

Section 402

Business 2 (B-2) Zone

402.1 Permitted Uses and *Accessory Uses* and Use

- a. Permitted uses
 1. Antique and second-hand stores, provided there be no outside storage or display of inventory
 2. Boat *marinas*
 3. Bottling works
 4. Commercial bakeries engaged in processing, sale and distribution of food products
 5. Confectionery plants engaged in manufacturing, processing, sale and distribution of confectionery products
 6. Convalescent homes
 7. Dairy products processing plants
 8. Greenhouses and plant nurseries, provided that they are located on a *lot* of two (2) acres or more
 9. Manufacturing, compounding, or processing of goods to be sold at retail on the *premises*
 10. Newspaper and job printing
 11. Non-profit civic clubs, lodges and recreation facilities
 12. Offices and financial institutions
 13. *One-family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8
 14. Outdoor display and storage of rental vehicles/boats, except for rental automobiles and trucks associated with a new/used automobile and truck sales and *service establishment*, subject to the following:
 - (a) An accurate site plan drawn to scale shall be required to be filed with and approved by the Zoning Enforcement Officer before any conforming gasoline station, boat *marina* or new/used boat sales and *service premises* shall be occupied by rental vehicles/boats. Such site plan shall show the location of existing *buildings* and improvements, existing off-street *parking spaces* required for the principle use, the location and dimensions of *parking spaces* for rental vehicles/boats, the number, types and sizes of the rental vehicles/boats, fencing or *landscaping* to be provided, dimensions and area of the *premises* and such other information as the Zoning Enforcement Officer shall require.
 - (b) Rental vehicles/boats shall be parked adjacent to the rear property line but in no case closer than twenty-five (25) feet from any *street line*.
 - (c) When the rear or side property line of the site storing rental vehicles/boats adjoins a *lot* which is occupied by a residential *structure*, a decorative fence having a minimum height of six (6) feet, or other screening device, as required, to be installed along said rear of side property line. Said required fence or *landscaping* shall extend along the rear or side of the *parking spaces* provide for storage.

- (d) For the propose of this regulation, when said *premises* is a *corner lot*, the rear property line shall be interpreted as being the property line parallel or approximately parallel to that adjoining *street* which has the widest paved travel width.
15. Printing, photoengraving and bookbinding
16. Research and development laboratories, provided that:
1. *Buildings* shall be used only for experimental, design, development, photographic, medical, electronic, computing or testing purposes;
 2. A *building* used as research laboratory may also contain offices and open floor space, but any assembling manufacturing or fabricating processes must be subordinate to and incidental to the principal use of the *building*; and
 3. The outside storage of inventory, machinery, or other materials shall be screened from abutting properties, *streets* and highways by *grading* or by appropriate fencing and *landscaping*.
17. *Restaurant/eating establishment*
18. *Service establishments*, excluding auto service and repair
19. Skilled artisan shops where goods such as, but not limited to, pottery, glassware and leather, are manufactured and sold on the *premises*
20. Stores for the sale of goods sold at retail first hand (including auto parts and accessories), provided there be no outside display of inventory unless it is within the roofed area of the *building*
21. *Telecommunication Sites (Commercial Wireless)*⁸⁰, where the antenna is mounted on existing towers, utility poles, non-residential buildings, light standards and other structures subject to the provisions of Section 225: Commercial Wireless Telecommunication - General Requirements and Section 702.
22. Three-*family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8
23. Two-*family* dwellings, provided that dwellings shall conform to the requirements of Sections 304.3 through 304.8
- b. *Accessory Uses* and Use
1. Exterior parking
 2. *Home occupations* incidental to one-, two- and three-*family* dwellings
 3. Outdoor display and storage of rental vehicles/boats, except for rental automobiles and trucks associated with a new/used automobile and truck sales and *service establishments*, only to conforming automobile filling stations and *repair garages*, boat sales and boat *marinas*, subject to the following:
 - a. An accurate site plan drawn to scale shall be required to be filed with and approved by the Zoning Enforcement Officer before any conforming gasoline station, boat *marina* or new/used boat sales and service *premises* shall be occupied by rental vehicles/boats. Such site plan shall show the location of existing *buildings* and improvements, existing off-street *parking spaces* required for

⁸⁰ *Amendment to Article IV, Section 402.1, Business District Zoning Regulations: addition to Permitted Uses. Effective Date: July 18, 1997*

the principle use, the location and dimensions of *parking spaces* for rental vehicles/boats, the number, types and sizes of the rental vehicles/boats, fencing or *landscaping* to be provided, dimensions and area of the *premises* and such other information as the Zoning Enforcement Officer shall require.

- b. Rental vehicles/boats shall be parked adjacent to the rear property line but in no case closer than twenty-five (25) feet from any *street line*.
 - c. When the rear or side property line of the site storing rental vehicles/boats adjoins a *lot* which is occupied by a residential *structure*, a decorative fence having a minimum height of six (6) feet, or other screening device, as required, to be installed along said rear or side property line. Said required fence or *landscaping* shall extend along the rear or side of the *parking spaces* provide for storage.
 - d. For the propose of this regulation, when said *premises* is a *corner lot*, the rear property line shall be interpreted as being the property line parallel or approximately parallel to that adjoining *street* which has the widest paved travel width.
4. Renting of not more than two (2) rooms and furnishing table board for not more than three (3) boarders to *persons not members* of the *family* of the resident proprietor only when incidental to one- , two- and three-*family* dwellings
 5. *Signs*, subject to the provisions of Section 210
 6. ⁸¹*Temporary Seasonal Outdoor Restaurant Dining Facilities* provided that:
 - (a) Any conforming *restaurant/eating establishment* or *restaurant/automobile oriented use* may provide outdoor dining facilities provided a yearly *seasonal outdoor dining facility* permit shall be applied for and approved by the Department of Permits and Inspections. An accurate site plan drawn to scale shall be required to be filed with the *seasonal outdoor dining facilities* permit application. It shall indicate the location of the *temporary seasonal outdoor dining facilities* on the property, trash receptacles, and description of *outdoor dining area* amenities. Renewal of a previously approved seasonal outdoor dining facility permit shall be exempt from site plan requirements, provided no changes have occurred;
 - (b) *Seasonal outdoor dining facility* can not exceed twenty-five (25%) percent of the *gross floor area* of the *restaurant* or maximum sixteen (16) seats whichever is greater.
 - (c) No outside audio systems or live entertainment shall be permitted;
 - (d) No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
 - (e) Tables and chairs must be located in such a manner as to maintain access to the *building* for emergency services.
 - (f) *Seasonal outdoor dining* shall not result in the interference with or hazards to pedestrians on sidewalks or vehicular traffic. Sidewalk access shall be maintained.
 - (g) Waiter or waitress service shall not be provided to the *seasonal outdoor dining facility*.
 - (h) The serving or consumption of alcoholic beverages is not allowed within the *seasonal outdoor dining facility* even if the *restaurant/eating establishment* has any form of a liquor license.

⁸¹ *Amendment to Article II: General provisions, Section 200. Effective Date: January 8, 2003*

- (i) *Seasonal outdoor dining facility* cannot be located on public property with the exception of *restaurant/eating establishment* or *restaurant/automobile oriented use* located within the Business 5 (B-5) zone or Comprehensive Rehabilitation Zone (C.D.R.). Any facilities within the Business 5 (B-5) zone or Comprehensive Rehabilitation Zone (C.D.R.) shall receive public right of way permission from the *owner* of the property.

402.2 Special Permit Uses

The following uses may be permitted by the Planning and Zoning Commission subject to the general provisions of Article II and the following conditions and safeguards:

- a. Automobile filling stations and *repair garages*, provided that:
 - 1. The *lot* shall have an area of at least twenty thousand (20,000) feet and have a frontage on one (1) *street* of at least two hundred (200) feet;
 - 2. The use and service area of the *lot* shall be separated from any *street line* by curbed islands at least five (5) feet in width, except for clearly defined lanes of ingress and egress that shall be thirty (30) feet in width at the *lot line* with a ten (10) foot curb radius;
 - 3. All pumps and other service equipment shall be located at least fifteen (15) feet from any *side* or *front lot line*;
 - 4. Any filling station, *repair garage*, or other service station providing self service car wash shall provide five (5) additional off-street *parking spaces* for each installation; and
 - 5. The applicant must apply to the Town Planning and Zoning Commission for site location approval under Section 14-54 (for *repair garages*) or Section 14-321 (for automobile filling stations) of the Connecticut General Statutes after receiving approval for a special permit.
- b. Car wash establishments, including self service car wash having more than two (2) car wash installations, provided that:
 - 1. The *lot* shall have an area of at least twenty thousand (20,000) square feet and have a frontage on one (1) *street* of at least one hundred (100) feet;
 - 2. The use and service area of the *lot* shall be separated from any *street line* by curbed islands at least five (5) feet in width, except for clearly defined lanes of ingress and egress that shall be thirty (30) feet in width at the *lot line* with a ten (10) foot curb radius;
 - 3. All service equipment shall be located at least sixty (60) feet from the *front lot line* and twenty (20) feet from any *side lot line*;
 - 4. Adequate disposal facilities shall be provided so that no waste water flows or tracts onto a public *street*; and
 - 5. Off-street parking shall be provided four (4) spaces for each service or work station.
- c. *Caterers* and *catering halls*, provided that:
 - 1. The minimum *lot* size shall be fifteen thousand (15,000) square feet;
 - 2. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 - 3. Vehicles used in associated operation shall be garaged indoors.

- d. *Commercial recreation - indoor and outdoor*
- e. Daycare centers/nurseries as defined in Connecticut General Statutes Section 19a-77(a), provided that:
1. The minimum *lot* size shall be fifteen thousand (15,000) square feet;
 2. No playground equipment or other equipment used in connection with such facility shall be maintained on the required *front* or *side yards* of the *premises* on which such facility is located;
 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic associated with the drop-off and delivery of children;
 4. A minimum outdoor play area of seventy-five (75) square feet per registered child shall be provided on site unless greater requirements are imposed by the regulations of any other State or Federal agency. This play area must be fenced to a minimum height of at least four (4) feet. The designated play area shall be effectively screened with evergreen shrubs or trees against abutting properties in a manner required by the commission. The designated play area shall be designed and located for safety as to avoid the possibility of receiving bodily injury from accident hazards;
 5. All exterior lighting associated with the operation of the facility shall be designed not to interfere with adjacent properties; and
 6. Required parking shall be one (1) space for each five hundred (500) square feet of *gross building floor area*, exclusive of the dedicated office area, plus one (1) space for each teaching station, and one (1) space for each two hundred (200) square feet of gross dedicated office area.
- f. *Drive-through facilities* subject to the provisions of Section 228⁸².
- g. Extended Stay Hotels Provided that⁸³:
1. The *lot* shall have a minimum of seventy five (75) feet of property frontage on State of Connecticut Interstate I-84;
 2. The minimum *lot* size shall be forty thousand (40,000) square feet;
 3. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic;
 4. Accessory facilities available to lodgers, such as for eating and recreational purposes may be provided. The inclusion of restaurants, recreational, or other facilities open to the general public, other than lodgers, will only be permitted if the Commission finds that adequate additional seating area is available to accommodate the facilities and their generated parking needs;
 5. The minimum room size shall be four hundred feet;
 6. A maximum of seventeen (17) extended stay units shall be permitted within a *hotel*;
 7. No part of the building shall be occupied for permanent residential use.
- h. Funeral homes

⁸² Amendment to Article IV, Section 402.2: addition to Special Permit Uses. Effective Date: March 1, 2006

⁸³ Amendment to Article IV, Section 402.2, Business District Zoning Regulations: addition to Special Permit Uses. Effective Date: July 14th 2010

- i. *Hotels and motels*, provided that:
 - 1. The minimum *lot* size shall be forty thousand (40,000) square feet; and
 - 2. Vehicle parking and circulation pattern shall be arranged and designed to avoid conflicts with pedestrian traffic.
- j. *Hotels, motels* and motor *hotels* serving alcoholic beverages under a *hotel* permit, as defined under Connecticut General Statutes, provided that:
 - 1. The *building* (defined to include a group of *buildings* on the same *premises*) shall offer not less than fifty (50) units for the accommodations of and rental by guests, and minimum *lot* size shall be forty thousand (40,000) square feet; and
 - 2. It meets the conditions established under Section 222.
- k. *House of worship*⁸⁴, operated by a duly incorporated non-profit organization provided that:
 - 1. Minimum lot size shall be fifteen thousand (15,000) square feet;
 - 2. No parking or active recreation facilities shall be permitted in any required front or side yard;
 - 3. Required parking shall be based on maximum legal occupancy of the building as defined in section 209 herein. The Town Planning and Zoning Commission may modify this requirement if the applicant can demonstrate that sufficient non-simultaneous shared parking exists on the site;
 - 4. The external appearance and general character of the building shall be preserved to blend in with the character of neighborhood
 - 5. Allowable signage shall be limited to the requirements of 210.5a (4) only.
- l. Liquor stores subject to the provisions of Section 222
- m. *Multiple-family dwellings*, provided that:
 - 1. The minimum *lot area* shall be two thousand five hundred (2,500) square feet per *dwelling unit* and the minimum *lot* size shall be ten thousand (10,000) square feet;
 - 2. The minimum average *lot width*, defined as the average width between the required *front* and *rear yards* measured in the same manner as for *lot width*, shall be seventy-five (75) feet plus four (4) feet for each *dwelling unit*, with a maximum required width of four hundred (400) feet;
 - 3. The minimum *lot frontage* shall be seventy-five (75) feet plus one (1) foot for each *dwelling unit*, with a maximum required frontage of one hundred fifty (150) feet;
 - 4. The principal entrance for each separate dwelling *structure* shall front on a separate *yard* not less than thirty (30) feet in depth with access to the public right-of-way and with adequate emergency vehicle access to each dwelling *structure*;
 - 5. No more than twenty-five (25) percent of the area of the *lot* shall be covered by *buildings*;
 - 6. The *lot* shall have a *front yard* of not less than thirty (30) feet in depth;

⁸⁴ *Amendment to Article II: General Provisions, Section 200. Effective Date: March 10, 2004*

7. Each separate *structure* shall have *side* and *rear yard* separations between *buildings* of at least thirty (30) feet, which separations shall be increased by one (1) foot. For each additional one (1) foot such *structure* exceeds thirty (30) feet in height;
 8. Each separate dwelling *structure* shall be located not less than fifteen (15) feet from any *lot line*;
 9. The *lot* shall be located on, and have direct access to, a *street* having a right-of-way width of fifty (50) feet and a pavement width of thirty (30) feet minimum, connecting to main arterial roads directly or indirectly by *streets* not less than these widths;
 10. No parking shall be permitted in any required *front yard*;
 11. All parking and parking access drives, other than garage access, shall be located at least fifteen (15) feet from any dwelling *structure* or any *side* or *rear lot line*. When located within thirty (30) feet of any *lot line*, parking and parking access drives shall be screened from abutting property lines by fencing with a minimum height of six (6) feet or by shrubs, hedges planted *berms* or trees of a sufficient mass to be opaque (refer to East Hartford Design Review Manual);
 12. Each dwelling unit shall provide a minimum *livable floor area* of six hundred fifty (650) square feet in any efficiency or one-bedroom unit and shall provide an additional one hundred twenty-five (125) square feet of *livable floor area* for each additional bedroom; and
 13. Each *multiple-family* development shall provide open space and recreation areas for both active and passive recreation on the site as deemed appropriate by the Town Planning and Zoning Commission.
- n. New/used automobile and truck sales and services, provided that:
8. The *lot* shall have an area of at least forty thousand (40,000) square feet and have a frontage on one (1) *street* of at least two hundred (200) feet;
 2. The use and service area of the *lot* shall be separated from the street and adjacent property lines by curbed and landscaped islands at least five (5) feet in width except for clearly defined lanes of ingress and egress;
 3. No vehicle shall be parked in the required *front yard*;
 4. The outside storage of vehicles shall be screened from abutting properties by appropriate ornamental fencing, *landscaping* or a combination of these, as approved by the Commission;
 5. No automobile filling station shall be permitted nor may there be any sale of gasoline in connection with the permitted uses; and
 5. Service and repair may be conducted only as part of or in connection with a sales facility and only when the sale of automobiles or trucks constitutes the major portion of the business conducted on the *premises*.
- o. Non-profit donation drop-off boxes⁸⁵ when associated with a legally conforming *House of Worship* provided that:
1. The donation drop-off boxes must be placed within the buildable area of the *lot*;

⁸⁵ *Amendment to Article IV, Section 402.2, Business District Zoning Regulations: addition to Special Permit Uses. Effective Date: August 19, 2011*

2. Unless donation drop-off box is located on premises that are subject to an existing special permit, a minimum *lot* size shall be ten thousand (10,000) square feet;
 3. Donation drop-off boxes shall contain the identification of the organization responsible for the drop-off box, along with a local or toll free phone number and address clearly visible on the donation drop-off box;
 4. Donation drop-off boxes shall not result in sight line concerns for vehicular circulation internal or external to the site;
 5. Donation drop-off boxes shall not be placed in required parking spaces and shall be located on paved/concrete surfaces or crushed stone;
 6. Donation drop-off boxes shall only be allowed if owned and operated by duly authorized not for profit organization that have a tax exempt status under Section 501 (c)(3) of the Internal Revenue Code as amended; Evidence of the owner or purveyor's non-profit status shall be submitted with the special permit application;
 7. There must be no more than two (2) donation drop-off boxes per *lot*;
 8. Donation drop-off boxes must be no larger than six (6) feet wide, by six (6) feet deep and eight (8) feet high and shall have an exterior earth tone color finish;
 9. All donations must be fully enclosed in a donation drop-off box. Donations that are not fully enclosed in a donation drop-off box are considered a public nuisance and subject to removal by the Town of East Hartford at the lot owner's expense. The expense of the removal may constitute a lien on the whole lot where the donation drop-off box is located.
- p. Non-profit *educational group-care facility*, provided that:
1. Said *educational group-care facility* is not within five hundred (500) feet of a similar facility; and
 1. Any newly constructed *building* shall conform to the requirements of Sections 305.7 through 305.15
- q. ⁸⁶*Permanent seasonal outdoor restaurant dining facilities associated with restaurant/eating establishment* provided that:
1. Parking shall be provided at a rate of one (1) *parking space* for every three (3) legal occupants within the *permanent outdoor seasonal restaurant dining facility*.
 2. No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
 3. All access to the *permanent seasonal outdoor dining facility* shall be through the indoor *restaurant* facilities. Appropriate barriers shall be utilized such as but not limited to walls, fencing, or railings.
 4. Tables and chairs must be located in such a manner as to maintain access to the building for emergency services.
 5. *Permanent seasonal outdoor dining facility* shall not result in the interferences with or hazards to, visibility problems for pedestrians on sidewalks or vehicular traffic.

⁸⁶ *Amendment to Article II: General provisions, Section 200. Effective Date: January 8, 2003*

6. *Permanent seasonal outdoor dining facilities* shall not be located in any required *front, side or rear yard* and shall be screened from abutting properties by appropriate ornamental fencing, *landscaping* or a combination of these, as approved by the Commission. All parking and parking access drives shall be located a minimum of ten (10) feet from the *permanent outdoor restaurant dining facilities* unless suitable buffers are approved by the Planning and Zoning Commission.
7. *Permanent seasonal outdoor dining facilities* shall be located on the *lot* as to not interfere with:
 - (a) The safe use of the required *parking spaces* and their required drives;
 - (b) Interior pedestrian circulation;
 - (c) Adjacent properties;
 - (d) The access driveway from any public street; or
 - (e) Traffic on any abutting public street.
8. Outdoor loudspeakers or live entertainment shall produce a noise level no greater than what is allowed by East Hartford Town Ordinance Article 7 “Control of noise pollution emitted by sound amplifying.
- r. ⁸⁷*Permanent seasonal outdoor restaurant dining facilities associated with restaurant/eating establishment serving alcoholic beverages*
 1. *Restaurant/eating establishment* shall have an existing license to serve alcoholic beverages.
 2. Parking shall be provided at a rate of one (1) *parking space* for every three (3) legal occupants within the *permanent outdoor seasonal restaurant dining facility*.
 3. No advertising *signage* on outdoor umbrellas, awnings or chairs are permitted unless it complies with section 210 of these regulations herewith in.
 4. All access to the *permanent outdoor dining facility* serving alcoholic beverages shall be through the indoor restaurant facilities. Appropriate barriers shall be utilized such as but not limited to walls, fencing, or railings. Barriers for the purpose of *Restaurant/eating establishment* serving alcoholic beverages shall be designed to prevent the illegal transmission of alcoholic beverages to non-dining areas. Consideration will be given to the location and elevation of the exterior deck or patio dining area.
 5. Tables and chairs must be located in such a manner as to maintain access to the *building* for emergency services.
 6. Permanent seasonal outdoor dining shall not result in the interference with or hazards to, visibility problems for pedestrians on sidewalks or vehicular traffic.
 7. *Permanent seasonal outdoor dining facilities* shall not be located in any required *front, side or rear yard* and shall be screened from abutting properties by appropriate ornamental fencing, *landscaping* or a combination of these, as approved by the Commission. All parking and parking access drives shall be located a minimum of ten (10) feet from the *permanent outdoor restaurant dining facilities* unless suitable buffers are approved by the Planning and Zoning Commission.
 8. *Permanent seasonal outdoor dining facilities* shall be located on the *lot* as to not interfere with:
 - (a) The safe use of the required *parking spaces* and their required drives;

⁸⁷ *Amendment to Article II: General provisions, Section 200. Effective Date: January 8, 2003*

- (b) Interior pedestrian circulation;
 - (c) Adjacent properties;
 - (d) The access driveway from any public street; or
 - (e) Traffic on any abutting public street.
9. Outdoor loudspeakers or live entertainment shall produce a noise level no greater than what is allowed by East Hartford Town Ordinance Article 7 “Control of noise pollution emitted by sound amplifying equipment” as amended.
- s. *Restaurant/automobile oriented use*, provided that:
- 1. The restaurant shall be located on a *lot* of a least forty thousand (40,000) square feet with a frontage of at least two hundred (200) feet;
 - 2. Lanes of ingress and egress shall be at least thirty (30) feet wide and clearly defined by curbing; and
 - 3. Parking areas shall be separated from the *street* and adjacent property lines by curbed and landscaped buffer strips at least five (5) feet in width.
- t. *Restaurant/eating establishments* serving alcoholic beverages subject to conditions under Section 222
- u. ⁸⁸*Substance Abuse Treatment Facilities* provided that:
- 1. No *building* or *premises* shall be used and no *building* shall be erected or altered that is arranged, intended or designed to be used for the use as a *substance abuse treatment facility* if any part of such *building* or *premises* is situated within one thousand (1,000) feet in radius from any part of such *building* or *premises* used for purpose of public schools, a duly authorized school other than a public school, *house of worship*⁸⁹, charitable institution whether supported by public or private funds, hospital, library, public playground, daycare facilities, or of any *lot* or parcel classified as Residential Zoned. Measurement of the *lot* or parcel upon which the existing or proposed *substance abuse treatment facility* will be situated.
 - 2. No *building* or *premises* shall be used and no *building* shall be erected altered that is arranged, intended or designed to be used for the use as a *substance abuse treatment facility* if any part of such *building* or *premises* is situated within one thousand five hundred (1,500) feet radius any other conforming or nonconforming *substance abuse treatment facility* will be situated.
- v. *Telecommunication Towers (Freestanding Commercial Wireless)*⁹⁰ provided that:
- 1. A map is prepared by a licensed State of Connecticut Land Surveyor depicting the extent of the provider’s planned coverage within the Town of East Hartford and the service area of the proposed wireless telecommunication site.

⁸⁸ *Amendment to Article IV, Section 401.2, Business District Zoning Regulations: addition to Special Permit Uses. Effective Date: August 13, 2003*

⁸⁹ *Amendment to Article II: General Provisions, Section 200, Amendment to Article IV Section 402.2 Effective Date: March 10, 2004*

⁹⁰ *Amendment to Article IV, Section 402.2, Business District Zoning Regulations: addition to Special Permit Uses. Effective Date: July 18, 1997*

2. A map is prepared by a licensed State of Connecticut Land Surveyor, together with supporting documentation indicating the search radius for the proposed wireless telecommunication site.
3. Details are provided of all proposed antennae structures and mounting equipment, including size and color.
4. A design drawing is prepared, including cross section and elevation of all proposed towers. Also, a description of the tower's capacity, including the number and type of antennae it can accommodate, as well as the proposed location of all mounting positions for *co-located* antennae, and the minimum separation distance between antennae. Where a monopole design is proposed, the design shall illustrate how the tower will collapse upon itself without encroaching upon any adjoining property.
5. A report is prepared from a licensed engineer, indicating that the proposed wireless telecommunication site will comply with the emission standards found in Section 225: Commercial Wireless Telecommunications - General Requirements. Such report shall also certify that the installation of such a site will not interfere with public safety communications and the degree to which radio/television reception, standard utility communications, cable systems and data transmission lines will be affected.
6. The minimum lot area shall be one and a half times the underlying zone, or twenty thousand (20,000) square feet, whichever is greater.
7. All freestanding towers shall be located a minimum distance from any property line of at least one hundred (100) feet or a distance equal to the height of the tower, whichever is greater.
8. All equipment buildings/boxes or equipment areas fifty (50) square feet or greater in area shall comply with the minimum property line setbacks for a principal building in the underlying zone.
9. It meets all general commercial wireless telecommunication requirements as set forth in Section 225.

w. Theaters

402.3 Lot Sizes and Areas

Each *lot* shall have an area of at least seven thousand five hundred (7,500) square feet and a width of at least seventy-five (75) feet. Furthermore, each *lot* shall have a minimum of fifty (50) feet of *street* frontage on a State of Connecticut or Town of East Hartford duly accepted *street* or approved subdivision *street*. The provisions of these regulations do not allow for *lots* without the required *street* frontage.

402.4 Yards

- a. *Front yard* dimensional requirements of Section 212 shall be required unless part of the block frontage falls in a Residential Zone. If so, the *front yard* shall conform to the *front yard* requirements of the abutting Residential Zone.
- b. Where a *building* has a party wall with a *building* on an adjoining *lot*, one (1) *side yard* having a minimum width of fifteen (15) feet shall be required. Where a *building* does not have a party wall with a *building* on an adjoining *lot*, two (2) *side yards* shall be provided; one (1) *yard* shall have a minimum width of ten (10) feet and the other a minimum width of five (5) feet.
- c. A minimum *rear yard setback* of twenty-five (25) feet inclusive of the required buffer strip, shall be provided when the *rear lot line* of the *premises* is adjacent to a Residence Zone.

402.5 Lot Coverage

- a. All *buildings* and *structures* including *accessory buildings* shall cover not more than seventy-five (75) percent of the area of the *lot*.

b. The maximum impervious surface area shall be eighty-five (85) percent.

1. Exemption from maximum impervious surface requirement

Lots which existed prior to March 15, 1997 which exceed the maximum impervious surface requirement above shall be exempt from the maximum impervious surface requirement. Additions which do not increase the impervious surface area, constructed on such existing *lots* shall also be exempt from the maximum impervious surface requirement. The plans for any addition to such *buildings* must contain an on-site storm water management program that is acceptable to the Town Engineering Department.

402.6 Maximum Height

No *building* shall exceed one hundred (100) feet in height, subject to applicable State and Federal regulations dealing with air lanes.