

4.3 LOCAL SHOPPING (LS-5)

Purpose: This is a small lot business zone for built-up areas to provide a full range of services to residences in the area.

4.3.1 Permitted Uses.

- 4.3.1.1 Boarding/tourist homes of less than five (5) bedrooms.
- 4.3.1.2 Day care centers, Family day care homes.
- 4.3.1.3 Municipal facilities.
- 4.3.1.4 Office buildings less than 5,000 square feet gross floor area.
[AMENDED OCTOBER 20, 2020]
- 4.3.1.5 Personal services. [ADOPTED JULY 30, 1991]
- 4.3.1.6 Public utilities, structures, and facilities.
- 4.3.1.7 Residential (Table). [ADOPTED MAY 24, 2006]

HOUSING TYPE	MAXIMUM DWELLING UNITS PER LOT	MINIMUM LOT AREA (SQ. FEET)
Single Family Residence	1	10,000
Duplex Residence	2	20,000
Triplex Residence	3	30,000

- 4.3.1.8 Retail/wholesale sales buildings less than 5,000 square feet gross floor area. [AMENDED JULY 30, 1991; ADOPTED OCTOBER 20, 2020]
- 4.3.1.9 Financial Institutions up to 5,000 square feet gross floor area.
[ADOPTED SEPTEMBER 7, 2004; AMENDED OCTOBER 20, 2020]
- 4.3.1.10 Restaurant, Retail. [ADOPTED JANUARY 3, 2006]

4.3.2 Accessory Uses.

- 4.3.2.1 Home Occupations, in accordance with Section 1.2.2.
- 4.3.2.2 Off-street parking of less than 20 cars and commercial vehicles, in accordance with Section 7.10. [ADOPTED JULY 30, 1991]

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- 4.3.2.3 Recreational uses and structures such as, but not limited to, swimming pools and tennis courts accessory to residential uses.
- 4.3.2.4 Recreational facilities, such as tennis/handball courts and pools, accessory to commercial uses. [ADOPTED JULY 30, 1991]
- 4.3.2.5 Storage of goods or supplies incidental to permitted uses.
- 4.3.2.6 Keeping of domestic animals as an accessory to a residential use.
[AMENDED NOVEMBER 19, 2013]
NOTE: No commercial activity involving domestic animals is permitted.

With the exception of hens, no more than two (2) adults of a species per household number may be kept and only on the following lot sizes:
 - .1 Dogs, cats, fowl, or others compatible with cohabitation with humans may be kept on the minimum lot areas.
 - .2 Grazing animals such as horses, cows, sheep, and goats with no more than two (2) animals per 130,000 square feet.
 - .3 Keeping of hens in accordance with Section 2.17.
- 4.3.2.7 Accessory Dwelling Units in accordance with Section 7.1. [ADOPTED DECEMBER 18, 2018]

4.3.3 Uses Allowed by Special Permit.

- 4.3.3.1 Community center or library. [ADOPTED JULY 30, 1991]
- 4.3.3.2 Congregate Living Facility in accordance with Section 6.6.2.
- 4.3.3.3 Convalescent homes in accordance with provisions of Section 6.6.3.
- 4.3.3.4 Drive-in windows, limited to financial institutions and pharmacies, in accordance with Section 6.6.5 [AMENDED JANUARY 3, 2006]
- 4.3.3.5 Funeral homes, mortuaries.
- 4.3.3.6 Gas/auto service stations (See Section 8.10.5 – ZBA Review).
- 4.3.3.7 Hospitals. [ADOPTED JULY 30, 1991]

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- 4.3.3.8 Hotels and motels, in accordance with Section 6.6.10.
- 4.3.3.9 Housing for the elderly in accordance with Section 6.6.6.
- 4.3.3.10 Laundries and laundromats.
- 4.3.3.11 Liquor sales places for off-premises consumption.
- 4.3.3.12 Liquor sales places for consumption on-premises in accordance with provisions of Section 6.6.16.
- 4.3.3.13 Office buildings equal to or greater than 5,000 square feet gross floor area. [AMENDED OCTOBER 20, 2020]
- 4.3.3.14 Outdoor boat sales.
- 4.3.3.15 Parking, off street, 20 or more cars, in accordance with Section 6.6.12.
- 4.3.3.16 Processing of agricultural products. [ADOPTED JULY 30, 1991]
- 4.3.3.17 Recreational facilities, public or private.
- 4.3.3.18 Restaurants, in accordance with Section 6.6.16. [AMENDED JANUARY 3, 2006]
- 4.3.3.19 Retail/wholesale sales buildings equal to or greater than 5,000 square feet gross floor area. [ADOPTED JULY 30, 1991; AMENDED OCTOBER 20, 2020]
- 4.3.3.20 Schools – public and private.
- 4.3.3.21 Special Wall Signs in accordance with Section 7.12.7.1.4. [AMENDED MAY 24, 2011]
- 4.3.3.22 Theaters. (except drive-ins)
- 4.3.3.23 Wellness Centers. [ADOPTED NOVEMBER 7, 2002]
- 4.3.3.24 Special Detached Banners in accordance with Section 7.12.7.3. [ADOPTED JUNE 24, 2003]
- 4.3.3.25 Parking, dedicated off-site (receiver), in accordance with Section 7.10.2.4. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]

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- 4.3.3.26 Parking, reductions, in accordance with Section 7.10.2.3. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.3.3.27 Parking, shared, in accordance with Section 7.10.2.5. [ADOPTED JUNE 1, 2004; AMENDED DECEMBER 22, 2008]
- 4.3.3.28 Excavation in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.3.3.29 Filling in accordance with Section 6.6.7. [ADOPTED AUGUST 2, 2005]
- 4.3.3.30 Financial Institutions over 5,000 square feet gross floor area. [ADOPTED AUGUST 2, 2005; AMENDED OCTOBER 20, 2020]
- 4.3.3.31 Medical Clinics. [ADOPTED AUGUST 2, 2005]
- 4.3.3.32 Rehabilitation of Existing Buildings in accordance with Section 6.6.14. [ADOPTED AUGUST 2, 2005]
- 4.3.3.33 Height Exceptions for Roof Structures and Architectural Features in accordance with Section 6.6.20. [ADOPTED OCTOBER 18, 2005]
- 4.3.3.34 Residential Mixed Use in accordance with Section 6.6.21. [ADOPTED MAY 24, 2006]
- 4.3.3.35 Micro Brewery/Brewpub [ADOPTED JANUARY 5, 2016]
- 4.3.3.36 Major Retaining Walls in Building Setbacks [ADOPTED SEPTEMBER 15, 2020]
- 4.3.4 **Buffer Requirements.** [AMENDED JUNE 20, 2017]
 - 4.3.4.1 Fifteen (15) feet of screening for commercial use adjoining residential zone.
 - 4.3.4.2 In reviewing an application the Commission will evaluate buffers and screening of adjacent residential properties per section 6.5.1 and may require screening or landscaping.