

3 PRIMROSE STREET
NEWTOWN, CONNECTICUT 06470
TEL. (203) 270-4276



TOWN OF NEWTOWN
PLANNING & ZONING COMMISSION

NOTICE OF APPLICATION FOR TEXT AMENDMENT

May 17, 2018

TO: Debbie Halstead, Town Clerk

FROM: Donald Mitchell, Chairman

RE: Application 18.11 by the Town of Newtown for a proposed Amendment to the Town of Newtown Zoning Regulations to remove the Fee Schedule from the Zoning Regulations.

On June 7, 2018, the Planning and Zoning Commission will hold a Public Hearing at the Municipal Center, 3 Primrose Street, at 7:30 PM regarding the above referenced application. The request is to simply remove the page holding the Fee Schedule. Individual sections of the regulations currently allow administrative changes to the fees.

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PLANNING & ZONING COMMISSION

NOTICE OF APPLICATION FOR TEXT AMENDMENT

May 17, 2018

TO: Debbie Halstead, Town Clerk

FROM: Donald Mitchell, Chairman

RE: Application 18.12 by the Town of Newtown for a proposed Amendment to the Town of Newtown Zoning Regulations to amend the language of the M2A Zone.

On June 7, 2018, the Planning and Zoning Commission will hold a Public Hearing at the Municipal Center, 3 Primrose Street, at 7:30 PM regarding the above referenced application. Please see the attached text with additions underlined.

ARTICLE V – INDUSTRIAL ZONES

Amendments in bold underlined

DRAFT

SECTION 3 - INDUSTRIAL ZONE M-2A

5.03.100 Purpose and Intent

The purpose and intent of the M-2A Zone is to provide for significant economic development activities without adversely impacting the basic character of the surrounding neighborhoods or overburdening the natural or built environment. It is intended that the land in the district will be developed as a cohesive unit where the development of any parcel will complement the district as a whole. The land use mix features a variety of principal uses including office buildings, a hotel/conference center, light industrial, indoor and/or outdoor recreation sports and research and development facilities. Limited retail and service establishments are permitted as accessory uses and are intended to support the principal uses permitted. A pedestrian friendly environment and transit access must be considered in the design of the site.

5.03.200 Permitted Uses

The following principal uses are permitted in Industrial Zone M-2A subject to conditions provided herein and subject to obtaining Site Development Plan approval, if required, in accordance with Article X hereof. For each property having more than one principal use, each principal use shall have a minimum gross floor area of 10,000 square feet. Uses that are not listed as permitted shall not be permitted by variance.

5.03.210 Laboratory devoted to research, design, and experimentation.

5.03.220 Office building or office buildings, **including Medical Offices.**

5.03.230 Light industrial use including manufacturing, fabricating, processing, converting, altering, packaging, bottling or assembling of products, the operations of which are conducted solely within an enclosed building or group of buildings.

5.03.240 Hotel and conference center having no more than 250 guest rooms.

5.03.300 Special Exception Uses

The following principal uses are permitted in Industrial Zone M-2A subject to obtaining a Special Exception in accordance with criteria, standards and conditions set forth in Article XI, Special Exceptions.

5.03.310 Recreation/Sports Facility. Such facility may include indoor and/or outdoor golf courses, dance studios, health and exercise facilities, racquetball, squash, basketball, volleyball and tennis courts, baseball, football, soccer and lacrosse fields, field hockey, track and field, swimming pools, ice-skating rinks, and any other recognized collegiate sport. The facility may include seating for spectators.

5.03.320 Distribution Center, Warehouse or Wholesale Business.

5.03.330 Self-Storage Facility

5.03.340 Retail sales shall be enclosed, no outdoor storage of merchandise shall be permitted and, the maximum gross floor area for any single retail tenant shall be **25,000** square feet.

5.03.350 Personal service establishment.

5.03.360 Financial institution.

5.03.370 Restaurant including outside service but excluding drive-through facilities and outside entertainment.

5.03.400 Accessory Uses

In addition to the accessory uses permitted in the Industrial zones pursuant to Article V, Section 7, the following accessory uses are also permitted in Industrial Zone M-2 so long as they remain clearly accessory and incidental to the principal use on each lot. Such accessory uses shall not exceed five percent (5%) of the total building area occupied by the principal use on each lot:

5.03.410 Child day care center.

5.03.420 Adult day care center.

5.03.500 Site and Building Standards in Industrial Zones

Article V, Section 8 regarding Site and Building Design Standards in Industrial Zones shall apply.

5.03.600 Area, Height and Yard Requirements

Article VII, Area, Height and Yard Requirements and all other applicable sections of these regulations apply and in addition:

5.03.610 All lots which are adjacent to a residential zone or a single family dwelling that was existing on April 17, 2000 shall maintain a seventy-five foot (75') wide natural buffer along such boundary. In the absence of such a natural buffer, a planted buffer shall be required.

5.03.700 Supplemental Regulations

Article VIII, Supplemental Regulations including, but not limited to, signs, access management, parking, landscaping, lighting and all other applicable sections of these regulations apply.

5.03.710 All parking and loading areas shall be located behind the minimum building setback of **150 feet from Routes 25 and 6.**

5.03.720 Building front yard setbacks from all other roads 50 feet and front yard setback for parking lots of 25 feet.