

CITY OF MERIDEN, CONNECTICUT
SCHEDULE OF LAND USE, LOT AND BULK REGULATIONS
 §213-12B. [340.2] Lot and bulk requirements

Minimum Lot Requirements

Minimum Yard Requirements

Zoning District	Dwelling Unit			Coverage Maximum (percentage)	Minimum Yard Requirements			Maximum Height (feet)	
	Lot Area (square feet)	Area per (square feet)	Width (feet)		Front (feet)	Side (feet)	Rear (feet)		
R-R	Rural Residential	40,000	200	25	40	40	40	35	
	Farming, greenhouses, nurseries	2 acres	200	25	40	40	40	35	
S-R	Suburban Residential		100	30	25	10	25	35	
	Private water and sanitation	40,000	40,000						
	Private sanitation	20,000	20,000						
	Public water and sanitation	15,000	15,000						
R-1	Single-Family Residential		75	25	25	10	25	35	
	Private water and sanitation	40,000	40,000						
	Private Sanitation	20,000	20,000						
	Public water and sanitation	11,250	11,250						
R-2	Two- and Three- Family Residential	12,000	4,000	100	40	25	10	25	35
R-3	Multiple-Family Residential	10,000	2,500	80	65	25	10	25	35
R-4	Multiple-Family Professional	15,000	2,000	100	75	35	25	25	75
	Offices and office buildings:		330/office						
	With private sanitation	20,000							
	Without private sanitation	15,000							
C-1	Central Commercial								
	Retail/service stores	4,000		40	90	-	-	15	75
	Motels/hotels	4,000		40	75	-	10	15	12 stories
	Multifamily dwellings	4,000	500	40	90	-	10	15	12 stories
	Professional offices	4,000		40	90	-	10	15	12 stories
	Service stations	9,000		80		25	20	20	35
C-2	General Commercial								
	Retail/service	10,000		100		15	15	20	75
	Multifamily	15,000	1,500	100	75	35	25	25	75
	Professional office:		300/office	100	75	35	25	25	75
	With private sanitation	20,000							
	With public sanitation	15,000							
	Motel/hotel	40,000		100	40	15	15	20	75
	Auto sales, service/repair Station	10,000		80	25	15	15	20	35
C-3	Highway Commercial	40,000		100	40	15	15	20	35
	Hotel/Motel	40,000		100	40	15	15	20	75
C-4	Convenience Commercial	4,000		40	60	(As specified in the adjacent residential district)			35
CCDD	Central Commercial Design District	See Unified Design Plan							
M-1	Research, Development, Manufacturing	3 acres		200	30	40	25	25	75
M-2	Industrial	1 acre		150	40	25	20	20	75
M-3	Industrial	1 acre		100	50	25	20	20	75
M-4	Planned Industrial	100 acres	3 acres/lot	175	20	60	25	40	120
RDD	Regional Development	8 acres		200	50 building & paved area	60	60	60	40
NCDD	Neighborhood Commercial Design District	10,000	3,000	75	60	20	10	25	35

[3] Access to areas used as heliports shall be securely fenced as required by the Zoning Board of Appeals.

(m) Membership and commercial clubs.

(n) Child-care provider — Class III, subject to the requirements of § 213-19B(2)(j).

(o) Elderly living and/or care units.

[Adopted 10-1-2001]

[1] These uses are restricted to the elderly and can be one or a combination of independent housing units, assisted housing units, intermediate care, convalescent or nursing units. Also allowed are day-care centers for the elderly. "Elderly" is defined as any person 62 years of age or over or a person who has been certified by the Social Security Board as being totally disabled under the Federal Social Security Act. At the time of admission to an elderly independent or assisted housing unit, at least one person per unit must meet the foregoing definition.

[2] The minimum lot and bulk design criteria for elderly living units or elderly care units or elderly day-care units include:

[a] Minimum lot area: 25,000 square feet.

[b] Minimum lot width: 80 feet.

[c] Setbacks, front and rear yard: 25 feet.

[d] Side yards: 15 feet.

[e] Lot coverage: 75% for principal buildings, accessory buildings and paved areas.

[f] Pedestrian walks: A pedestrian circulation system shall be so designed as to provide wherever possible for separation between pedestrian and vehicular traffic. All such walks shall be designed and built to provide for wheelchair access. All existing walks shall be upgraded to accommodate wheelchairs.

[g] All buildings on an individual lot shall be interpreted in terms of architecture, color, texture and scale.

[h] All plans must receive a certificate of approval from the Planning Commission per § 213-72. Structures may be further restricted by the Planning Commission to provide for public safety, adequate light and air, and to maintain the neighborhood character.

[3] Density and parking requirements for each use in this zone.

[a] Elderly independent and assisted housing unit.

[i] Density: one unit per 2,500 square feet of lot area.

[ii] Parking: 1.5 spaces per unit, plus one space for every three employees.

[b] Convalescent and nursing care units.

[i] Density: ratio of 30 beds per 40,000 square feet of lot area.

[ii] Parking: one space for every three beds, plus one space for every three employees.

[c] Day-care center for elderly.

[i] Parking: one space for every five people enrolled.

C. Accessory uses.

(1) Uses customarily accessory to permitted uses if constructed concurrent subsequent to the main building.

(2) Signs, as regulated in § 213-56.

(3) Off-street parking in accordance with § 213-55.

(4) Outdoor dining area per standards and procedures of § 213-23C(4).

[Amended 6-7-2004]

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B for C-1 Zone.

§ 213-25 C-2 General Commercial and C-3 Highway Commercial Districts.

A. The purpose of these districts shall be to provide for a wide range of commercial uses in areas with good access, particularly along major arterials, and to accommodate uses that benefit from large numbers of motorists, that need larger parcels of land developed less intensively than would be appropriate in central or neighborhood businesses, and that may involve characteristics, such as trucking and noise, that are objectionable to residential areas and certain nonresidential areas. New residential development is excluded from these districts except by special exception. The C-3 District is intended to accommodate these same activities at a lower intensity in a more open environment.

C-3

B. Permitted uses. No building or premises may be used, in whole or in part, for any use other than those listed below.

(1) Permitted uses by right:

- (a) Retail stores.**
- (b) Banks, including drive-in windows.**
- (c) Service businesses, such as barbershops, beauty parlors, furniture repair, tailors and dry-cleaning stores, launderette, custom dressmaker, jewelry repair, shoe repair, travel agent, appliance repair, photographer and duplicating business.**
- (d) Business, professional or governmental offices.**
- (e) Newspaper printing and job printing.**
- (f) Manufacturing, assembling, converting, altering, finishing, cleaning or any other processing of products where goods so produced or processed are to be sold at retail on the premises.**
- (g) Restaurant and/or catering establishments.**
- (h) Libraries, art galleries and museums.**
- (i) Art and craft studios and studios for teaching performing arts.**
- (j) Private transportation and auto rental services.**
- (k) Hotels, motels and conference facilities.**
- (l) Theaters, open or enclosed.**
- (m) Public and private utility substations.**
- (n) Mortuaries.**
- (o) Public parking lots.**
[Amended 3-5-1990]
- (p) Public and private academic and trade schools, subject to the following requirements:**
 - [1] The curriculum shall satisfy the requirements of the State Department of Education.**
 - [2] No accommodations for resident students shall be permitted.**
- (q) Hospitals.**
- (r) Bus stations.**
- (s) Veterinarians.**
- (t) Automotive sales and service.**
- (u) Bowling alleys.**
- (v) Real estate office.**
[Added 3-3-1986]
- (w) Child-care provider — Class I.**
[Added 7-5-1988; amended 2-3-1992]
- (x) Child-care provider — Class II, subject to the requirements of § 213-16B(1)(d).**
[Added 2-3-1992]
- (y) Regional shopping mall.**
[Added 2-4-1991; amended 2-3-1992]
- (z) Notwithstanding the general restriction on temporary sales as stated in § 213-15 of this chapter, temporary sales are permitted by nonprofit clubs, nonprofit organizations, as defined and licensed by the State of Connecticut, and which were not created for the purpose of selling goods, property or wares. No such temporary sales shall be carried on for longer than a thirty-day period in any given six months. All such temporary sales must be approved by the Zoning Enforcement Officer as to safety issues and compliance with this chapter.**
[Amended 4-7-2008]

- (2) Uses permitted subject to issuance of a special exception permit by the Zoning Board of Appeals in accordance with the requirements of § 213-73:**

- (a) Warehouse and distribution businesses, except petroleum or other highly flammable substances.
- (b) Automotive service stations, repairers' garages, convenience stores/gas facilities, automobile wash and specialized automobile services, subject to the following requirements: outdoor storage per § 213-47A and B; visibility per § 213-48F; parking per § 213-55.
[Amended 3-5-1990; 6-5-2000]
- (c) Drive-through facility in accordance with supplementary regulations in § 213-59.
[Amended 6-2-2008]
- (d) Cocktail lounges, nightclubs and package stores.
- (e) Places of worship, schools, playgrounds and public buildings.
- (f) Dance halls, billiard parlors, skating rinks and recreation centers.
- (g) Fast-food restaurants, provided that eating on the premises shall be permitted only inside the structure or in areas specifically designated and properly maintained outside of the structure.
- (h) Buildings with mixed commercial uses, subject to the requirements of § 213-23B(2)(k).
- (i) Mobile homes and mobile home parks, subject to the provisions of § 213-19B(2)(c).
- (j) Commercial amusement arcades subject to the requirements of § 213-23B(2)(j).
- (k) Heliports, subject to the conditions of § 213-23B(2)(m).
- (l) Multiple-family dwellings in the C-2 Zone, and provided that all the following requirements are satisfied:
[Amended 9-8-1987; 12-5-1988].
 - [1] Building coverage shall not exceed 50% of the lot area.
 - [2] A minimum of 200 square feet of open space (excluding parking area) shall be provided for each dwelling unit.
 - [3] A five-foot landscaped buffer strip shall be established around the perimeter of the site.
 - [4] In a building exceeding 35 feet in height, the following shall also apply:
 - [a] A setback in addition to that set forth in § 213-12 shall be applied on the basis of one additional foot of setback for each five feet of building height in excess of 35 feet.
 - [b] The Fire Marshal shall certify that sufficient water pressure can be provided to serve the building.
- (m) Membership and commercial clubs.
- (n) State of Connecticut-operated betting parlor, subject to the following conditions:
[Added 4-7-1986]
 - [1] It shall be located at least 1,500 feet from any church, church building, school building or school playground and at least 500 feet from any residence in a residential zone.
 - [2] The applicant must provide assurance that there will be proper supervision and maintenance both inside and outside of the parlor at all times when it is open.
 - [3] The hours of operation shall be stated in the application and approved by the Zoning Board of Appeals.
 - [4] Applicable Fire Code requirements shall be complied with.
 - [5] Sanitary facilities complying with applicable codes of the City of Meriden shall be located on the premises and accessible to users of the parlor.
 - [6] Adequate off-street parking in accordance with the provisions of § 213-55, subject to the approval of the Planning Commission.
 - [7] The Zoning Board of Appeals may set any restrictions it deems necessary to ensure the health, safety and welfare of the general public, including screening, security and hours of operation. Said special exception may be revoked by the Zoning Board of Appeals following a public hearing to be held upon the receipt of a petition signed by a City Council member or members, a member of the Zoning Board of Appeals or the Zoning Enforcement Officer, stating that the permitted use is generating excessive noise, loitering, littering, traffic hazards or public nuisance.
 - [8] If granted by the Zoning Board of Appeals, said permit shall become effective 15 days following the granting of said permit. If, however, a protest against a proposed betting parlor is filed with the City Council within 15 days following approval by the Zoning Board of Appeals, signed by the owners of 20% or more of the areas of lots within 500 feet in all directions of the perimeter of the property proposed for said parlor, the request for approval for said parlor shall then be referred to the City Council for final approval.

[g] Action by City Council.

[a] The City Council, upon receipt of this protest, shall consider the protest in light of the purpose and intent of this chapter, the effects on the surrounding neighborhood and the entire City. The City Council shall act on this protest within 30 days of the meeting at which it receives the protest, and its decisions shall be final.

(o) Child-care provider — Class III, subject to the requirements of § 213-19B(2)(j).

[Added 7-5-1988; amended 2-3-1992]

(p) Adult entertainment, adult bookstores, video booths, and sexually oriented businesses. No such establishment featuring nude or topless dancing, stripping, other adult entertainment or adult- or sexually oriented businesses shall be located within 1,000 feet of a residence, school, church, park or within 1,000 feet of any other establishment featuring any of the above. Video booths shall be open to the general retail area of the store and shall not have doors or other material which may obscure the view to the interior of said booths.

[Added 11-21-1995]

(q) Secondary building, subject to the requirements of § 213-23B(2)(s).

[Added 6-7-1999]

(r) Health care services.

[Amended 4-21-2008]

C. Accessory uses.

[Amended 6-7-2004; 8-19-2013]

(1) Notwithstanding the terms set forth in § 213-12, convenience stores/gas facilities may operate a check cashing service pursuant and subject to the provisions of Section 36a-58o et seq. of the Connecticut General Statutes within the building approved for such primary use, provided such building is at least 1,500 square feet in area; total signage identifying this use may not exceed two square feet.

(2) Uses customarily accessory to permitted uses if constructed concurrently with or subsequent to the main building.

(3) Signs, as regulated in § 213-56.

(4) Off-street parking in accordance with § 213-55.

(5) Outdoor dining area per standards and procedures of § 213-23C(4).

D. Lot and bulk requirements. Lot and bulk requirements are found in § 213-12B.

§ 213-26 C-4 Convenience or Neighborhood Commercial District.

A. The purpose of this district shall be to provide for areas within or adjoining residential neighborhoods for local convenience-scale commerce with a range of retail stores and services which cater to daily or recurring needs of nearby residents.

B. Permitted uses. No building or premises may be used, in whole or in part, for any purpose except those listed below.

(1) Uses permitted by right:

(a) Bakeries.

(b) Barbershops and beauty shops.

(c) Banks, including drive-in windows.

(d) Grocery stores.

(e) Pharmacies and sundry stores.

(f) Dry cleaning and laundry pickup.

(g) Laundrettes.

(h) News and magazine stands.

(i) Shoe repair.

(j) Smoke shops.

(k) Soda and ice cream shops.

(l) Professional and business offices.

(m) Single-, two- and three-family dwellings according to the lot and density requirements of the R-2 District.