

Town of East Windsor Planning & Development

Residential Permitted Use Table

Section 402 PERMITTED USES IN RESIDENTIAL & AGRICULTURAL DISTRICTS

The following table identifies those uses that are permitted as of right and those permitted by special permit in agricultural and residential zoning districts: (see Section 304 for uses permitted in any zone)

USE	R-1	R-2	R-3	A-1	A-2
Single family dwellings	P	P	P	P	SUP
Multi-family (2 & 3 family units)	SUP				
Multi-family (More than 3 units) (1)	SUP				
Active Adult Housing	SUP	SUP	SUP	SUP	
Nursing & Convalescent Homes	SUP	SUP	SUP		
Existing Cemeteries (2)	SUP	SUP	SUP	SUP	
Greenhouses or Farms (3)	P	P	P	P	
Keeping of Poultry & Livestock (4)	P	P	P	P	
Bed & Breakfast (for not more than 10 guests)				SUP	
Farms (5)	P	P	P	P	P
Kennels, Veterinary Hospitals				SUP	
Sale of Farm Products				P	
Inventory Holding Area (7) (Amended – effective 1/8/09)				SUP	

Notes To Permitted Uses In Residential Districts

- (1) In an R-1 district, multi-family housing in excess of 3 units may be permitted on parcels of not less than 4 acres in accordance with Section 803.
- (2) Existing cemeteries in residential zones may be extended 300 feet on both sides and in the rear 500 feet.
- (3) Farms are permitted in any zone. See Chapter 305.3 for livestock regulations. *(Amended – Effective 8/1/2011)*
- (4) Commercial and Non-Commercial Farms are regulated through Chapter 305.3 for livestock regulations. *(Amended – Effective 8/1/2011)*
- (5) Farms: See Chapter 305. *(Amended – Effective 8/1/2011)*
- (6) Shall require a site plan showing the location of all buildings, parking areas, traffic accesses, storm drainage, open space, sanitary disposal facilities, landscaping, and other requirements deemed necessary by the Commission.
- (7) Shall meet all the requirements of Section 815 Inventory Holding Areas. *(Amended – effective 1/8/09)*

A full link to the Zoning Regulations can be found here: <https://www.eastwindsor-ct.gov/planning-development>