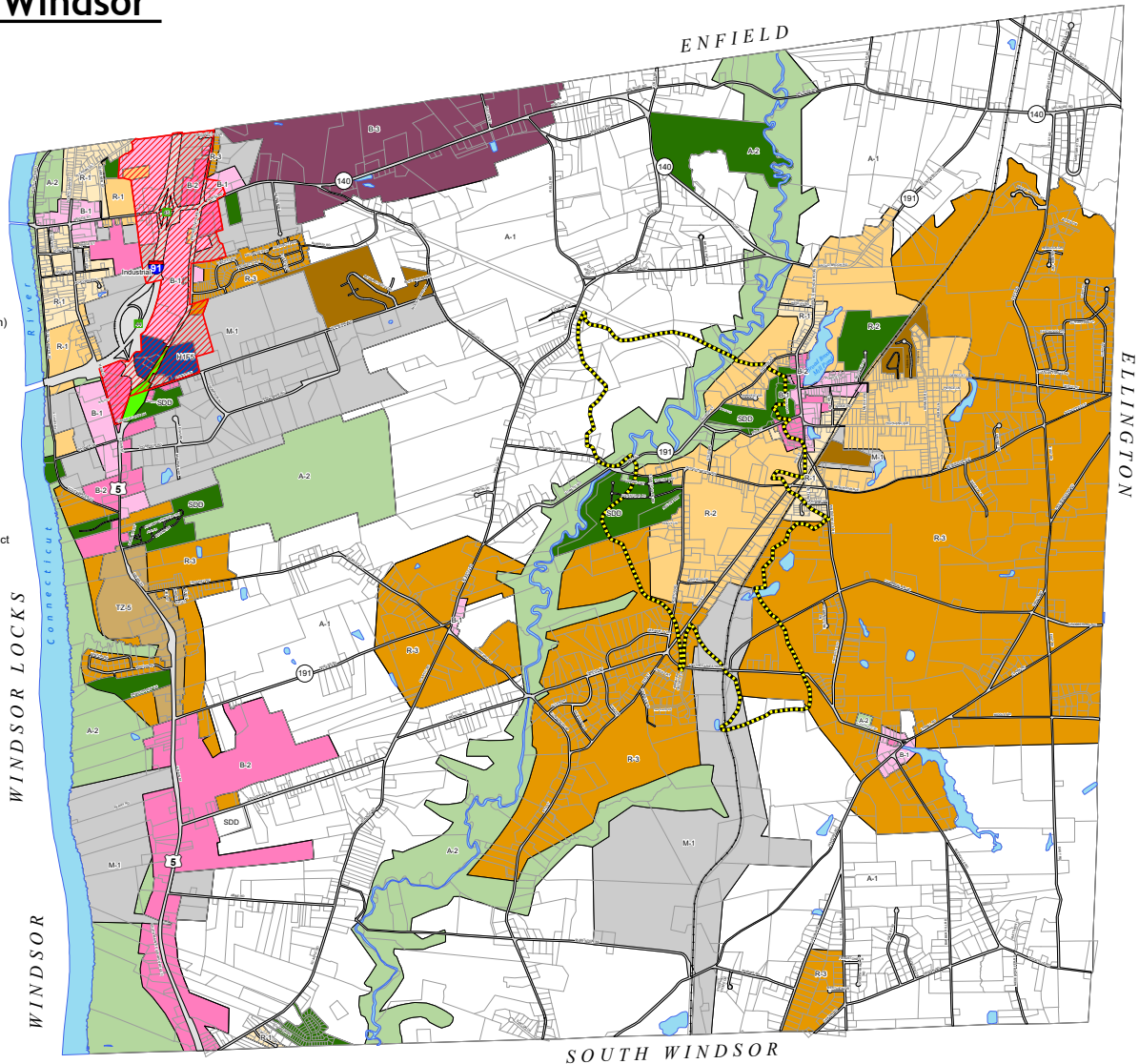
*Hartford County*

*State of Connecticut*



#### Zoning

- A-1 - Agricultural / Residential
- A-2 - Agricultural / Residential (floodplain)
- R-1 - Single - Multi Family Residential
- R-2 - Single Family Residential
- R-3 - Single Family Residential
- B-1 - Neighborhood Shopping District
- B-2 - Business District
- B-3 - Route 140 Business Corridor
- M-1 - Manufacturing District
- TZ-5 - Transitional Zone
- ARHD - Age Restricted Housing Zone
- MFDD - Multi Family Development District
- HIZ - Highway Interchange Zone
- Approved Parcels
- Highway Interchange Overlay Zone
- Corridor Where Gas Station May Be Permitted in HIZ
- Aquifer Protection Area
- Railroad
- Right of Way
- Waterbodies
- Parcels
- Interstate Exits



0 1,000 2,000 4,000 6,000 Feet  
1 inch = 1,000 feet



Amended Date: 03/20/2015

This map is for planning purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of East Windsor and its mapping contractors assume no legal responsibility for the information contained herein.

Map Printed April 2018

- Business 1 (B1) Zone
- Business 2 (B2) Zone
- Business 3 (B3) Zone
- Highway Interchange (HIZ) Zone
- Manufacturing (M1) Zone
- Transition (TZ5) Zone

Please Select the Zone from the list to the left that you are interested in

## BUSINESS 1 ZONE (B-1)

### SECTION 500.1



Zone purpose: This zone is intended to establish areas of light commercial activities including neighborhood retail, services and professional offices. The character of the zone is intended to be small scale commercial activities that service the surrounding areas and integrate well with the neighboring residential development.

### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.
- Retail Establishments
- Service Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Funeral Homes, Mortuaries, Morgues
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Commercial & Trade Schools & Classrooms
- Dog/Pet Grooming, Pet Shop/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

### SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING AND ZONING COMMISSION

- Day Care Centers; Nursery Schools
- Hotels
- Nursing/Elder Care/Convalescent Homes
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Drive Thru
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Residential (Residential Units may be permitted above the first story in commercial buildings. Those units below the first story must be limited to studio apartments not to exceed 900 SF in area. All residential units in commercial buildings require a SPU and must meet specific conditions.)

### DIMENSIONAL REQUIREMENTS

Minimum lot area: .34 acres/15,000 SF

Lot frontage: 100'

Front yard setback: 50'

Side yard setback: 15'

Rear yard setback: 30'

## BUSINESS 2 ZONE (B-2)

### SECTION 500.2



Zone purpose: This zone is intended to provide areas of commercial activity including community retail, business, service, professional offices, and other automotive dependent uses. The character of this zone is intended to be small to large scale commercial developments primarily serviced by automobiles.

### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.
- Retail Establishments
- Service Establishments
- Dry Cleaning Establishments
- Catering Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Funeral Homes, Mortuaries, Morgues
- Financial Institutions, Banks
- Office – General & Professional
- Business & Professional Office Buildings
- Contractor's Office & Storage Yards – up to 2,000 SF (Storage areas must be a minimum of 50' back from any property line. No processing of materials is permitted on site.)
- Automotive – Repair Establishments
- Automotive – New & Used Car Dealers
- Inventory Holding Areas (the bulk and area requirements of the existing zone apply)
- Automotive – Car Wash
- Automotive – Retail
- Truck, Equipment and Recreational Vehicle Sales
- Commercial & Trade Schools & Classrooms
- Dog/Pet Grooming, Pet Shop/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

### SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail/Service Establishment (>30,000 SF)
- Daycare Centers; Nursery Schools
- Hotels
- Contractor's Office & Storage Yards - >2,000 SF (No processing of materials is permitted on site)
- Nursing/Elder Care/Convalescent Homes
- Automotive – Auto Body Repair Shops
- Automotive – Filling or Re-Energizing Stations
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP, and may be limited to beer and wine)
- Drive Thru
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Residential (Residential Units may be permitted above the first story in commercial buildings. Those units below the first story must be limited to studio apartments not to exceed 900 SF in area. All residential units in commercial buildings require a SPU and must meet specific conditions.)

### DIMENSIONAL REQUIREMENTS

Minimum lot area: .275 acres/12,000 SF

Lot frontage: 80'

Front yard setback: 50'

Side yard setback: 15'

Rear yard setback: 30'



## BUSINESS 3 ZONE (B-3)

### SECTION 500.6 - ROUTE 140 BUSINESS CORRIDOR

Zone purpose: This zone is intended to provide for business development in order to increase the tax base, provide services and amenities to residents of the town and larger region, and provide jobs. The character of the zone is intended to provide a variety of uses and building types while managing environmental, traffic, and aesthetic/community character impacts. Planned developments with a village character and multiple uses on a parcel are desirable in this district.

#### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.

#### SPECIAL PERMITS

SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail Establishments (up to 30,000 SF)
- Service Establishments (Personal/Professional)
- Day Care Centers; Nursery Schools
- Dry Cleaning Establishments
- Catering Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Financial Institutions, Banks
- Fitness Centers (max 1,000 SF)
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Nursing/Elder Care/Convalescent Homes
- Research & Experimental Laboratories
- Manufacturing – Light
- Commercial Recreation (Indoor recreation only)
- Commercial & Trade Schools & Classrooms
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Drive Thru
- Drive Thru for non-residential uses
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Residential (Residential Units may be permitted above the first story in commercial buildings. Those units below the first story must be limited to studio apartments not to exceed 900 SF in area. All residential units in commercial buildings require a SPU and must meet specific conditions.)
- Museums
- Live Theaters
- Art Gallery/Artist Studios
- Multiple Principal Uses on One Parcel

#### DIMENSIONAL REQUIREMENTS

Minimum lot area: .92 acres/40,000

Lot frontage: 200'

Front yard setback: 75'

Side yard setback: 15'

Rear yard setback: 30'

# HIGHWAY INTERCHANGE ZONE (HIZ)

## SECTION 500.5



Zone purpose: The intent of the HIZ is to establish a legal framework for land use alternatives that will provide the applicant with a wide variety of development opportunities; to encourage the economic development and fiscal improvement of the community by providing flexible development opportunities and responsiveness to market trends for land having high visibility and access to the major intersections of Route 5 with I-91 at Exit 44, and with Route 140 as depicted in the HIZ Map; to empower the Town with a measure of control over the type and quality of development while encouraging mixed, Commercial, Business and Residential uses; and to insure that such development is accomplished in an orderly manner with minimal negative impact to neighboring areas and critical natural resources. Improvement of the underlying parcels shall retain as of right development per standard zoning requirements. For parcels seeking development in the HIZ Overlay area and granted the HIZ designation through the Special Permit process, the bulk, area and use requirements of the underlying zone shall not apply.

### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.

### SPECIAL PERMITS

#### SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Retail Establishments
- Service Establishments (Personal/Professional)
- Retail/Service Establishments (< 30,000 SF)
- Catering Establishments
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Hotels
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Nursing/Elder Care/Convalescent Homes
- Automotive – Filling or Re-energizing stations (Gas stations may only be permitted if access is directly to Route 5. Permitted locations of the corridor are depicted on the Map #)
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Residential (Residential components must be mixed use, above retail and/or office uses. First floor uses must be a minimum of 14' height to ceiling. Residential on second story and higher must allow for 40% affordable housing with a maximum of 2 bedrooms per dwelling unit. Densities should reflect those in Section 802: Multi-Family Development District (MFDD))
- Live Theaters
- Art Galleries/Artist Studios
- Multiple Principal Uses on One Parcel

### DIMENSIONAL REQUIREMENTS

Minimum lot area: 1 acre/43,560 SF

Sites may be developed as permitted through Zoning Regulations based on underlying zoning, while bulk and area requirements or HIZ shall be determined through the General Development Plan/Special Permit process.

# MANUFACTURING ZONE 1 (M-1)

## SECTION 500.4



Zone purpose: This zone is intended to provide areas for manufacturing, warehousing, wholesale, and other forms of commercial and industrial activities. The character of the zone is intended to be commercial in nature while still maintaining the small-town community character.

### PERMITTED USES

- Farms: Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.
- Dry Cleaning Establishments
- Catering Establishments
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Contractor's Office & Storage Yard – Up to 2,000SF (No processing of materials is permitted on site)
- Medical, Dental Laboratories
- Wholesale Establishments
- Warehousing/Distribution – Non-hazardous materials
- Research & experimental Laboratories
- Manufacturing – Light
- Automotive – Repair Establishment
- Automotive – New & Used Car Dealers
- Inventory Holding Areas (the bulk and area requirements of the existing zone apply)
- Truck, Equipment & Recreational Vehicle Sales
- Commercial & Trade Schools & Classrooms (for Profit educational facilities permitted in M-1 Zone)
- Dog/Pet Grooming/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

### SPECIAL PERMITS

#### SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION

- Service Establishments (Personal/Professional)
- Day Care Centers/Nursery Schools
- Hotels
- Contractor's Office & Storage Yards – >2,000 SF (No processing of materials is permitted onsite)
- Warehousing/Distribution - Hazardous materials
- Manufacturing – Heavy
- Volume Reduction Facilities
- Composting, Mulching, Wood Chipping Facilities
- Automotive – Auto Body Repair Shops
- Commercial Recreation
- Alcohol Sales (Liquor as an associated use with hotel, recreational use, and catering permitted with SUP and may be limited to beer and wine)
- Adult-Oriented Establishments
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding

### DIMENSIONAL REQUIREMENTS

Minimum lot area: 1.337 acres/60,000 SF

Lot frontage: 200'

Front yard setback: 60'

Side yard setback: 20'

Rear yard setback: 30'



## TRANSITION ZONE 5 (TZ5) SECTION 500.3



**Zone purpose:** The purpose of this zone is to allow existing residential areas to transition in an orderly means to a commercial area. The development of this zone should provide minimal impacts on existing residential development within the area.

### PERMITTED USES

- **Farms:** Raising livestock on commercial farms is allowed by right provided that the farm has at least 3 acres. Raising of livestock for non-commercial farms is subject to a minimum of 1 contiguous acre of useable pasture for one animal unit.
- The growing of crops, forestry, nursery and other similar agricultural uses are permitted in any zone with any acreage provided best management practices are utilized.

### SPECIAL PERMITS

**SUBJECT TO THE ISSUANCE OF A SPECIAL PERMIT FROM THE PLANNING & ZONING COMMISSION**

- Retail Establishments
- Service Establishments (Personal/Professional)
- Day Care Centers; Nursery Schools
- Restaurants (Restaurant or food service establishment must be separated by at least one tenant space from any existing animal retail or service establishment)
- Hotels
- Funeral Homes, Mortuaries, Morgues
- Financial Institutions, Banks
- Offices – General & Professional
- Business & Professional Office Buildings
- Medical, Dental Laboratories
- Nursing/Elder Care/Convalescent Homes
- Automotive – Repair Establishments
- Automotive - New & Used Car Dealers
- Inventory Holding Areas (bulk and area requirements of Section 815 apply)
- Automotive – Filling or re-energizing stations (automotive filling station, with no automobile sales, service or carwash)
- Automotive – Retail
- Commercial Recreation
- Commercial & Trade Schools & Classrooms
- Dog/Pet Daycares/Training/Dog Hotel/Kennel, Boarding
- Dog/Pet Grooming, Pet Shop/Retail, Veterinarian (Animal retail or service establishment tenant space must be separated by at least one other tenant space from any existing restaurant or food service establishment)

### DIMENSIONAL REQUIREMENTS

Minimum lot area: .459 acres/20,000 SF

Lot frontage: 100'

Front yard setback: 50'

Side yard setback: 20'

Rear yard setback: 20'