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1.1 ZONING DISTRICTS – ESTABLISHED

RESIDENTIAL	SYMBOL
Greenbelt Residential	GBR-130
Residential Coastal	RC-120
Rural Residential	RR-80
Residential Low Density	RA-40
Residential Moderate Density	RM-20
Residential Moderate Density	RM-15
Residential High Density	RH-10
Residential Single Family	RA-15
Residential Single Family	RA-20

COMMERCIAL	SYMBOL
Development Area	DB-5
Convenience Shopping	CS-5
Local Shopping	LS-5
General Commercial	GC-60
Tourist Commercial	TC-80
Marine Commercial	MC-80
Highway Interchange	HI-60
Pawcatuck Village	PV-5

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.

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5.2.1 Commercial / Industrial Zone Bulk Requirements.

[AMENDED: APRIL 15, 2003; SEPTEMBER 7, 2004; NOVEMBER 1, 2005; SEPTEMBER 19, 2006; MAY 16, 2017; SEPTEMBER 19, 2017]

ZONE	MINIMUM LOT AREA ¹	FRONTAGE	FRONT YARD	REAR YARD	SIDE YARD	MAXIMUM HEIGHT ²	FLOOR AREA RATIO	MAXIMUM IMPERVIOUS COVERAGE	MAXIMUM EFFECTIVE IMPERVIOUS COVERAGE ³
DB-5	5,000	50'	0'	0'	0'	BY REVIEW	0.6	N/A	N/A
CS-5	5,000	75'	10'	25% ⁴	10'	30'	0.3	N/A	N/A
LS-5	5,000	50'	10'	10% ⁴	0/5' ⁵	40'	0.5	N/A	N/A
GC-60	60,000	200'	40'	50'	20/50' ⁶	30'	0.25 ⁷	N/A	N/A
HI-60	60,000	200' ⁸	25'	25'	25'	25' ⁹	N/A	75%	60%
TC-80	80,000	200'	50'	50'	25'	50' ¹¹	0.75	N/A	N/A
MC-80	80,000	150'	50'	50' ¹⁰	25'	20'	0.25	N/A	N/A
PV-5	5,000	50'	0' min (max 20')	0	0	50' ¹²	1.5	N/A	N/A
LI-130	130,000	200'	50'	50'	25'	30'	0.25	N/A	N/A
HM	20,000	100'	0'	0'	0'	40'	N/A	N/A	N/A
M-1	80,000	200'	50'	50'	25'	50'	0.30	N/A	N/A

NOTES FROM ABOVE:

1. Square feet.
2. See Section 1.2.2 for application of the height requirement. In addition, see Section 7.3.5 for Coastal Areas.
3. Effective impervious coverage may be achieved by connecting building roof leaders to drywells capable of capturing and infiltrating clean stormwater from a 25-year storm into the ground.
4. Percent of Depth of Lot.
5. One side may be zero (0) feet with a total side yard of five (5) feet.
6. One side may be 20 feet with a total side yard of 50 feet.
7. Floor Area Ratio bonus for hotels per ZR 6.6.10.
8. Property lines abutting Interstate 95 and Route 78 shall not be considered street lines for the purpose of determining yard setbacks and frontage. No access shall be permitted from Elm Ridge Road, Soundview Drive, Croft Court, or Cavendish Lane to any parcel located within the zone.
9. Maximum height of a structure may be increased to 50 feet if: 1) the front yard setback requirement is increased one foot for every one foot of structure which exceeds 30 feet in height; and 2) the side and rear

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yard setback requirements are increased two feet for every one foot of structure which exceeds 40 feet in height.

10. When the Rear Yard is waterfront, a five (5) foot Minimum Rear Yard for Yacht Clubs and Marinas is allowed.
 11. Maximum height of a structure may be increased to 65 feet, by Special Use Permit, to accommodate architectural features and rooflines.
 12. Maximum height of a structure may be increased to 70 feet, by Special Use Permit, for Mixed Use development after careful consideration of impacts.
- N/A Not Applicable

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5.2.2 Commercial / Industrial Zones: Summary of Permitted, Accessory & Special Uses.

[CREATED JULY 30, 1991; AMENDED MAY 16, 2017; SEPTEMBER 19, 2017; AUGUST 21, 2018]

USE	ZONE										
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM	PV-5
Assembly: Buildings < 10,000 sq ft	P	N	N	P	N	N	P	P	N	P	P
Assembly: Buildings ≥ 10,000 sq ft	S	N	N	S	N	N	S	S	N	S	P
Attached Housing [ZR 6.6.15]	N	N	N	N	N	N	N	N	N	N	P/S
Auto Sales/Service	N	N	N	S	S	N	N	N	N	N	N
Bait/Tackle Sales	P	P	P	P	P	P	N	N	N	N	P
Boarding/Tourist Home	N	P	P	P	P	P	N	N	N	N	N
Boat Fabrication	N	N	N	N	N	S	S	N	N	S	N
Boat Livery	N	N	N	N	N	P	N	N	N	S	N
Boat Part Sales	N	N	N	N	N	S	N	N	N	S	N
Boat Repair	N	N	N	N	N	P	N	N	N	S	N
Boat Sales	S	S	S	S	S	S	N	N	N	S	N
Bowling /Billiards	N	N	N	S	S	N	N	N	N	P	P
Brewery	N	N	N	N	N	N	S	N	N	S	N
Bulk Storage	N	N	N	N	N	N	S	S	N	S	N
Cemetery/Crematorium	S	N	N	N	N	N	N	N	N	N	N
Change of Non-Conforming Use [ZR 2.6.1.3]	S	S	S	S	S	S	S	S	S	S	S
Churches	S	N	N	N	N	N	N	N	N	N	P
Coal Yards/Oil Tanks	N	N	N	N	N	N	S	N	N	N	N
Commercial Recreation	N	N	N	S	S	N	N	N	N	P	P
Community Center/Library	S	S	S	S	S	N	N	N	N	N	P
Conference Center	N	N	N	N	N	N	N	N	S	N	S
Congregate Living Facility [ZR 6.6.2]	N	S	S	S	N	N	N	N	S	S	N
Construction of a New Building or Addition to an Existing Building	-	-	-	-	-	-	-	-	-	S	P/S
Convalescent Home [ZR 6.6.3]	S	N	S	S	N	N	N	N	S	S	S
Day Care Center [ZR 1.2.2]	N	N	P	P	N	N	N	N	A	S	P
Distillery	N	N	N	N	N	N	N	N	N	S	N
Dog Daycare and Training Centers [ZR 6.6.25]	N	N	N	N	N	N	S	S	N	S	N

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USE	ZONE										
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM	PV-5
Drive-In Window limited to financial institutions and pharmacies [ZR 6.6.5]	S	S	S	S	S	N	N	N	S	N	S
Excavation [ZR 6.6.7]	S	S	S	S	S	S	S	S	S	S	S
Fabricate/Compounding: Buildings < 10,000 SF	N	N	N	N	N	N	S	N	N	P	S
Fabricate/Compounding: Buildings ≥ to 10,000 SF	N	N	N	N	N	N	S	N	N	S	S
Family Day Care Center [ZR 1.2.2]	N	N	P	P	N	N	N	N	N	S	P
Family Entertainment Center [ZR 6.6.18]	N	N	N	S	S	N	N	N	N	P	N
Filling [ZR 6.6.7]	S	S	S	S	S	S	S	S	S	S	S
Financial Institutions ≤ 5,000 SF	P	P	P	P	P	N	N	N	P	P	P
Financial Institutions > 5,000 SF	S	S	S	S	S	N	N	N	S	P	P
Funeral Home/Mortuary	N	N	S	S	N	N	N	N	N	N	S
Gas/Auto Service	N	N	S	S	S	N	N	N	N	N	S
Health Club	S	S	S	S	S	N	S	P/S	S	P	P
Height Exceptions [ZR 6.6.20]	S	S	S	S	S	S	S	S	S	S	S
Home Occupations	A	A	A	A	A	A	A	A	N	A	A
Hospital	S	N	S	S	S	N	S	N	N	S	S
Hotels [ZR 6.6.10]	S	N	S	S	S	N	N	N	S	S	S
Housing for the Elderly [ZR 6.6.6]	N	S	S	S	S	N	N	N	N	S	N
Laundries/Laundromats	S	S	S	S	S	N	N	N	N	N	S
Light Manufacturing [ZR 1.2.2]	N	N	N	N	N	N	N	N	S	P	S
Liquor Sales – Off Premise [ZR 6.6.16]	S	S	S	S	S	N	N	N	S	S	S
Liquor Sales – On Premise [ZR 6.6.16]	S	N	S	S	S	S	N	N	A	S	S
Lumbering/Lumber Mills	N	N	N	N	N	N	P	N	N	S	N
Major Retaining Walls in Building Setbacks [ZR 6.6.26]	S	S	S	S	S	S	S	S	S	S	S
Marina/Yacht Club [ZR 6.6.9]	N	N	N	N	N	S	N	N	N	S	S
Medical Clinic	S	S	S	S	S	N	S	N	S	S	S
Micro Brewery/Brewpub	S	N	S	N	N	N	N	N	N	S	S

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USE	ZONE										
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM	PV-5
Motels [ZR 6.6.10]	S	N	S	S	S	N	N	N	N	P	S
Municipal Facility	P	P	P	P	P	P	P	N	N	S	P
Office Building < 5000 SF	P	P	P	P	P	P	P	P	P	P	P
Office Building ≥ to 5000 SF	S	S	S	S	S	S	S	S	P	P	P
Office – Home Occupation [ZR 1.2.2]	P	P	P	P	P	P	N	N	N	A	A
Open Space Development [ZR 6.6.22]	N	N	N	S	N	S	N	N	N	N	N
Outdoor Vendors [ZR 6.6.11]	N	N	N	S	S	N	N	N	N	N	N
Parking, dedicated off-site – sender [ZR 7.10.2.4]	S	N	N	N	N	N	S	N	N	S	S
Parking, dedicated off-site – receiver [ZR 7.10.2.4]	S	N	S	N	N	N	S	N	N	S	S
Parking, off street < 20 cars [ZR 7.10]	A	A	A	A	A	A	A	A	A	A	-
Parking, off street ≥ 20 cars [ZR 6.6.12; ZR 7.10]	S	S	S	S	S	S	S	S	S	S	-
Parking, reductions [ZR 7.10.2.3]	S	S	S	N	N	N	N	N	N	S	S
Parking, shared [ZR 7.10.2.5]	S	S	S	S	S	S	S	S	S	S	S
Packing	P	N	N	P	N	N	P	P	N	P	N
Personal Services	P	P	P	P	P	N	N	P/S	P	P	P
Processing Agricultural Products ≤ 10,000 SF	S	S	S	S	S	N	P	N	N	P	P
Processing Agricultural Products > 10,000 SF	S	S	S	S	S	N	P	N	N	S	P
Public Utilities	P	P	P	P	P	P	P	N	N	S	P
Recreational Camping [ZR 6.6.13]	N	N	N	N	N	N	S	S	N	N	N
Recreational Facilities accessory to permitted commercial/ manufacturing uses	A	A	A	A	A	A	A	A	N	A	A
Recreational Facilities: Incidental to Residence	A	A	A	A	A	A	N	N	N	A	A
Recreational Facilities: Public or Private	S	S	S	S	S	N	N	N	N	P	P
Recreational Uses Accessory to Commercial Use	A	A	A	A	A	A	A	A	A	A	A
Rehabilitation of Existing Buildings [ZR 6.6.14]	S	S	S	S	S	S	S	S	S	S	S

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USE	ZONE										
	DB-5	CS-5	LS-5	GC 60	TC 80	MC 80	M-1	LI 130	HI 60	HM	PV-5
Research & Development	N	N	N	N	N	N	P	P	S	P	P
Restaurants [ZR 6.6.16]	S	N	S	S	S	S	N	N	S	S	P
Restaurant, Retail [ZR 1.2.2]	P	N	P	P	P	N	N	N	P	P	P
Restaurant, Drive-in window [ZR 1.2.2; 6.6.5; AND 6.6.16]	N	N	N	N	S	N	N	N	S	N	N
Residential: Single-family	P	P	P	P	S	P	N	N	N	N	P
Residential: Duplex	P	P	P	P	S	N	N	N	N	N	P
Residential Mixed Use	S	N	S	S	N	N	N	N	N	S	P/S
Residential: Triplex	P	P	P	N	N	N	N	N	N	N	P
Sales: retail/wholesale Building < 5,000 SF	P	P	P	P	P	P	A	A	N	P	P
Sales: retail/wholesale Building ≥ 5,000 SF	S	S	S	S	S	S	A	A	S	P	P
Schools, Public/Private	S	S	S	S	S	N	N	N	N	S	P
Seasonal Marina Structures [ZR 7.18]	N	N	N	N	N	A	N	N	N	S	A
Special Detached Banner [ZR 7.12.7.3]	P	N	S	N	N	S	S	N	N	S	P
Special Detached Sign > 18 SF [ZR 7.12.7.2.4]	N	N	N	S	S	N	N	N	S	N	N
Special Wall Sign > 18 SF [ZR 7.12.7.1.4]	N	S	S	S	S	S	S	N	S	S	S
Storage (Incidental) of goods and supplies	A	A	A	A	A	A	A	A	A	A	A
Temporary Drive-In Theater Events	N	N	N	N	S	N	N	N	N	N	N
Theaters	N	N	S	S	S	N	N	N	S	N	P
Warehousing	N	N	N	N	N	N	P	P	N	P	N
Wellness Center	S	N	S	S	S	N	N	N	S	N	P
Wineries	S	N	N	N	N	N	S	N	N	S	S

A = Accessory Use; S = Special Use Permit; P = Permitted Use; N = Not Permitted

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USE/ACTIVITY SERVED	PARKING SPACES REQUIRED	
	MINIMUM	MAXIMUM
Breweries/Micro-breweries/Brewpubs	1 per 1,000 SF gross floor area for production areas Plus 1 per 100 SF gross floor area or 1 per 3 seats (whichever is greater) for public areas such as taprooms, tasting areas or brewpubs	No maximum
Offices: General - Professional	1 per 250 SF gross floor area	1 per 225 SF gross floor area
Outdoor Vendors	4 per vendor or display + 1 per each vendor vehicle	No maximum
Residential: Single/Duplex/Triplex	2 per dwelling unit	No maximum
Residential: Attached	2 per dwelling unit + visitor parking at 1 per 4 units	No maximum
Residential: DB-5 and PV-5 Zones All Types	1 per dwelling unit	No maximum
Restaurants: DB-5/LS-5/HM/PV-5 Zones and any Non-Conforming Restaurant Use	1 per four seats plus 1 per employee	No maximum
Restaurants: GC-60/TC-80/MC-80	1 per 3 seats +1 per employee	No maximum
Sales: Retail/Wholesale ≤ 10,000 Square Feet of Floor Area	1 per 200 SF gross floor area	1 per 175 SF gross floor area
Sales: Retail/Wholesale > 10,000 Square Feet of Floor Area	1 per 250 SF gross floor area	1 per 225 SF gross floor area
Schools	1 per 15 students	No maximum
Theaters	1 per 3.5 seats	No maximum
Undertakers	1 per 5 seats	No maximum
Warehousing – Storage	1 per 2000 SF gross floor area or 1 per employee (whichever is greater)	No maximum

7.10.4.5 Parking Lot Size Requirements. (Table)

PARKING ANGLE	MINIMUM SPACE LENGTH	MINIMUM SPACE WIDTH	MINIMUM AISLE WIDTH WITH ROW OF SPACES	
			ON ONE SIDE	ON BOTH SIDES
0 (zero degrees) vehicle parallel to curb, one-way aisle	23 feet	9 feet	Aisle 12 feet	Aisle 12 feet
			Bay 22 feet	Bay 32 feet
0 (zero degrees) vehicle parallel to curb, two way aisle	23 feet	9 feet	Aisle 24 feet	Aisle 24 feet
			Bay 34 feet	Bay 44 feet
45 (forty-five degrees) One-way aisle	20 feet	9 feet	Aisle 17 feet	Aisle 17 feet
			Bay 38 feet	Bay 59 feet
60 (sixty degrees) one-way aisle	20 feet	9 feet	Aisle 20 feet	Aisle 20 feet
			Bay 42 feet	Bay 64 feet
90 (ninety degrees) perpendicular to curb one- or two-way aisle	18 feet	9 feet	Aisle 24 feet	Aisle 24 feet
			Bay 42 feet	Bay 60 feet

7.10.4.6

Bicycle parking facilities shall be provided as part of new multi-family developments of four units or more, new retail, office and institutional developments, and all transit transfer stations and park and ride lots.

- .1 Bicycle parking requirements shall apply to all new construction, changes of use, or substantial improvement
- .2 Bicycle parking spaces shall:
 - .1 Provide a convenient place to lock a bicycle and shall be at least six (6) feet long, two (2) feet wide, and shall provide at least seven (7) feet of vertical clearance, unless a bicycle locker is provided.
 - .2 Be capable of locking the bicycle and supporting the bicycle in an upright position.
 - .3 Be securely anchored to a supporting surface.
- .3 Bicycle parking shall not interfere with pedestrian circulation, and shall be separated from automobile parking
- .4 For any use where bicycle parking is required, if the vehicular parking is covered or partly covered the bicycle parking will be covered at the same ratio.

7.10.6.7 Minimum Parking Lot Buffer Requirements. (Table)

ADJACENT ZONE	ADJACENT LAND USE	MINIMUM BUFFER WIDTH*
RH-10	All uses	10 feet
RM-15, RM-20, RA-15, and RA-20	All uses	15 feet
RA-40, RR-80, RC-120 and GBR-130	All uses	20 feet
GC-60, MC-80, M-1, TC-80, LI-130, HI-60	Residential uses	25 feet
DB-5, LS-5, CS-5	Residential uses	20 feet, May be reduced to 0 feet by the Commission
DB-5, CS-5, LS-5, GC-60, MC-80, M-1, TC-80, LI-130, HI-60	Commercial and Industrial Uses	0 feet

* The Property Use is also required to comply with the underlying Zoning District Buffer Requirements. The more restrictive buffer shall apply.

7.10.7 Stormwater Drainage.

Drainage shall be designed by a Professional Engineer licensed in the State of Connecticut and shall meet the following standards:

- 7.10.7.1 Adequate data shall be submitted, basing calculations and capacity on a 25-year storm.
- 7.10.7.2 Run-off shall not cross sidewalks or direct lines of pedestrians.
- 7.10.7.3 Use of drywells in adequate soil types is encouraged.
- 7.10.7.4 Surface pitch shall be shown.
- 7.10.7.5 All areas shall have curbs at least six (6) inches high.

7.10.8 Downtown Pawcatuck Parking Overlay District.

- 7.10.8.1 The PV-5 zoning district located in Downtown Pawcatuck is characterized by a historic mixed-use pattern of development with high floor area ratios relative to lot size, resulting in unique parking demands. Unlike similar zoning districts in Mystic, parking studies conducted for downtown Pawcatuck indicate low peak hour usage relative to overall parking capacity, attributable to significant amounts of vacant retail space. Hence the Planning and Zoning