

# 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 maybe 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.