

Section 065-020 Use Classifications

1. In an Industrial Zone, except for residential uses, any building or premises may be used, and any building may be structurally altered for any uses permitted as specified herein in a B-1 or B-2 Business Zone and for wholesale businesses, offices, kennels, storage warehouses and the manufacturing, processing or assembling of goods, subject to a site plan and landscaping plan approved by the Zoning Commission as stated in Chapter 175. As an aid in the interpretation of this section of the regulations solid waste facilities' and recycling facilities as those terms are defined in Section 446d of the Connecticut General Statutes are not permitted uses of land, buildings or structures. *(Amended Effective: March 5, 1993)*
2. The following uses, and any use not clearly identified under the right of the zone shall require a special permit. *(Amended Effective: November 2, 1989; December 21, 1990; September 9, 2022)*
 - a. A residence or apartment may be maintained or constructed for a caretaker or watchman of the premises and for his or her family. *(Amended Effective: November 2, 1990)*
 - b. The outside storage and/or display of inventory; construction equipment; heavy machinery such as backhoes and loaders; trucks and trailers; construction materials (including but not limited to lumber piping, earth materials, concrete materials); traffic control devices; construction office trailers; buildings and other structures for the repair of equipment. No outside storage area shall extend into any required front yard, side yard, rear yard or required buffer area specified in any section of these regulations. The total ground coverage of all buildings, structures and outside storage areas, but excluding areas for off-street parking, loading driveways, sidewalks, terraces and all paved areas on any lot, shall not exceed the percentage of lot area coverage specified in Section 020-010 for Business Zones. This use may be permitted as a Special Permit use, following a public hearing, subject to compliance with the provisions of Chapter 180 Special Permits and the approval of a site plan and landscaping plan in accordance with Chapters 130 and 175 of these regulations.
 - c. The establishment of an area or areas for temporary recreational residences may be permitted following a public hearing and subject to compliance with the standards stated in Chapters 175 and 180, provided further that the following conditions shall have been met:
 - i. The site shall be served by a public water supply and municipal sewer.
 - ii. The use shall be secondary to and in conjunction with an existing or proposed primary use of the site. A lawfully nonconforming use of the site shall be deemed a valid primary use.
 - iii. Any such recreational use would be limited to the six (6) month period between May 1st and October 31st. *(Amended Effective: July*

23, 1993)

- d. *(Deleted Effective: April 1, 2004)*
- e. Subject to Special Permit and Site Plan Approval from the Zoning Commission in accordance with the provisions of Chapters 175 and 180, and the additional standards of Section 170-050, the following medical marijuana and cannabis establishments may be permitted: *(Added Effective September 9, 2022)*
 - i. Medical Marijuana Production Facilities *(Added Effective September 9, 2022)*
 - ii. Medical Marijuana Dispensary Facilities, subject to the standards of Section 045-020(3v) *(Added Effective September 9, 2022)*
 - iii. Cannabis Cultivators and Micro-cultivators *(Added Effective September 9, 2022)*
 - iv. Cannabis Retailers and Hybrid Retailers *(Added Effective September 9, 2022)*
 - v. Cannabis Manufacturers, including Food and Beverage Manufactures and Product Manufacturers and Packagers *(Added Effective September 9, 2022)*
 - vi. Cannabis Delivery Services and Transporters *(Added Effective September 9, 2022)*