

**9.10 COMMERCIAL/BUSINESS/ LIGHT INDUSTRIAL DISTRICT (C/B/IG)**  
(former C-2 Moodus Center Area)

**INTENT** - To create a district that allows the combined uses of businesses, light industrial, and residential neighborhoods. This combination of permitted uses through special exception review will allow for a more versatile commercial and light industrial district. Presently each District is restrictive to particular uses listed in the Zoning Regulations even though mixed uses already exist. Each application will go through a special exception application that requires architectural design review, signage criteria, landscaping, traffic patterns changes and impacts, and emergency services accessibility.

**THE INTENT OF INCLUDING LIGHT INDUSTRIAL USES WOULD BE FOR** buildings to be used for the manufacture, processing, assembling, or storage of products to standards set forth in the Special Exception Review process to insure a compatible relationship between such use and the existing pattern of land use in the Moodus Center Area. To these ends, development would be limited to a relatively low density; external effects that are minimized; and are permitted uses confined to those administrative, storage of products and distribution, and manufacturing activities that can be carried on in a stable and orderly manner, and to permit those facilities that are necessary to serve the needs of the district. Such use shall not be dangerous by reason of fire or explosion hazard, nor injurious, noxious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, or because of any other objectionable feature.

No Special Exception approval is required for roof mounted solar panel units that are not visible from any street or highway and no Special Exception approval is required for roof mounted solar panel units that are mounted flush and match the roof pitch. Mounting bracket shall be no higher than twelve inches above the roof. If the building is on the National Historic Register or in a Historic District, approval will be required by the Historic District Commission.

**9.10.1. Permitted uses:**

Dwelling, Single or multi family only if in existence on the effective date of this amendment,

Dwelling, Single family, only as an accessory use to Permitted or Special Exception Use.

Home Occupations accessory to permitted single family dwellings and as permitted under Section 27 of the these Regulations

Farm

**9.10.2. The following uses are permitted by Special Exception approval of the Commission**

Business or Professional Office and Financial Institutions, Insurance and Real Estate, Business Services,

Greenhouse and nurseries; commercial - Wholesale and retail

Child Day Care Services -Adult Day Care Services

Medical Facility

Place of Worship, Religious Institutions

Retail Trade - Hard ware, Lumber, Apparel & Accessories, Jewelry, Drug, Book, Groceries, Bakeries, Antique Shop

Country Inns and Bed and Breakfast

Automobile Service Station, Automobile and Machinery Repair Shops

Newspaper Plant or Print Establishments

Wholesale Trade

Funeral Homes

Laundry and Dry Cleaning Services

Restaurants - except drive-through as an accessory use

Repair Services - Electric, Watch, Re-upholstery, Furniture

Theaters - Motion Picture Projection

Public Facilities and Services

Package Store - Sale of Alcoholic Liquor for Off-Premises Consumption,

Beauty and Barber Services, Photographic Services, Dance Studio - Schools

Light Industrial - light manufacturing; processing; assembly; storage or warehousing; product testing; research and development; laboratory; distribution; and accessory office and other uses customarily accessory to the principal use, provided, however, that this definition shall not be construed to permit any use which is dangerous by reason of fire or explosion hazard, injurious or detrimental to the community or neighborhood by reason of the emission of dust, odor, fumes, smoke, wastes, refuse matter, noise, vibration, radiation, or any other objectionable element. Further, no use within this definition shall be permitted to store, process, or otherwise locate or use any product or material except in an enclosed building.

Accessory uses customary with a permitted use.

C/B/IG DISTRICT - Bulk Requirements

Minimum Lot Area	½ acre
Minimum Lot Width	100 feet
Minimum Front Yard	30 feet
Minimum Side Yard	10 - 40* feet
Minimum Building Size	1000 square feet
Maximum Building Coverage	20 percent
Maximum Lot Coverage	60 percent
Maximum Building Height	See Section 10.1.4

\* Side yard setback is an aggregate of 40 feet with the narrowest being 10 feet except when it bounds a residential zone or Town road, the setback is a minimum of 20 feet.

**A landscape strip will be required when facing or abutting a residential area.**