

CHAPTER 103
LITCHFIELD ROAD (ROUTE 202) CORRIDOR DISTRICT

Section 103-010 Purpose

The purpose of this district is to limit the uses permitted in the B-1, B-2 and B-4 zones within the Litchfield Road corridor to encourage development within these areas, which is compatible with the small scale, rural character of the area.

Section 103-020 Overlay Area

The Litchfield Road Corridor District shall apply to all properties within B-1, B-2, and B-4 zones with frontage on or access to Litchfield Road (Route 202) between the intersection with Chestnut Land Rd (Route 109) and the Town of Washington line. Properties with frontage on Chestnut Land Road shall not be included within this district.

Section 103-030 Use Classifications

1. Uses permitted as a matter of right subject to the issuance of a zoning permit by the Zoning Enforcement Officer:
 - a. Single family residence

2. Subject to the acquisition of a special permit and site plan approval, the following uses of land shall be permitted in the B-1 and B-4 zones within the overlay district:
 - a. Uses permitted in a Single Family Residence District subject to acquisition of a special permit
 - b. Bank
 - c. Office – medical, professional, and business
 - d. Restaurant - Class I and II (Class III and fast food restaurants as defined in Chapter 15 are not permitted)
 - e. Stores and other buildings and structures of 10,000 square feet or less where goods are sold or services rendered primarily at retail.
 - f. Funeral home
 - g. Shop for making articles to be sold at retail on premises in buildings and structures of 10,000 square feet of less
 - h. Fabrication and installation of glass
 - i. Buildings 10,000 square feet or less for the storage of equipment, vehicles, and materials associated with small tradesman businesses such as electricians, plumbers, well drillers, and painters, provided all equipment, vehicles, and materials associated with the business are stored inside.
 - j. A combination of residential and business uses listed in Section 103-030(2), provided only 1 residential dwelling unit is permitted per property and the B-1 residential use setbacks of Section 020-010 apply.

3. Subject to the acquisition of a special permit and site plan approval, the following uses of land shall be permitted in the B-2 zone within the overlay district:
 - a. Uses permitted in the B-1 and B-4 zones as listed in section 103-030(2)
 - b. Wholesale sales office or sample room
 - c. Newspaper and printing establishments
 - d. Garage for the repair of motor vehicles with or without the accessory use of outside storage of motor vehicles brought to the facility for repair.
 - e. The processing of food in a farm included for sale to the retail consumer
 - f. Research laboratories
 - g. Carpentry, woodworking and millwork manufacture
 - h. Blueprinting, photography and similar reproduction service
 - i. Manufacturing of art products, pottery or ceramics
 - j. A combination of residential and business uses listed in Section 103-030(3), provided only 1 residential dwelling unit is permitted per property and the B-2 residential use setbacks of Section 020-010 apply.

Section 103-040 Conditions and Standards

In addition to the conditions and standards of Section 010-070 and Chapters 175 and 180, the following conditions/standards apply:

- 1 All conditions and standards listed in Chapters 40 and 45 relative to the B-1 and B-2 zones shall apply.
- 2 Points of access to properties and uses within the overlay district shall comply with the provisions of Chapter 100. Interconnection between properties shall be encouraged.
- 3 Where possible, existing structures shall be used in order to maintain the existing character of the area.
- 4 All outside storage areas permitted under this Chapter shall comply with the setback requirements of the underlying zone and be fully screened from Route 202.

(Effective: January 14, 2000; Amended Effective: April 25, 2011)