

4.3.E Buffers.

1. Side and rear yards which adjoin a residential zone shall contain a buffer yard meeting or exceeding the requirements of the landscaped buffer yard for all uses in the I-1, in accordance with Section 6.1.
2. Where there is a conflict between the rear and/or side yards and the buffer yard requirements, the more stringent yard requirements shall apply.
3. Minimum Buffer Yard Width: 25 Feet
4. Minimum Buffer Yard Height (at time of planting, or for fences): six (6) feet.
5. The Commission may waive the Buffer requirements, except when the I-1 abuts a residential zone.
6. There shall be no requirement for a buffer on an I-1 parcel where the parcel abuts a business zone.

4.4 I-2 RESTRICTED INDUSTRY DISTRICT (I-2).

4.4.A Purpose.

The purpose of the I-2 District (I-2) is to provide areas suitable for warehousing, secondary processing and packaging and fabricating of finished goods and equipment with related outdoor storage and incidental sales.

4.4.B Bulk Requirements.

DISTRICT	MINIMUM					MAXIMUM		
	LOT AREA	LOT WIDTH	FRONT YARD ¹	SIDE YARD ^{1, 2}	REAR YARD ^{1, 2}	HEIGHT ⁴	STORIES	LOT COVERAGE ³
I-2	40,000 sf	125 ft	40 ft	20 ft	10 % depth	60 ft	N/A	50 %

TABLE LEGEND

N/A Not applicable
 sf square feet
 ft feet

NOTES

1. No parking is permitted in any required front yard and on parcels exceeding one acre the Commission may require that no parking or loading is permitted in any side or rear yard.
2. No building or structure shall be located within 20 feet of any property line or within 50 feet of the boundary line of any residential zone or within 40 feet of a street line. No parking areas shall be permitted in a required front yard.
3. No more than 50 percent of the total area of any lot may be used for building, access drives, parking and loading areas and other hard-surfaced areas, provided that the Commission may permit coverage of up to 60 percent when in their sole judgment circumstances relating to the lot or the development of the lot require such increase.
4. See Section 6.12 for Special Bulk Requirements.

4.4.C Principal Uses and Structures.

1. Authorized Without A Zoning Signoff. The following uses and structures are authorized without the issuance of a Zoning Signoff:
 - a. Open Space and passive recreation.
 - b. Public utility substations, pursuant to the Connecticut Siting Council.
2. Authorized By Zoning Signoff. The following principal uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:

- a. None.
- 3. Authorized By Site Plan. The following principal uses and structures may be authorized upon the issuance of a Site Plan approval in accordance with Section 9.4:
 - a. Banks.
 - b. Day care centers/nurseries.
 - c. Offices.
 - d. Outdoor storage of registered vehicles in accordance with Section 6.11.
 - e. Schools: colleges, public and private institutions.
- 4. Authorized by Special Permit. The following uses and structures may be authorized upon the issuance of a Special Permit in accordance with Section 9.5:
 - a. Adult-oriented establishments in accordance with Section 7.2.
 - b. Affordable housing for volunteer municipal firefighters in accordance with Section 7.3.
 - c. Alcoholic liquor sales in accordance with Section 7.4.
 - d. Automotive repair services and gasoline service stations. Where special circumstances relating to the site exist, the Commission may approve a limited number of vehicles or ancillary items to be stored outside in suitably screened areas as a part of the special permit process for automotive repair services.
 - e. Bulky waste disposal area in accordance with Section 7.7.
 - f. Bulky waste recycling facility in accordance with Section 7.7.
 - g. Cannabis Dispensary facilities, Production facilities, Cannabis retailer, Hybrid-retailer, Cultivator and Micro-cultivator facilities, Food and Beverage Manufacturing facilities, Transporter and Delivery Services in accordance with Section 7.17 **(8/3/2022)**
 - h. Cemeteries in accordance with Section 7.8.
 - i. Commercial kennel in accordance with Section 7.9.
 - j. Cultivation of land provided that no products are sold on the premises.
 - k. Drive-in window in accordance with Section 7.12. (3/26/12)
 - l. Fabricating.
 - m. Firehouse.
 - n. Indoor and outdoor tennis facilities **(Added 9/01/18)**
 - o. Leaf composting facility in accordance with Section 7.7.
 - p. Manufacturing.
 - q. Municipal facilities.
 - r. Municipal leaf collection transfer facility in accordance with Section 7.7.
 - s. Municipal transfer station in accordance with Section 7.7.
 - t. Museums.
 - u. Outside storage as an accessory use.
 - v. Recycling storage in accordance with Section 7.7.
 - w. Restaurants and ice cream bars.
 - x. Retail sales that are accessory to the permitted use, personal service, convenience retail, banks and restaurants, where in the Commission's judgment the business is supplemental to the permitted uses, serves a function which is accessory to the entire I-2 industrial zone, conforms to the current Plan of Conservation and Development in the proximity of Blue Hills Avenue and Old Windsor Road, or is not specifically prohibited by other sections of these regulations.
 - y. Temporary beer permits.
 - z. Transfer Station in accordance with Section 7.7.
 - aa. Warehouses.
 - bb. Any other uses provided it is not prohibited in Section 1.3.A.

4.4.D **Accessory Uses and Structures.**

1. Authorized Without a Zoning Signoff. The following accessory uses and structures are authorized without the issuance of a Zoning Signoff:
 - a. None.
2. Authorized with a Zoning Signoff. The following accessory uses and structures may be authorized upon the issuance of a Zoning Signoff in accordance with Section 9.1:
 - a. Building mechanical equipment located outside the structure provided that such equipment is properly screened.
 - b. Parking lots, loading areas, and similar uses customarily accessory to the conduct of permitted business.
 - c. Quarters for caretakers.
 - d. Signs pertaining to a permitted principal use on a lot.
3. Authorized by Special Permit. The following accessory uses and structures may be authorized upon the issuance of a Special Permit in accordance with Section 9.5:
 - a. Storage of tractor trailer boxes. Storage trailers as primary use for warehousing may be permitted as a permanent use or with a time limitation as stipulated by the Commission.
 - b. Outside storage.
 - c. Craft Cafés in accordance with Section 7.4.B.3 (11/30/20)

4.4.E **Buffers.**

1. Side and rear yards which adjoin a residential zone shall contain a buffer yard meeting or exceeding the requirements of the landscaped buffer yard for all uses in the I-2, in accordance with Section 6.1.
2. Where there is a conflict between the rear and/or side yards and the buffer yard requirements, the more stringent yard requirements shall apply.
3. Minimum Buffer Yard Width: 25 Feet
4. Minimum Buffer Yard Height (at time of planting, or for fences): six (6) feet.
5. The Commission may waive the Buffer requirements, except when the I-2 abuts a residential zone.
6. There shall be no requirement for a buffer on an I-2 parcel where the parcel abuts a business zone.