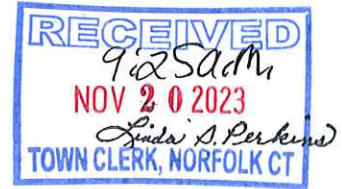


TOWN OF NORFOLK
PLANNING & ZONING COMMISSION



This is to give notice to all concerned that a Public Hearing will be held upstairs at the Norfolk Town Hall on Tuesday, December 12, 2023 at 6:45 pm, for the following purpose;

To consider proposed changes to the Zoning Regulations, initiated by the Norfolk Planning and Zoning Commission, and CT Public Act 23-142. This Act makes changes regarding laws on zoning for licensed family and group child care homes located in residences.

At this hearing, interested parties may appear and be heard and written communication will be received. A copy of the proposed changes will be available in the Land Use Office and the Town Clerks office for review.

Dated this 15th day of November, 2023 at Norfolk, CT.
Michael J. Halloran, ZEO

CARPORT, RESIDENTIAL — A roofed area for the storage of one or more vehicles, provided no business or service is conducted.

CERTIFICATE OF COMPLIANCE — A written approval issued by the Chairman of the Commission or the ZEO, certifying that the premises, building and/or use comply with these Regulations.

CERTIFICATE OF OCCUPANCY — A written approval issued by the Building Inspector allowing the occupancy or use of a building and certifying that the structure or use has been constructed in compliance with applicable regulations and approvals.

CGS — Connecticut General Statutes.

CHANGE OF USE — The modification of a building, structure or use to other than that for which it was originally constructed or used.

CHILD CARE -

A. **FAMILY CHILD CARE HOME** — A private family home providing care for the number of children authorized by CGS Section 19a-77 in accordance with CGS Section 19a-77 et seq.

B. **GROUP CHILD CARE HOME**— A facility which offers or provides a program of supplementary care:
• To not less than seven (7) nor more than twelve (12) related or unrelated children outside their own homes on a regular basis in a private family home, or
• That meets the definition of a family child care home except that it operates in a facility other than a private family home.

C. **CHILD CARE CENTER** — A facility which offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their own homes on a regular basis.

CLUB — An organization catering exclusively to members and their guests, provided that the purpose of the club is not conducted primarily for gain and that no commercial activities are conducted, except as required generally for the benefit of the membership and purposes of the club.

COBBS PROTOCOL — A testing protocol used to monitor emissions from existing and new personal wireless service facilities.

COMMISSION — The Planning and Zoning Commission of the Town of Norfolk.

CONVERSIONS (TO MULTI-DWELLING UNIT) — An existing single-family dwelling which by renovation is made suitable for multiple-family dwelling use with a maximum of six dwelling units.

COTTAGE FOOD OPERATION — As provided in CGS Section 21a-62a et seq, the production of cottage food products when licensed by the Department of Consumer Protection.

COUNTRY INN — A building or group of buildings with not more than 25 guest rooms offering transient lodging and related facilities to the general public for a fee.

DISTURBED AREAS — An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.

E. Lodging Uses	Village Residential	Neighborhood Residential	Rural Residential
1. Country inns of nine (9) or more guest rooms in accordance with the provisions of Section 3.05.P.	Special Permit	Special Permit	Special Permit

F. Institutional Uses	Village Residential	Neighborhood Residential	Rural Residential
1. Buildings, uses and facilities of the Town of Norfolk.	Special Permit	Special Permit	Special Permit
2. Elementary and secondary schools, trade and vocational schools, colleges and universities, including dormitories, athletic fields and offices.	Special Permit	Special Permit	Special Permit
3. Religious institutions, places of worship and accessory facilities including residential units for religious personnel.	Special Permit	Special Permit	Special Permit
4. Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities).	Special Permit	Special Permit	Special Permit
5. Care facilities such as skilled nursing facilities, assisted living facilities, chronic and convalescent homes or continuing care retirement communities as defined in the Connecticut General Statutes in accordance with the provisions of Section 3.05.R.	Special Permit	Special Permit	Special Permit

G. Other Uses	Village Residential	Neighborhood Residential	Rural Residential
1. Cemeteries of the Town or a local church or cemetery association.	Special Permit	Special Permit	Special Permit
2. Public utility company facilities.	Special Permit	Special Permit	Special Permit
3. Commercial wood processing facility as a principal use in accordance with Section 3.05.S.	X	Special Permit	Special Permit
4. Commercial kennels or veterinary medical facilities as a principal use in accordance with Section 3.05.J.	X	X	Special Permit
5. Veterinary clinic as a principal use in accordance with Section 3.05.K.	Special Permit	Special Permit	Special Permit
6. Antiques shop as a principal use.	Special Permit	Special Permit	X
7. <u>Child-care center (principal use) licensed by the Office of Early Childhood.</u>	Special Permit	Special Permit	Special Permit
8. Medical offices as a principal use.	Special Permit	Special Permit	X
9. Scientific research facilities as a principal use.	X	X	Special Permit

Legend

Allowed Allowed with no approval required from the Commission	Zoning Permit Permitted with issuance of a Zoning Permit from the ZEO	Site Plan Permitted with approval of a Site Plan application by the Planning and Zoning Commission	Special Permit Permitted with approval of a Special Permit application by the Planning and Zoning Commission	X Not allowed
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C. Lodging Activities	Village Residential	Neighborhood Residential	Rural Residential
1. Country inns of eight (8) or fewer guest rooms in accordance with the provisions of Section 3.05.P.	Special Permit	Special Permit	Special Permit
2. Bed-and-breakfast establishments in accordance with the provisions of Section 3.05.O.	Special Permit	Special Permit	Special Permit
3. In an owner-occupied dwelling, the letting of up to two bedrooms which may include the furnishing of breakfast.	Allowed	Allowed	Allowed
4. In an owner-occupied dwelling, the letting of up to four bedrooms to students affiliated with an accredited educational institution, for up to three consecutive months in a calendar year.	Allowed	Allowed	Allowed

D. Business Activities	Village Residential	Neighborhood Residential	Rural Residential
1. Family <u>child care home licensed by the Office of Early Childhood when accessory to a residence (not subject to Section 3.05.C).</u>	Zoning Permit	Zoning Permit	Zoning Permit
2. Group <u>child care home licensed by the Office of Early Childhood when accessory to a residence (not subject to Section 3.05.C).</u>	Zoning Permit	Zoning Permit	Zoning Permit
3. Home office in accordance with the provisions of Section 3.05.A.	Allowed	Allowed	Allowed
4. Professional home activity in accordance with the provisions of Section 3.05.B.	Zoning Permit	Zoning Permit	Zoning Permit
5. Home enterprise in accordance with the provisions of Section 3.05.C.	Special Permit	Special Permit	Special Permit
6. Letting of accessory buildings for storage space only in accordance with the provisions of Section 3.05.O.	Special Permit	Special Permit	Special Permit
7. Commercial wood processing facility as an accessory use of property in accordance with Section 3.05.S.	X	Special Permit	Special Permit
8. Commercial kennels or veterinary medical facilities as an accessory use of property in accordance with Section 3.05.J.	X	X	Special Permit
9. Veterinary clinic as an accessory use of property in accordance with Section 3.05.K.	Special Permit	Special Permit	Special Permit
10. Antique shops as an accessory use of property.	Special Permit	Special Permit	Special Permit
11. <u>Child care center licensed by the Office of Early Childhood as an accessory use of property (such as accessory to a religious institution).</u>	Special Permit	Special Permit	Special Permit
12. Medical offices as an accessory use of property.	Special Permit	Special Permit	Special Permit
13. Cottage Food Operation licensed by the Commissioner of Consumer Protection as per CGS Section 21a-62a	Allowed	Allowed	Allowed

F. Other Uses	Village Business	Retail / Business	Commercial / Industrial
1. Buildings, uses and facilities of the Town of Norfolk.	Special Permit	Special Permit	Special Permit
2. Religious institutions, places of worship and accessory facilities including residential units for religious personnel.	Special Permit	Special Permit	Special Permit
3. Membership clubs, community halls, fraternal institutions, or charitable institutions. .	Special Permit	Special Permit	Special Permit
4. Funeral home or undertaker's establishments.	Special Permit	Special Permit	Special Permit
5. Kennel or veterinary medical facility in accordance with the provisions of Section 3.05.J.	X	X	Special Permit
6. Veterinary clinic in accordance with the provisions of Section 3.05.K.	X	Special Permit	Special Permit
7. <u>Child care center licensed by the Office of Early Childhood.</u>	Special Permit	Special Permit	Special Permit
8. Schools and educational institutions.	Special Permit	Special Permit	Special Permit
9. Country inns in accordance with the provisions of Section 3.05.P.	Special Permit	Special Permit	Special Permit
10. Public utility company facilities.	Special Permit	Special Permit	Special Permit
11. Rear lots in accordance with the provisions of Section 3.05.H.	Special Permit	Special Permit	Special Permit
12. Farmers market.	Special Permit	Special Permit	Special Permit
13. A drive through window.	Special Permit	Special Permit	Special Permit
14. Scientific research facilities.	X	X	Special Permit

Legend

<p>Allowed</p> <p>Allowed with no approval required from the Commission</p>	<p>Zoning Permit</p> <p>Permitted with issuance of a Zoning Permit from the ZEO</p>	<p>Site Plan</p> <p>Permitted with approval of a Site Plan application by the Planning and Zoning Commission</p>	<p>Special Permit</p> <p>Permitted with approval of a Special Permit application by the Planning and Zoning Commission</p>	<p>X</p> <p>Not allowed</p>
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Section 4.04 Uses Allowed As Accessory Uses

As Amended – Effective 10-07-22

No accessory use shall be established or maintained in a business zone except in conformance with Table 4.04-1.

Table 4.04-1 – Accessory Uses In A Business Zone

A. Residential Activities	Village Business	Retail / Business	Commercial / Industrial
1. The letting of rooms or furnishing of board by the resident owner for up to two people.	Allowed	Allowed	Allowed
2. The letting of rooms or furnishing of board by the resident owner for more than two people.	Special Permit	Special Permit	Special Permit
3. The temporary letting of rooms and/or furnishing of board by the resident owner for up to four persons for up to three months in a calendar year.	Allowed	Allowed	Allowed
4. The temporary letting of rooms and/or furnishing of board by the resident owner for more than four persons for up to three months in a calendar year.	Special Permit	Special Permit	Special Permit
5. Bed-and-breakfast establishments in a dwelling by the resident owner in accordance with the provisions of Section 3.05.O.	Special Permit	Special Permit	Special Permit
6. Accessory dwelling unit in a dwelling by the resident owner in accordance with the provisions of Section 3.05.D.	Special Permit	Special Permit	Special Permit

B. Business Activities	Village Business	Retail / Business	Commercial / Industrial
1. Letting of accessory buildings for storage space in accordance with the provisions of Section 3.05.O.	Allowed	Allowed	Allowed
2. The manufacture, assembling or finishing of goods as an accessory use to a retail store or shop.	Special Permit	Special Permit	Special Permit
3. A retail store or shop as an accessory use to the manufacture, assembling or finishing of goods.	Special Permit	Special Permit	Special Permit
4. Family <u>child care home licensed by the Office of Early Childhood when accessory to a residence.</u>	Zoning Permit	Zoning Permit	Zoning Permit
5. Group <u>child care home licensed by the Office of Early Childhood when accessory to a residence.</u>	Zoning Permit	Zoning Permit	Zoning Permit
6. Home office in a residence in accordance with the provisions of Section 3.05.A.	Allowed	Allowed	Allowed
7. Professional home activity in a residence in accordance with the provisions of Section 3.05.B.	Zoning Permit	Zoning Permit	Zoning Permit
8. Home enterprise in a residence in accordance with the provisions of Section 3.05.C.	Special Permit	Special Permit	Special Permit
9. A drive-through window for any use except a restaurant or other food service.	Special Permit	Special Permit	Special Permit
10. Outdoor food and beverage service accessory to a permitted food establishment in accordance with the provisions of Section 4.06.A.	Site Plan	Site Plan	X