

- F. No more than 2 motor vehicles registered to the same owner may be offered for sale in a residential zone within a 12 month period.
- G. No motor vehicle may be offered for sale in a non-residential zone without a dealer's license.

Section 7.10 Golf Courses

7.10.1 Provisions

- A. Golf courses of 9 or more holes, and uses generally associated therewith whether owned and/or operated by a public or private entity, must meet the Special Exception review criteria of Section 8.5 Special Exception Standards and Procedures and the following specific criteria:
 - 1. All non-recreational uses shall clearly be secondary to the principal golf course use of the property.
 - 2. The tract shall consist of a single lot or a number of contiguous lots, under one ownership or control, containing no less than 30 acres.
 - 3. An Erosion and Sedimentation Control Plan has been submitted to and approved by the South Windsor Inland Wetlands and Watercourses Agency.
- B. Given the large open space nature of a golf course use, the Commission may waive some requirements of Article 8, including but not limited to: map scale, which may be reduced to 1" = 100' or 1" = 200' for those areas remaining in a natural state, or dedicated to the golf course itself, such as tees, greens and fairways. This reduced scale shall not apply to areas proposed for vertical grade change in excess of 3 feet.
- C. Prior to submission of the application, the applicant and/or his agent(s) shall have reviewed the golf course proposal and a draft site development plan with staff of the Planning Department and Engineering Department.
- D. When and if use as a golf course ceases for a continuous 12 month period, all ancillary uses on the subject property shall cease operation immediately, and said site development plan/special exception approval shall become null and void until full resumption of said golf course use. Any use otherwise conforming to the requirements of the underlying zone, however, may be continued, subject to approval of this Commission.

Section 7.11 Home Occupations

7.11.1 Purpose

The conduct of business in residential units may be beneficial under certain conditions. It is the intent of this section to:

- 1. Ensure the home occupation is clearly secondary to the use of the building for dwelling purposes.
- 2. Ensure the compatibility of home occupations with other permitted uses in the residential districts.
- 3. Maintain and preserve the residential character of the dwelling and the residential character of the neighborhood.

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4. Guarantee to all residents freedom from excessive noise, excessive traffic, nuisances, fire hazards, offensive odors and pollutants, and other possible effects of commercial uses being conducted in residential areas.

7.11.2 Zones Permitted

- A. Minor home occupations are permitted in all single-family residential zones by right; and in the Multifamily Zone at the discretion of their respective Homeowners' Association. A letter from the association will be required at the time of application.
- B. Major home occupations are allowed in single-family zones upon approval by the Commission. Upon approval, permits will be issued for up to a 5-year period and must be renewed at the expiration of the allowed period. Major home occupations are not permitted in multifamily zones or developments.

7.11.3 Performance Criteria

- A. Performance criteria for minor home occupations:
 1. No more than 25% of the dwelling unit floor area shall be used in connection with the home occupation. Floor area of a dwelling unit, in this case, shall include the floor of all heated and ventilated and thereby habitable rooms and areas within the dwelling unit including basements and habitable space.
 2. The home occupation shall be carried on wholly within the principal building. The activity inside cannot be visible from the outside (e.g., big windows, glass doors, etc.).
 3. No retail sales are allowed. No wholesale/mail-order sales are allowed that generate additional truck deliveries except for parcel services such as UPS or FedEx.
 4. Only 1 business-associated van/pick-up truck is allowed; outdoor storage/parking of the business vehicle is prohibited.
 5. All appropriate State and Federal licenses and permits shall be obtained by the owner/operator.
 6. Dwelling must retain the character of a single-family dwelling.
 7. No storage of hazardous materials, other than normal household materials, allowed.
 8. No entrance or exit in the dwelling or on the premises shall be added solely for the conduct of the home occupation.
 9. The home occupation cannot cause interference with radio or television reception in the vicinity.
 10. Articles not made on the premises shall not be sold on the premises.
- B. Performance criteria for major home occupations include all criteria for minor home occupations enumerated above as well as:
 1. No more than 1 major home occupation shall be permitted within any single dwelling unit.
 2. Major home occupations can request use of accessory buildings, provided that there is no appearance of commercial activity, and is subject to Commission approval.
 3. No more than 1 employee not residing in the dwelling shall be employed in the performance of the occupation.

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4. No home occupation or any storage of goods, materials, or products connected with a home occupation shall be allowed in garages, attached or detached unless there is still adequate space for the storage of one vehicle. Also, there shall be no outdoor storage of material.
5. The home occupation cannot create a volume of passenger or commercial traffic that is inconsistent with the normal level of traffic on the street on which the dwelling is located. No truck deliveries are allowed in connection with the home occupation except for parcel services such as UPS and FedEx.
6. All parking needs must be met on-site. Any parking in excess of customary residential parking may be required to be screened from the street and from adjacent residential property by either:
 - a. Fencing of a type typically used in residential areas such as stockade fencing, not slatted chain-link fencing; or
 - b. Evergreen plantings of sufficient height and spacing to establish an adequate screen.
7. No external effects that are incompatible with the character of residential zones are allowed (for example, increased noise, excessive lighting, and offensive odors).
8. Provision shall be made for separate collection of business generated refuse and recyclables.
9. When connected to a public sewer, approval of the WPCA shall be obtained prior to initiating the home occupation.
10. Businesses that are prohibited include on-premises serving of food and/or beverages; overnight treatment of patients; overnight boarding of animals; landscaping contractor businesses; and similar uses.
11. Where the criteria in the above list are less restrictive than the criteria enumerated for minor home occupations, the less restrictive criteria shall apply to major home occupations.
12. Home Occupations offering articles made on the premises for sale are permitted to enhance their offering with product made off-site, provided a minimum of 50% of the product offered is made on-site. Maximum retail area allowed for this type of home occupation is 1,000 sf (regardless of the size of existing house/accessory building).
13. Incidental sales of product associated with a major home occupation is permitted.

7.11.4 Procedure

A. Minor Home Occupation

The following shall be submitted to the Zoning Enforcement Officer for a Zoning Permit:

1. A detailed statement describing all pertinent aspects of the proposed activity and acknowledging the requirements of this Section; (It should be noted that additional information is required by the Town's Tax Assessor's Office and may be required by the Town Clerk's Office.)
2. An accurately drawn plot plan depicting property lines, structure locations, access drive(s), existing and proposed parking spaces with screening, and any other pertinent features;
3. An accurately drawn floor plan depicting the area to be utilized by the home occupation;
4. Architectural elevations for any additions being proposed; and
5. Sign design, if any. See Section 6.5.7 Residential Sign Requirements.

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B. Major Home Occupation

Application for 5-year permit shall be made to the Commission and notification of abutters in accordance with Section 8.2.C. A narrative of the proposed occupation and proposed hours of operation shall be submitted. Hours of operation are subject to Commission approval. A public hearing may be required by the Planning and Zoning Commission. Renewals may be granted by the Commission and hours of operation reviewed. At time of renewal, a sign must be posted per Section 8.2.B and a public hearing may be required. The application for home occupation approval shall contain the same items and information required for a minor home occupation.

C. Permit Duration

1. Each Certificate of Zoning Compliance for a minor home occupation shall be valid for the duration of the applicant's residence and shall automatically terminate when the applicant no longer resides in the dwelling unit. Commission approval for major home occupations shall be valid for up to 5 years as specified by the Commission, except that approval shall automatically terminate when the applicant no longer resides in the dwelling unit.
2. The Commission may revoke any minor or major home occupation permit for noncompliance with permit requirements and conditions.

Section 7.12 Horses/Ponies and Home Animal Agriculture

7.12.1 Home Animal Agriculture

A. Home animal agriculture includes animals bred, raised or kept for non-commercial purposes including but not limited to horses and ponies, cattle, swine, sheep, goats, rabbits, poultry and fowl, and bees, but excluding common household pets such as (but not limited to) cats and dogs.

B. Home animal agriculture may be conducted in all A, AA and RR residential districts.

C. A zoning compliance permit must be obtained from the Zoning Enforcement Officer.

D. Criteria for Evaluating Home Animal Agriculture Applications

1. The number of animals shall not exceed those established in Table 7.12.1A. or 7.12.2A
2. The land on which the animals are to be kept is capable of safely supporting the number and type of animals proposed.
3. The animals will be kept in a manner so as not to create a hazard to themselves or the environmental quality of the neighborhood.
4. The animals are to be kept for non-commercial purposes.
5. The animals are kept in a manner that conforms to all applicable regulations of the Public Health Code, the Department of Environmental Protection, the Connecticut Department of Agriculture, and the General Statutes of Connecticut.

E. Required Standards for Home Animal Agriculture

Prior to approving any application for a zoning permit for Home Animal Agriculture, the Zoning Enforcement Officer shall consider each application with regard to the criteria set forth in Table 7.12.1A or Table 7.12.2A and shall also determine whether such proposed activity shall conform to the following standards: