

**TO BE PUBLISHED IN THE JOURNAL INQUIRER
THURSDAY, APRIL 8, 2021 AND THURSDAY, APRIL 15, 2021
SOUTH WINDSOR PLANNING & ZONING COMMISSION**

Notice is hereby given that there will be a Public Hearing on Tuesday, April 20, 2021 at 7:00 PM held by way of an Online WEBEX Conference Meeting to consider the following:

1. **Appl. 21-12P, Esteem Manufacturing** – request for site plan approval for a 5,400 sf addition on property located at 187 South Satellite Road, I zone
2. **Appl. 21-15P, RTT, LLC** – request for special exception to 4.1.1A for the sales of news/used cars, on property located at 1505 John Fitch Boulevard, Unit B, I zone
3. **Appl. 21- 16P, Jessica Waterhouse** – request for a special exception to Section 7.12.2 to create an animal sanctuary, to be known as “Mazolu Animal Sanctuary”, on property located at 215 Main Street, A- 40 zone
4. **Appl. 21-17P, Monique Delmadge dba Precisely Pandas** – request for a special exception to Table 4.1.1A/Section 7.4 to operate a daycare, on property located at 1033 John Fitch Boulevard, I zone

To view this meeting, please tune into Channel 16 (if your provider is Cox Cable) or Channel 6082 (if your provider is Frontier), or go to: gmedia.swagit.com/live

To call in with comments to this meeting, please call Webex Conference Call-In Number: (855) 925-2801 (Meeting Code Number to be provided on the agenda.)

Copies of the application are on file in the office of the Town Clerk or/and Planning Department, and online at <https://www.southwindsor-ct.gov/planning-department/pages/planning-and-zoning-commission-applications>. At this hearing, interested persons may be heard by calling into the meeting, and written comments by the public will be received by mail or email to planningzoningcomments@southwindsor-ct.gov. Persons who may require an accommodation can contact staff Monday – Friday, 8:00 a.m. to 4:30 p.m. at (860) 644-2511, ext. 329.

Bart Pacekonis, Chairman
PLANNING & ZONING COMMISSION

Appl #21-12P, Esteem Manufacturing Site Plan Modification

PH April 20, 2021

Planning Department Report

1. Request for site plan modification to construct a 5,400 sf addition to the existing industrial building, on property located at 187 South Satellite Road, I zone. This addition is proposed in the existing parking area that was originally used for outdoor storage of equipment.
2. Lot size of this property is 1 acre. Proposed building height is approximately 31 feet to the eave; 40 feet allowed. Maximum impervious coverage allowed is 65%, 57% proposed. Interior landscaping has been proposed within the parking areas.
3. There is no outdoor storage proposed on the site plan; however . Outdoor storage is allowed with PZC approval and appropriate screening.
4. The parking requirement for this manufacturing use is 13 spaces, 15 spaces have been provided.
5. There are two new overhead doors with windows proposed along the easterly side of the addition. A new dumpster pad is being added at the northern end of the parking area that will be enclosed by a six foot fence.
6. New lighting proposed consists of wall paks on the building with full cut off lighting fixtures.
7. There is a required 50' buffer along the northern property boundary abutting residents on Judy and Barbara Lane. The applicant is proposing to supplement the existing trees with some evergreen plantings at the edge of the existing parking area. There have also extended and added slats to the existing chain link fence along the rear of the parking area. The closest activity proposed at this time is approximately 100 feet from the residential property line. Cross section of the buffer at the 5 years and maturity have been shown on the plans.
8. There are regulated wetlands to the rear of the property. The IWA/CC approved this application on April 7 with the recommendation of a \$5,000 erosion and sedimentation bond and \$10,000 bond for the installation of the stormwater structures.
9. The site is served by public water and sewer. Water Pollution Control Authority approval is required.
10. Architectural and Design Review Committee reviewed this site on March 4. The building colors will match the existing building and a new bronze colored metal roof will be installed in the front of the building to compliment the existing trim. They were satisfied with the proposal as presented.

If this application is approved, there are no other approval modifications requested.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Esteem Manufacturing Addition

APPL. 21-12P

ENGINEER/ARCHITECT: PDS Engineering

PROJ. #

Submit mylars of sheets: Cover Sheet. C101

1. Prior to commencement of any site work, a meeting must be held with Town Staff.
2. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
3. This application is subject to the conditions of approval of the Inland Wetlands Agency/Conservation Commission, including bonds in the amount of \$5,000 to ensure compliance with the erosion and sediment control measures and \$10,000 to ensure establishment of storm water system.
4. A landscape bond in the amount of \$5000 is required and must be submitted prior to the issuance of a certificate of occupancy if work is not completed.
5. All bonds must be in one of the forms described in the enclosed Bond Policy.
6. An as-built plan is required prior to issuance of a Certificate of Occupancy per Section 9.1.3 of the Zoning Regulations.
7. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
8. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
9. No building permits will be issued until the Office of State Traffic Administration certificate has been issued (per CGS §14-311).
10. The building street number must be included on the final plan.
11. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
12. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 13.
- 14.
- 15.

PZC App #21-15P, RTT, LLC
PH 4/20/21
Planning Department Report

1. Request for Special Exception to Table 4.1.1A for a used car dealer license to the existing general repairer's license in an existing industrial building at 1505 John Fitch Boulevard, I zone.
2. The applicant's narrative indicates that the license will primarily be used to access the local auto/truck auctions for upgrading the applicant's truck and towing fleet. He does not intend to offer vehicles for sale from the site.
3. The site plan shows the area of the building that will be used as well as the parking area dedicated to these units as required by motor vehicles.
4. Special exception criteria for used car dealerships in industrial zones includes:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements of the zoning regulations.
 - The land is physically suited to the proposed use.
 - Minimal, if any, adverse environmental impacts are created.
 - No traffic or other hazards will be created.
 - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
 - There will be minimal or no adverse effects on existing uses in the area.
 - Surrounding property values will be conserved.
 - The character of the neighborhood will be maintained or minimally disrupted.
 - The general welfare of the community will be served.
 - There is a balance between neighborhood acceptance and community needs.
 - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.

- The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
- The architectural design is aesthetically pleasing and blends well into the surrounding area.

The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above and/or within a particular use category are satisfied.

5. The site is served by public water and sewer. WPCA approval is not required.
6. If this application is approved, the Planning Dept has no requested approval modifications. The next steps for the applicant will be to file the motor vehicle licensing application with the Zoning Board of Appeals

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT RTT LLC

APPL. #21-15P

ENGINEER/ARCHITECT Gardner and Petersen

PROJ. #

Submit mylars of sheets: 1

Special exception form to go on file

1. No vehicles can be displayed for sale on the property.
2. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
3. All free standing signs and/or building signs require the issuance of a sign permit before they are erected.
- 4.

Appl #21-16P, Mazolu Animal Sanctuary

PH 4/20/21 Planning Department Report

1. Request for request for a special exception to Section 7.12.2 to create an animal sanctuary, to be known as “Mazolu Animal Sanctuary”, on property located at 215 Main Street, A- 40 zone
2. The PZC recently modified the Animal Agriculture regulations to allow animal sanctuaries by Special Exception.
3. The property at 215 Main Street is 3.8 acres in size. Previous approvals were granted for horses for personal use and in 2005 approval was granted to build a barns and outdoor arena.
4. The current proposal is to operate this sanctuary by utilizing the existing barn, fenced areas and outbuilding. The applicant has provided a narrative of the proposal including the mission for the sanctuary, map of the property with pictures of the barn/stalls as supporting documents.
5. Applications for special exceptions may be approved if the Commission determines that:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements of the zoning regulations.
 - The land is physically suited to the proposed use.
 - Minimal, if any, adverse environmental impacts are created.
 - No traffic or other hazards will be created.
 - The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
 - There will be minimal or no adverse effects on existing uses in the area.
 - Surrounding property values will be conserved.
 - The character of the neighborhood will be maintained or minimally disrupted.
 - The general welfare of the community will be served.
 - There is a balance between neighborhood acceptance and community needs.
 - Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
 - The overall physical appearance of the proposed development is compatible with surrounding development and the Commission’s goals for the neighborhood/corridor.
 - The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above are satisfied.

6. The applicant has provided the number and types of animals that will be cared for. The animals include: 2 horse/donkey pony; 4 goat/sheep; 12 chickens; 2 rabbit and 2 pigs. Domestic animals include 12 dogs and 4 cats, potential for caged bird and/or reptiles.
7. The animals will be kept in fenced areas and in the existing barn and turnouts currently on site. There are no new structures proposed at this time and using portable, however the applicant indicates there may be a kennel added in the future.
8. The sanctuary will not be open to the public. Volunteers will help care for the animals. The applicant does not plan any public activities; however, two fund raising events are planned annually. The events will be small in nature and by invitation only. The applicant has indicated that she has parking for at least 15 vehicles in and around the circle. Future programs may include education programs and additional fund raising type of events.
9. As a part of our review, we contacted the Health Department, the local and state animal control officer for input into this application. Heather Oatis from our Health Department had no concerns,
10. Dean Gates the States Animal Control officer had several recommendations for the Commission as well as guidance for the applicant as the proceed with this venture. He indicated:
 - a. Dogs are going to be considered as part of the sanctuary and will be living out their lives on this property will be required to be licensed with the town. If a dog is surrendered so as to be rehomed it would be a rescue dog as it would not be living permanently on the property and the rehoming may fall into the definition of being a pet shop facility. This may also be true if a mother dog is taken into the property and the puppies are later sold. Any dog in their custody or care that is six months old or older will need to be licensed with the town.
 - b. If it is the intention of the sanctuary to accept donations or have a donate button on a web page they will need to register with Connecticut Dept of Consumer Protection as a charity. [Public Charities \(ct.gov\)](http://PublicCharities.ct.gov) Federal 501c3 compliance may also be required, but is not under the authority of the State of Connecticut.
 - c. Recommend that any zoning approval include in writing the maximum number and type of animals that is agreed upon along with the stipulation to allow inspection by the municipal animal control officer, zoning enforcement officer or their designee, to ensure compliance with these numbers of animals and to ensure that proper animal husbandry is being practiced.
 - d. Additional permits may be required by other state or federal agencies if the property is to be used for educational purposes. This should be determined by management of the sanctuary prior to operating in this capacity.
11. There is no signage proposed for the property.
12. The Fire Marshal has indicated that he has no concerns at this time. If, in the future, the buildings are opened to the public, the use of the building will change and additional the fire codes would have to be addressed at that time.

If this application is approved, the planning department has not further recommendations.

March 10, 2010

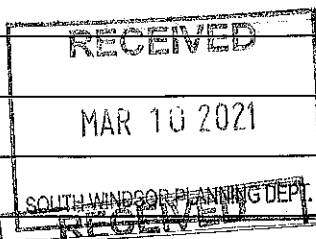
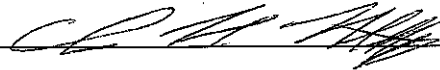
To whom it may concern,

I, Ianna Hondros-McCarthy, own the property adjacent to Jessica Waterhouse, at 223 Main St. I am aware, and fully in support of Ms. Waterhouse's request to be allowed to have an animal sanctuary on her property. I believe, as a human population, we are too often dismissive of the needs of other species on the planet, and so allowing someone to care for previously poorly cared for creatures, or just animals in need of a home, is the least we can do.

I very much hope you give Ms. Waterhouse permission to have an animal sanctuary on her property.

Sincerely,

Ianna Hondros-McCarthy



Ianna Hondros-McCarthy
223 Main St.
South Windsor, CT 06074

Jessica Waterhouse
215 Main St
Mazolu Animal Sanctuary
JessnJake W@aol.com
(860) 268-3903

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Mazolu Animal Sanctuary

APPL. #21-16P

ENGINEER/ARCHITECT

PROJ. #

Special Exception form to go on file

1. *This permit is to operate an animal sanctuary at 215 Main Street.*
2. *The animals allowed on the property include: 2 horse/donkey/pony/alpaca; 4 goat/sheep; 12 chickens; 2 rabbit and 2 pigs. Domestic animals include 12 dogs and 4 cats, potential for caged bird and/or reptiles. Inspection for compliance by the Town animal control officer, zoning enforcement officer or their designee, may occur to ensure compliance with these numbers of animals and to ensure that proper animal husbandry is being practiced.*
3. *Any expansion to the property and/or the number of animals require would further approval from this Commission.*
4. *The property must be fenced, in whole or in part, to contain the animals within the property.*
5. *No public events or educational programs can be offered, other than two fund raising events a year, unless further approval is granted by this Commission.*
6. *All licensing of animals shall occur in accordance with local ordinances.*
7. *If the sanctuary accepts donations or have a donate button on a web page they will need to register with Connecticut Dept of Consumer Protection as a charity. [Public Charities \(ct.gov\)](https://www.ct.gov/deep/cpr/) Federal 501c3 compliance may also be required (under the authority of the State of Connecticut.)*
- 8.
- 9.
- 10.
- .

App 21-17P Precisely Pandas Day Care Special Exception PH 4/20/21

1. Request for a Special Exception to Table 4.1.1A Section 7.4 to operate a daycare out of the existing building (formerly the BOA) on property located at 1033 John Fitch Boulevard – the southwesterly corner of Governor’s Highway and Route 5, I zone.
2. The applicant is proposing to have up to 36 children, aged 6 weeks to 12 years old for daily services or before and after school care. They are proposing to have between 6-10 staff members. The hours of operation will be from 7:00 am – 5:30 pm Monday through Friday. The hours could change depending on demand.
3. This use, permitted by special exception, has specific requirements related to daycare facilities in commercial/industrial zones including:
 - No safety hazards are created, particularly with respect to access into and out of the site and building
 - Any outdoor play area must be substantially level and suited to playground use.
 - Any outdoor play area must be located on the site in an area that is removed from any possibility of encroachment by vehicular accidents on adjoining streets.
 - There must be adequate parking to accommodate any anticipated heavy patronage functions, such as open houses, recitals, or plays.
 - A school bus turnaround must be provided if any children will be brought to the Center by school bus.
 - The surrounding environment must be reasonably free of industrial/commercial pollutants and excessive noise at the time of application; and there must be a reasonable expectation that the surrounding area will remain free of pollutants in the future.
 - The surrounding environment must be reasonably physically and verbally non-threatening to children and staff at the time of application; and there must be a reasonable expectation that the surrounding area will remain non-threatening in the future.
 - If the Day Care Center is to be a separate building, the site must be screened from adjoining sites to the standards established in paragraph 6.2.4.B.2 Buffer Standards and Design. Screening may be located within the required yards.
4. In addition to those requirements, the special exception review criteria in Section 8.7 also apply, including:
 - The proposal is consistent with the goals and objectives of the Plan of Conservation and Development.
 - The application has met the requirements of the zoning regulations.
 - The land is physically suited to the proposed use.
 - Minimal, if any, adverse environmental impacts are created.

- No traffic or other hazards will be created.
- The impacts on the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure will be minimal.
- There will be minimal or no adverse effects on existing uses in the area.
- Surrounding property values will be conserved.
- The character of the neighborhood will be maintained or minimally disrupted.
- The general welfare of the community will be served.
- There is a balance between neighborhood acceptance and community needs.
- Historic factors are adequately protected; or due consideration to preservation of historic factors has been demonstrated.
- The overall physical appearance of the proposed development is compatible with surrounding development and the Commission's goals for the neighborhood/corridor.
- The architectural design is aesthetically pleasing and blends well into the surrounding area.

The Commission may impose additional conditions in accordance with these regulations in order to ensure that all applicable criteria enumerated above are addressed.

- 5 The applicant site plan shows the 33 parking spaces available on the site. Areas have been designated as employee parking further away from the building leaving spaces closest to the building for children drop off. Three drop off lanes are being established and internal walkway marking will be placed on the pavement.
- 6 There are two existing curb cuts off of Governor's Highway and Route 5 that currently service the property. The applicant has indicated that children drop off and employee parking will take place away from the outside play area. Staff has a concern with the closest entrance/exit on Governor's Highway. The current design of the parking area prohibits safe two traffic once into the site. The curb cut on Governor's Highway shall be modified to allow only exiting traffic. "Do not enter" shall be installed at that entrance.
- 7 This site is currently served by public water and sewers. WPCA approval will not be required for the change of use, however the applicant should contact Tony Manfre, Sup't of Pollution Control, regarding day care sewer service.
- 8 The applicant is proposing to use the existing space in the building and will work with the Building, Fire and Health Department's on day care code requirements and the state licensing.
- 9 The applicant has designated a grassy area to the rear of the building for an outdoor play area, which will be fenced in by a 6-foot opaque fence. This area is away from adjoining streets and intersections.

10 The applicant is allowed by a free standing sign and building sign. Any proposed signage will need a sign permit and must comply with Section 6.5.7 of the zoning regulations

If this application is approved, the planning department has no modification to request.

STANDARD APPROVAL MODIFICATIONS FOR SITE PLAN

PROJECT Precisely Panda Day Care

APPL. 21-17P

ENGINEER/ARCHITECT: Design Professionals

PROJ. #

Submit mylars of sheets: 1

Special Exception form to go on file

1. This approval is a for a daycare with a maximum of 34 children.
2. Prior to commencement of any site work, a meeting must be held with Town Staff.
3. No building permit will be issued until the final mylars have been filed in the Town Clerk's office.
4. All plans used in the field by the developer must bear the stamp and authorized signature of the Town of South Windsor.
5. This approval does not constitute approval of the sanitary sewer, which can only be granted by the Water Pollution Control Authority.
6. The building street number must be included on the final plan.
7. Pavement markings must be maintained in good condition throughout the site drives and parking areas.
8. All free-standing signs and/or building signs require the issuance of a sign permit before they are erected.
9. *The applicant shall consult with the Building, Fire and Health Department's on day care code requirements and the state licensing.*
10. *The curb cut on Governor's Highway shall be modified to allow only exiting traffic. "Do not enter" shall be installed at that entrance.*
- 11.
- 12.



OFFICE
OF THE
TOWN COUNCIL

Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786

AREA CODE 860/644-2511

FAX 860/644-3781

March 30, 2021

Mr. Michael Maniscalco, Town Manager
Town of South Windsor
1540 Sullivan Avenue
South Windsor, CT 06074

Dear Mr. Maniscalco:

At its Special Meeting of March 29, 2021, the South Windsor Town Council approved the following Resolution:

WHEREAS, a referendum was approved by the South Windsor voters on March 10, 2020, appropriating and authorizing bonds in the amount of \$58,500,000 for the planning, design, acquisition, construction, equipping, and furnishing of a new Pleasant Valley Elementary School; and

WHEREAS, any plan to expend funds to develop Town properties must first be submitted to the South Windsor Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes

NOW, THEREFORE, BE IT RESOLVED that the proposed planning, design, acquisition, construction, equipping, and furnishing of a new Pleasant Valley Elementary School be submitted to the South Windsor Planning & Zoning Commission for a report pursuant to Section 8-24 of the Connecticut General Statutes.

Respectfully submitted,

Deborah W. Reid
Clerk of the Council

cc: Michele Lipe, Director of Planning
Bart Pacekonis, Chairperson, Planning & Zoning Commission

EV CHARGING PROPOSED TEXT AMENDMENT – Revisions 4-13-21

Add Section 2.22 Electrical Vehicle Charging Stations

Electrical Vehicle Charging Stations are permitted as an accessory use in all zones. See Appendix H Electrical Vehicle Supply Equipment

3.4 Multifamily Residential Zone (MF-A or MF-AA)

3.4.7.G [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

4.2 Buckland Road Gateway Development Zone

4.2.5.F [New]. EVSE is permitted as a primary use by Special Exception.

4.2.15.A.2.h [Add text] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages shall be wired as EV Ready Spaces.

4.2.11.C.2.e. [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

Section 4.6 Route 5 Travel Zone (TS)

4.6.3 Specific Design Standards & Use Restriction/Guidelines

9. ... motor vehicle refueling/re-energizing (e.g. Electric Vehicle Supply Equipment) ...

5.6 Center Core Overlay Zone (CCOZ)

5.6.9.C.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. Equipment locations shall be similar to the location for streetlights illustrated in Section 5.6.9.B. In addition, all streetlights shall have EV Level 1 outlets on the pole.

5.7 Center North Overlay Zone (CNOZ)

5.7.9.C.5 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.8 Route 5 North Overlay Zone (R5NOZ)

5.8.6 [New] EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment.

5.10 Sullivan Avenue Mixed-Use Development Overlay Zone (SAMUD-OZ)

5.10.2.B.15 EVSE Ready Spaces and EV Installed Spaces shall be provided as described in 6.4.10. Minimum Number of EVSE Parking Spaces and Appendix H Electric Vehicle Supply Equipment. All garages and assigned covered spaces shall be wired as EV Ready Spaces.

ARTICLE 3 RESIDENTIAL ZONES

Section 3.1 Residential Zone Requirements

3.1.1 Permitted Uses, Impervious Coverage and Other Provisions

Uses within residential zones shall be governed by Table 3.1.1A. For uses requiring a Special Exception, see Section 8.4 Special Exception Standards and Procedures.

| Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions | | | | | | |
|---|-------|-------|---|----|---------------------|-----------------------|
| Use | Zones | | | | Impervious Coverage | Additional Provisions |
| | RR | AA-30 | A | MF | | |

Residential

| | | | | | | |
|---|----|----|-----|----|-----|--|
| Accessory Apartments | SE | SE | SE | | | See Article 7 Special Regulations. |
| Agri-Tourism | SE | | SE* | | | *Limited to A-40 zones. See Section 5.9 |
| Assisted Living Facilities | SE | SE | SE | SE | | See Article 7 Special Regulations. |
| Bed and Breakfast (for not more than 6 guests) | SE | | SE | | 10% | Provided that such use is served by public sewer and water facilities. Meals served shall be limited to breakfast. |
| Elderly Housing | SE | SE | SE | | 40% | See Article 7 Special Regulations. |
| Household Pets | P | P | P | P | | Excludes kennels |
| Horses and ponies for personal use, to include large domestic animal pets (3 or fewer) | P | P | P | | | See Article 7 Special Regulations. |
| Horses and ponies for personal use, to include large domestic animal pets (more than 3) | SE | SE | SE | | | See Article 7 Special Regulations. |
| In-Law Apartment | P | P | P | | | See Article 7 Special Regulations. A Special Exception is required in the event that any waiver is requested relative to the criteria of 7.1.3.A. |
| Multifamily Dwelling | | | | SE | | Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance or operation of the property and/or the use of its residents are permitted. |

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

| Use | Zones | | | | Impervious Coverage | Additional Provisions |
|--|-------|-------|----|----|---------------------|---|
| | RR | AA-30 | A | MF | | |
| Multifamily Assisted Housing | | SE | | | | See Article 7 Special Regulations |
| Single-family Dwelling | P | P | P | | | Accessory uses to dwellings as determined and approved by the Commission and which are intended and designed for the maintenance and/or operation of the common interest community-owned land and/or the use of its residents are permitted. |
| Two Family Dwelling converted from single-family | SE | | SE | | | <p>Provided that:</p> <p>The building shall have been constructed prior to 1940.</p> <p>The lot has an area of not less than 30,000 sq. ft., and sufficient area to provide for sub-surface disposal of additional sewage.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p> <p>Family dwelling units shall conform to the minimum requirements listed in Table 3.1.2A Residential Area, Density and Dimensional Requirements.</p> |

Public and Semipublic

| | | | | | | |
|--|----|----|----|--|-----|--|
| Cemeteries | SE | | | | 50% | Provided that no activity shall be conducted which is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted |
| Day Care Centers | SE | | | | | See Article 7 Special Regulations. |
| Educational Institution: For Profit | SE | SE | SE | | 35% | <p>Provided that:</p> <p>No activity shall be conducted that is hazardous or dangerous to persons or property outside of the lot on which the activity is conducted.</p> <p>No activity is carried on that results in objectionable noise audible off the premises.</p> <p>The external appearance and general character of the building as a single-family dwelling shall be preserved.</p> |

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

| Use | Zones | | | | Impervious Coverage | Additional Provisions |
|---|-------|-------|----|----|---------------------|---|
| | RR | AA-30 | A | MF | | |
| Educational Institution: Non-Profit or Government | SE | SE | SE | | RR-50% AA, A-35% | Operated by a duly incorporated non-profit body or government unit |
| Essential Community Services | SE | SE | SE | SE | 50% | |
| | | | | | | |
| Golf Courses | SE | | | | 10% | See Article 7 Special Regulations. |
| Hospitals, Sanitariums, Convalescent Homes | SE | | | | 50% | Except for contagious, mental, alcoholic, and drug cases Provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees. Such uses are served by the public sewer and water facilities. |
| Municipal Facilities and Uses | SE | SE | SE | SE | 50% | |
| Public Utility Buildings and Structures, e.g., substations, transformers, water supply reservoirs, wells, water towers and water treatment facilities | SE | SE | SE | | 50% | Provided that: There is no service yard or outside storage of supplies. Buildings and/or grounds conform to the general character of the neighborhood. |
| Recreational Areas, Parks, Playgrounds operated by the Town of South Windsor | SE | SE | SE | | 50% | |
| Recreational Facilities, forest or wildlife reservation, park or playground not operated for profit | SE | SE | SE | | 50% | Operated by a duly incorporated non-profit body or government unit |
| Religious Institutions - churches, temples and other recognized places of worship | SE | SE | SE | | RR-50% AA, A-35% | Operated by a duly incorporated non-profit body or government unit |
| Solar Energy, Roof Mounted | P | P | P | P | | See Article 7, Special Regulations |

Table 3.1.1A - Permitted Uses, Impervious Coverage and Other Provisions

| Use | Zones | | | | Impervious Coverage | Additional Provisions |
|-----|-------|-------|---|----|---------------------|-----------------------|
| | RR | AA-30 | A | MF | | |

Commercial Uses

| | | | | | | |
|---|----|---|------|---|-----|--|
| Agriculture, forestry, truck or nursery gardening, including green- houses incidental thereto | P | | | | | Not including veterinary hospitals, veterinary kennels, commercial kennels, animal boarding homes, livery or boarding stable. Excludes swine and animals raised for pelts except for domestic use. See Section 7.12 Horses/Ponies and Home Animal Agriculture for Home Animal Agriculture and Commercial Animal Agriculture regulations. |
| AC Level 1 and AC Level 2 Electric Vehicle Charging Equipment (EVSE) | SE | | | | | As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H—Electric Vehicle Supply Equipment |
| Farms | P | | P | | | |
| Farm Stands | SE | | SE | | | See Article 7 Special Regulations. |
| Home Occupations, Home Office, Professional Office (Major) | SE | | SE | | | See Article 7 Special Regulations. |
| Home Occupations, Home Office, Professional Office (Minor) | P | P | P | P | | See Article 7 Special Regulations. |
| Offices - professional, commercial and business | SE | | SE | | 50% | See Article 5.3 Special Regulations. |
| Solar Energy System, Large | SE | | | | | See Article 7, Special Regulations |
| Solar Energy System, Small | SE | | SE** | | 20% | See Article 7, Special Regulations |
| Stables, Barns, Riding Academies | SE | | SE** | | 20% | See Article 7 Special Regulations. |

ARTICLE 4 COMMERCIAL AND INDUSTRIAL ZONES

Section 4.1 Commercial and Industrial Use Regulations

4.1.1 Permitted Uses

Uses within Commercial and Industrial Zones shall be governed by Table 4.1.1A. See Section 4.2 for use provisions relating to the Buckland Road Gateway Development Zone (GD); Section 4.3 for the De- signed Commercial Zone (DC); and Section 4.4 for the I-291 Corridor Development Zone (CD).

Table 4.1.1A Permitted Commercial and Industrial Uses

| Use | Zones | | | | | | Additional Provisions |
|--|-------|--------|--------|--------|----|----|---|
| | DC | GC | I | RC | RO | TS | |
| Residential | | SP/SE* | SP/SE* | SP/SE* | | | A single residential dwelling by the owner of the facility is allowed in conjunction with a permitted commercial use. The residence may be either a dwelling unit contained within the commercial facility itself, or may be a separate free-standing single-family dwelling that otherwise meets all of the requirements of the underlying zone. * An owner can request either the business/residential use be a rental property for properties developed prior to 2019 provided the owner lives on site or operates the business. No more than 10% of properties within 1,000 feet can contain such rentals. |
| Assisted Living | SE | SE | | SE | SE | | See Article 7 Special Regulations. |
| Duplex | | SE | | | | | See Article 7 Special Regulations. |
| Horses and ponies for personal use | | SP | | SP | SP | | See Article 7 Special Regulations. |
| Multi-family residential | | SE | | | | | See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC |
| Public and Semipublic | | | | | | | |
| Hospitals, Sanitariums, Convalescent Homes | | SE | | | | | Except for contagious, mental, alcoholic, and drug cases provided that: The lot area is not less than 1/10 acre for each person accommodated, including patients and employees; Such uses are served by the public sewer and water facilities; and 50% impervious coverage |

| | | | | | | | |
|---|----|----|----|----|----|--|--|
| | | | | | | | |
| Fraternal organizations and membership clubs operated as a nonprofit activity | | | SE | | | | |
| Municipal Facilities and Uses | SE | SE | SE | SE | SE | | |

Table 4.1.1A Permitted Commercial and Industrial Uses

| SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted | Zones | | | | | | Additional Provisions |
|---|---|----|-----|----|----|----|--|
| | DC = Design Commercial GC = General Commercial I = Industrial RC = Restricted Commercial RO = Restricted Office TS = Route 5 Travel Services | | | | | | |
| Use | DC | GC | I | RC | RO | TS | |
| Commercial Uses | | | | | | | |
| Agriculture (e.g. forestry operation, cultivated lands, animals) | P | P | P | P | P | P | Clearing of ½ acre of land requires PZC approval. |
| Adult-Oriented Businesses | | SE | | | | | See Article 7 Special Regulations. |
| Alcoholic Liquor Stores | SP | SP | | SP | | | |
| Alcoholic beverage sales for consumption on the premises of hotels, restaurants, taverns, grills and cafes | SP | SP | SE* | SP | | | *Industrial zone – accessory to a permitted recreational use or manufacturing use |
| Alcoholic liquor sales as part of a drug store or grocery store | SP | SP | | SP | | | |
| Amusement - theaters, moving picture houses, assembly halls, billiard and pool rooms, bowling alleys, and similar amusement enterprises | | SP | SE* | | | | Excluding shooting galleries, freak shows, mechanical rides and similar enterprises * Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations |
| Automobile retail sales, new and used | | SE | SE* | | | | * Maximum cars offered for sale is four (4) |
| Automobile service and repair | | | SP | | | | |
| Automobile wholesale | | SE | | | | | |
| Automobile service stations, fuel and repair | | SE | | | | | See Article 7 Special Regulations. |
| Automotive fuel | SP | | | | | | Only when accessory to a retail sales and inventory directly related thereto facility that has a minimum gross floor area of 50,000 sq ft Commission may determine hours of operation. |
| Brewery / Distillery | | | SP | | | | Accessory uses and incidental sales (e.g. tasting rooms) subject to criteria in Section 4.5.3 Accessory Uses. Parking is subject to PZC approval. |
| Beverage Stores, quick service; e.g. coffee shop | | | | | | SP | |
| Building and landscape materials sales and storage including lumber yards and construction equipment | | | SE | | | | Excluding the storage or fabricating of structural steel and heavy concrete products. Primary building shall be minimum 2,000 sq ft (excluding greenhouses). Except plant materials, outdoor storage/sales area shall not be visible from a public street. |
| Convenience Stores | | | | | | SP | |

[Type here]

Table 4.1.1A Permitted Commercial and Industrial Uses

| Use | Zones | | | | | | Additional Provisions |
|---|-------|----|-----|----|----|----|--|
| | DC | GC | I | RC | RO | TS | |
| Convention Facilities | SE | | | | | | |
| Day Care Facilities | SE | SE | SE | SE | SE | | See Article 7 Special Regulations. |
| Dog Grooming Facilities | | SE | SE | SE | | | See Article 7 Special Regulations for Dog Grooming Facilities in the Industrial Zone |
| Dry cleaning, laundry, and dyeing establishments | | SP | | | | | |
| AC Level 1, AC Level 2, and DC Fast Charging Electric Vehicle Charging Equipment (EVSE) | SE | SE | SE | SE | | | As a primary use (destination charging) for sale of EV Charging services to the public, similar in intent to internal combustion engine fueling (e.g. gasoline or diesel). See Appendix H – Electric Vehicle Supply Equipment |
| Entertainment (live) at hotels and restaurants, taverns, grills and cafes | SP | SP | SE* | | | | *Industrial zone in conjunction with permitted indoor recreational use. See Article 7 Special Regulations |
| Equipment sales, service and rentals, including farm equipment | | SP | SE | | | | |
| Financial Services, institutions and agencies | SP | SP | SP | SP | | SP | |
| Fitness Facilities | | SP | SE | SP | | SP | See Article 7 Special Regulations for indoor recreational facilities |
| Freezer lockers and incidental processing of food for human consumption | | SP | | | | | |
| Garages - public | | SP | | SE | | | |
| Hotels (and motels) | SP | SP | | SP | | SP | |
| Hotels, exclusive of entertainment | | SP | | SP | | | |
| Manufacture of bricks, cement products, tile and terra cotta | | | SE | | | | |
| Manufacture, processing, packaging and assembly of components or goods | | | SP | | | | |
| Microbrewery, Brewpub | | SP | | SE | | | No more than 15,000 barrels manufactured per year; wholesale and retail sales allowed; tasting rooms allowed; outside tasting allowed in conformance with Section 7.15 Outdoor Dining. Hours of operation may be determined by the PZC |

| | | | | | | |
|--------------------|----|----|----|----|----|---|
| Mobile Food Vendor | ZP | ZP | ZP | ZP | ZP | <p>Mobile food vendors are permitted in these zones without a permit provided that all of the following criteria are met:</p> <ol style="list-style-type: none"> 1. Written permission from the property owner; 2. Adequate room for vehicles to pull off safely; 3. A maximum of 12 sq. ft. of free-standing signage; 4. Vendors shall not be located within public rights of way; |
|--------------------|----|----|----|----|----|---|

Table 4.1.1A Permitted Commercial and Industrial Uses

| Use | Zones | | | | | | Additional Provisions |
|---|-------|----|----|----|----|----|---|
| | DC | GC | I | RC | RO | TS | |
| | | | | | | | <p>5. All facilities and equipment used by vendor must be portable and must be removed from the site by 9:00 p.m.</p> <p>6. Connections to external utilities are not permitted.</p> <p>7. Vendors must comply with health and safety regulations of the Town of South Windsor and the State of Connecticut.</p> <p>8. Vendors shall keep the area of operation free of debris and shall clean the area thoroughly upon ceasing operations each day. At least 1 trash container must be provided for use by patrons in conjunction with mobile food vendor.</p> |
| Mortuaries, funeral and internment services | | SP | | SP | | | May have living quarters containing a dwelling unit of at least 700 square feet of living space and at least 2 rooms, exclusive of the bathroom, to be occupied by a person, together with his family, who is the owner, manager, caretaker, or janitor, residing in the same building. |
| Multi-family residential | | SE | | | | | See Section 5.10 – Specific Requirements for a Sullivan Avenue Mixed-Use Development in the GC zone |
| Motor vehicle refueling / re-energizing stations | | | | | | SP | |
| Offices - professional, commercial, corporate and business | SP | SP | SP | SP | SP | SP | |
| Personal Services Shops | SP | SP | | SP | | | Limited to barber shops, beauty shops, shoe repair shops, tailoring and dressmaking shops, tanning salons, clothes rental stores, and similar establishments. Tattoo parlors are not considered a personal service shop. |
| Pharmacy | SP | SP | | SP | | SP | Including pharmacy with drive thru. |
| Petroleum Product Bulk Storage | | | SE | | | | |
| Plumbing, heating, electrical, mechanical industrial and general contracting establishments | | | SP | | | | May include showrooms, storage and maintenance of heavy construction equipment |
| Printing and publishing, graphic arts processes, sign shop painting | | SP | SP | | | | |
| Radio and television studios and transmitters, communication towers, multi media stations | | SP | | | | | |

Table 4.1.1A Permitted Commercial and Industrial Uses

| Use | Zones | | | | | | Additional Provisions |
|--|-------|----|-----|----|----|----|---|
| | DC | GC | I | RC | RO | TS | |
| Recreational Activities - indoor | SP | SP | SE* | | | | *See Article 7 Special Regulations. |
| Recreational Facilities – outdoor | | SE | SE* | | | | *See Article 7 Special Regulations |
| Research Laboratories | | | SP | | | | |
| Restaurants, including fast food | SP | SP | | SP | | SP | |
| Restaurants, exclusive of entertainment | | SP | | SP | | | |
| Retail Establishments with high turnover (frequent customer arrivals / departures) | | | | | | SP | |
| Retail sales and inventory directly related thereto | SP | SP | | SP | | | <p>Retail sales and high-turnover uses with frequent customer arrivals and departures are prohibited.</p> <p>Retail sales associated with a club membership format are permitted and shall not be considered a wholesale sales use.</p> <p>Repairing and fabricating incidental to a retail store are permitted as an accessory use.</p> <p>Tire and battery repair and replacement as an accessory use to retail sales is permitted in the DC zone only.</p> |
| Riding Academies, Barns and Stables | | SP | | | | | |
| Solar Energy, Roof Mounted | P | P | P | P | P | P | See Article 7, Special Regulations |
| Solar Energy System, Large | | SE | SE | | | | See Article 7, Special Regulations |
| Solar Energy System, Small | | SP | SP | | | | See Article 7, Special Regulations |
| Solid waste, recycling, transfer station facilities | | | SE | | | | Including storage and maintenance of vehicles and refuse containers, but excluding dumping and/or disposal on-site of waste originating off-site |
| Training Facilities | | SE | SE | SE | | | |
| Truck and Freight Terminals | | | SE | | | | With the right to service, maintain and repair motor vehicles incidental to the afore- said use |
| Veterinary Hospitals and Boarding Kennels | | | SE | | | | For the treatment and boarding of small animals, primarily cats and dogs, with all facilities housed inside a building with a limited outside fenced area for exercising and training with necessary office and service space |

Table 4.1.1A Permitted Commercial and Industrial Uses

| SE = Special Exception SP = Site Plan ZP = Zoning Permit Blank = Not Permitted | Zones | | | | | | Additional Provisions |
|---|------------------------------|----|----|----|----|----|-----------------------|
| | DC = Design Commercial | | | | | | |
| | GC = General Commercial | | | | | | |
| | I = Industrial | | | | | | |
| | RC = Restricted Commercial | | | | | | |
| | RO = Restricted Office | | | | | | |
| | TS = Route 5 Travel Services | | | | | | |
| Use | DC | GC | I | RC | RO | TS | |
| Warehouses and Distribution Centers | | | SP | | | | |
| Wholesale sales and inventory directly related thereto | | | SE | | | | |
| Wholesale sales and inventory directly related thereto for the public | | SP | | | | | |
| Note that in the GC Zone, buildings in excess of 40,000 square feet, parking areas in excess of 50 cars, and non-bank drive-in facilities require a special exception approval. | | | | | | | |

Section 6.4 Parking and Access – Off-street Parking and Loading

Section 6.4 Parking and Access – Off Street Parking and Loading

6.4.10. Minimum Number of EVSE Parking Spaces

a. In all districts, the minimum number of parking spaces shall be provided in accordance with the following tables and apply to new construction, **an increase of 10,000 square feet of floor space,** expansion of **50** parking spaces or significant change in use resulting rehabilitation of existing property with 50 or more parking spaces.

The applicant may request to modify and/or defer the number of EV Charging spaces required based on site conditions at the time of the application.

b. EV Capable Spaces may be installed in addition to the required EV Ready and EV Installed spaces.

c. Table 6.4.10A defines the generally required EV Ready Spaces in each site. Tables 6.4.10C and D establish the applicability of Table 6.4.10A to specific uses.

d. Of these EV Ready Spaces, Table 6.4.10A determines the minimum number which shall be EV Installed Spaces.

e. Handicapped Accessible vehicle charging stations shall be provided based on Table 6.4.10B. See Appendix H for information regarding Accessible EV Charging Station design.

f. For each five or more EV Ready Spaces at a site, the Commission may reduce total required parking by 1 space.

Table 6.4.10A Level 2 EV Ready parking space wiring requirements

| Total Number of Parking Spaces* | Number of Required Level 2 EV-Ready or Charging Spaces** | EV Ready Spaces with installed EVSE* as a percent of required parking, based on Calendar year of site plan application | | |
|---|--|--|-----------|----------------|
| | | 2021-2023 | 2024-2027 | 2028 and later |
| 1-15 | None required | | | |
| 16 or more | 10 percent of total rounded up to the nearest whole number | 3 percent | 7 percent | 10 percent |
| * Truck and equipment parking spaces are not included in the above calculation. | | | | |

Table 6.4.10B ADA Requirements for EV Charging

| | |
|-----------------|--|
| Total number of | Number of EV Spaces required to comply with ADA requirements |
|-----------------|--|

| EVSE Spaces at site | Van Accessible Restricted to EV Charging (Note 1) | Van Accessible Restricted to EV Charging and Handicapped Parking |
|--|---|--|
| 1 to 4 | 1 | 0 |
| 5 to 25 | 1 | 1 |
| 26 to 50 | 0 | 2 |
| 51 to 75 | 0 | 3 |
| 76 to 100 | 0 | 4 |
| 101 or more | | 4 plus 1 for each 60 or fraction thereof over 100 |
| <p>Note 1: In order to ensure that all EV users have access to charging equipment if only 1 to 4 EVSE stations are installed, the van accessible space shall meet the van accessible design requirements, including wheelchair aisle and ramp providing access to EVSE, but not be restricted to handicapped parking, provided sufficient handicapped restricted spaces are provided in accordance with Paragraph 6.4.4.G.</p> | | |

Table 6.4.10C Minimum Required EVSE Parking Spaces – Residential Uses

| Use – Residential | Minimum Required EV Charging Facilities |
|---|---|
| Multi-family Dwellings and Multi-family Dwellings / SAMUD-OZ | See Tables 6.4.10A and 6.4.10B. |
| Assisted Living | <p>All assigned covered or garage parking spaces shall be provided Level 2 EV Ready circuits and outlets. Remaining parking spaces are used in Tables 6.4.10A and 6.4.10B to determine the shared EV Ready and EV Installed Spaces.</p> <p>MUD management shall contract with an EVSE supplier to provide chargers and means for billing usage to residents.</p> <p>If garages are adjacent to the associated dwelling, connection may be through the dwelling panel and meter. MUD management may require the occupant to purchase or lease approved EVSE.</p> |
| Elderly Housing | |
| Independent Living | |

Table 6.4.10D Minimum Required Parking Spaces – Commercial and Industrial Uses

| Use | Minimum Required Parking Spaces |
|--|--|
| Bar, Nightclub, Lounge | See Tables 6.4.10A and 6.4.10B. |
| Bowling Alley | |
| Business Offices | |
| Hotel, Motel, Tourist Home | |
| Hospital, Sanitarium, Convalescent or Nursing Home | |
| Industrial and Manufacturing | |
| Library | |
| Places of Assembly, Amusement, Recreation, and Education | |
| Research | |
| Restaurants, Taverns, Cocktail Lounges | |
| Theater | |
| | |
| Park and Ride Lots | See Tables 6.4.10A and 6.4.10B. In addition, all light poles may have EV Level 1 outlets. |
| Charging Lots | |
| Municipal parks and recreation areas | None required. Allowed as an accessory use. |
| Retail Stores | Calculation based on employee parking estimated at the time of site plan application. See Tables 6.4.10A and 6.4.10B. Plus one. |
| Car Wash | |
| Fast Food | |
| Financial Institution | |
| Library | |
| Schools | |
| Medical and Dental Office | |
| Personal Service Shops | |
| Day Care and Pre-Schools | |
| Warehouse | |
| Shopping Center | Calculation based on sum of requirements for various uses therein (e.g. retail stores, restaurants, etc.) with rounding applied to sum. See Tables 6.4.10A and 6.4.10B. |
| Church, Synagogue | Recommended. Calculations should consider anticipated parking lot occupancy when religious services are not taking place. See Tables 6.4.10A and 6.4.10B. |

Section 11.8 APPENDIX H Electric Vehicle Supply Equipment (EVSE)

11.8.1. Purpose

The purpose of this appendix is to provide for and promote the use of Electric Vehicles (EVs), subject to reasonable conditions that will protect the environment, public health, safety, and welfare. Because EV charging requires more time than internal combustion engine (ICE) refueling, charging facilities will be widely distributed to allow vehicle operators to engage in other nearby activities such as home life, shopping, dining, or recreation while their EVs are being charged.

11.8.2. Electric Vehicle Definitions

1. **ELECTRIC VEHICLE:** A motor vehicle capable of being driven by a battery powered electric motor.
2. **ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) or EV CHARGING STATION:** The conductors, including the ungrounded, grounded, and equipment grounding conductors, and the Electric Vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the Electric Vehicle.
 - a. **AC LEVEL 1 EVSE:** 110 to 120-Volt, alternating current (AC) EVSE connected to a 20 Ampere electrical outlet.
 - b. **AC LEVEL 2 EVSE:** 208 to 240 Volts AC EVSE connected to a 40 Ampere circuit.
 - c. **DC FAST CHARGING (DCFC) EVSE:** also known as **LEVEL 3 EVSE:** 208-480 Volt direct current (DC) chargers with 70 Ampere or higher capacity.
3. **ELECTRIC VEHICLE PARKING SPACES**
 - a. **EV INSTALLED SPACE:** A designated parking space with Electric Vehicle Supply Equipment (EVSE) installed and operational.
 - b. **EV READY SPACE:** A designated parking space which is provided with a minimum AC Level 2 EVSE or higher capacity sufficient to serve DC Rapid Charge EVSE.
 - c. **EV CAPABLE SPACE:** Electrical panel capacity, breaker space, and raceways or conduits to support eventual installation of AC Level 2 EVSE. .

11.8.3. Provisions

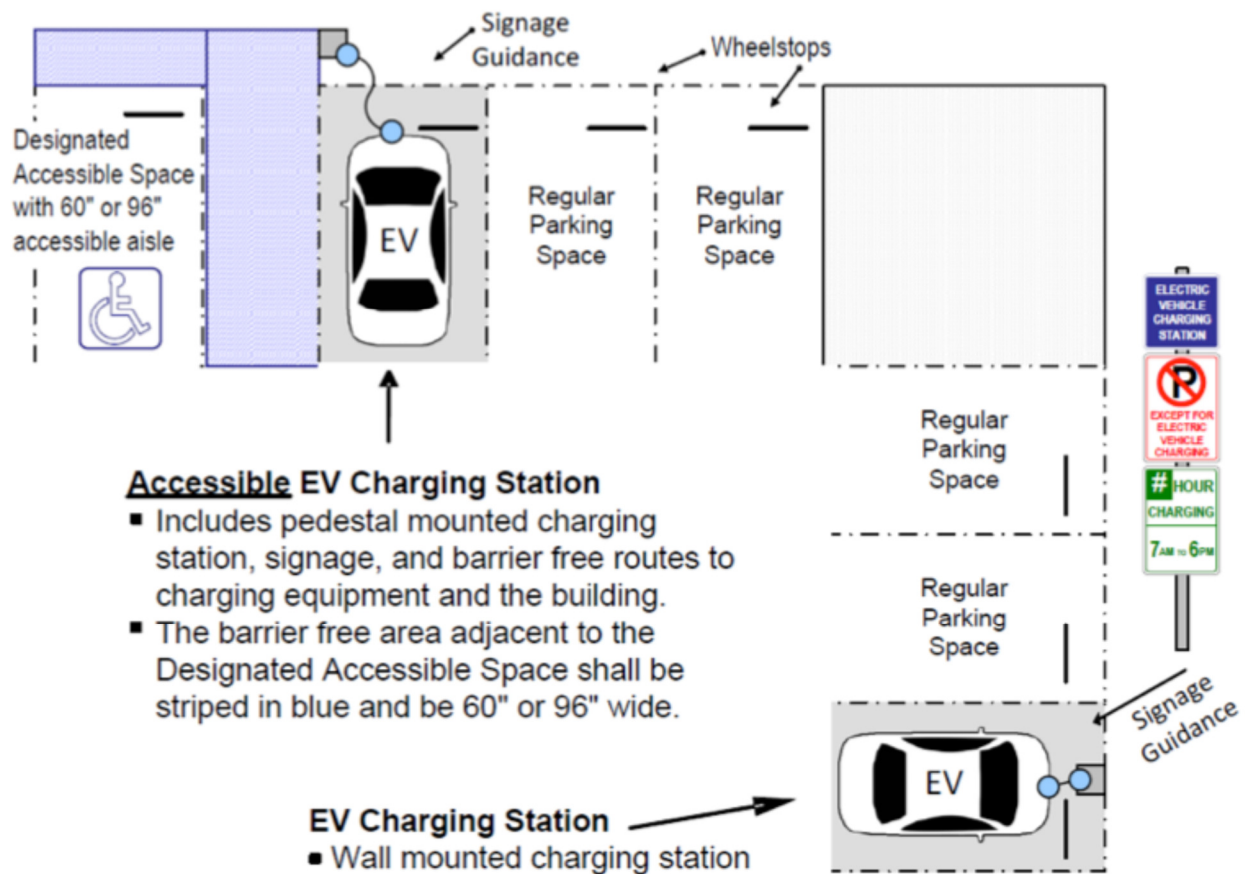
1. AC Level 1 and AC Level 2 Electric Vehicle Supply Equipment (EVSE) shall be permitted as an accessory use by right in all zoning districts and by Special Exception as primary use. Direct Current Fast Charging (DCFC or Level 3) EVSE are permitted as an accessory use and by Special Exception as primary use in all Commercial and Industrial Zones as defined in Article 4 of these regulations. Site plan approval is required for all uses except Single and Two-Family Dwellings.
2. The sale of electric energy through EVSE to the public or to appropriately restricted occupants, guests, customers, members, etc. is permitted in all zones except at one- and two-family dwellings. Any access restrictions shall be incorporated in the site plan and approved by the Commission.
3. EVSE connections shall meet current standards designed to be capable of serving all brands of EVs. Proprietary EVSE systems capable of serving only specific vehicle brands are permitted

where otherwise allowed but may not be used to meet the minimum EV parking space requirements of Section 6.4.10.

4. The main electrical switchgear shall be installed with sufficient space and capacity to support 10% of spaces whether EV Installed or EV Ready at 208/240V and 40A per space. In an EV Ready or EV Capable Space, the circuit shall terminate in a suitable termination point such as a receptacle, junction box, or an EVSE, and be located in close proximity to the proposed location of the EV parking spaces.
5. EV Load Management Systems are permitted with shared or publicly accessible Level 2 EVSE, provided a minimum of 20 Amperes are delivered to each connected vehicle.
6. EVSE may be wall or pole mounted. EVSE may be shared among two or more spaces.
7. Signage and parking space paint shall be consistent with applicable standards and shall clearly identify EV Installed Spaces as well as any restrictions regarding users and time limits. Where public or shared access is permitted, rates shall be posted with sufficient size and visibility to be read before entering the parking space. Directional signage leading to EV charging spaces is permitted in addition to any other directional signage.
8. EVSE may include electronic displays that provide advertising, entertainment and other programming provided such displays are not visible from public roadways, residential buildings or sites where residential buildings are permitted.
9. Location and safety considerations:
 - a. The EVSEs shall be located in desirable and convenient parking locations that will serve as an incentive for the use of electric vehicles. Placement may consider separate needs of customer and employee parking areas. Appropriate sharing of parking among EV users, ADA users and others should be considered in allocating spaces.
 - b. Electric vehicle charging stations are not permitted within the Town or State right-of-way except at municipal sites and adjacent to designated on-street parking.
 - c. The installation of an EVSE shall not reduce the vehicle's parking area dimensions below the size and standards required for parking spaces under section 6.4.5. This applies to EV Installed Parking Spaces as well as EV Ready Parking Spaces and EV Capable Parking Spaces.
 - d. Equipment shall be protected by wheel stops or concrete-filled bollards. Curbing may be used in lieu of bollards and wheel stops if the charging station is set back a minimum of 24 inches from the face of the curb.
 - e. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located so as not to impede pedestrian travel or create injury hazards for pedestrians.
 - f. Cords shall be retractable or have a place to hang the connector and cord sufficiently above the pedestrian surface. Any cords connecting the charger to a vehicle shall be configured so that they do not cross a driveway, sidewalk, or passenger unloading area.
 - g. As established in Section 6.4, enough EV Charging Stations shall meet ADA Handicapped Accessible standards as defined in Paragraph 6.4.4.G Handicapped Parking. In addition to the usual requirements for Handicapped Parking, Accessible EV Charging Stations shall ensure access to equipment and cords. This is illustrated in Figure 11.8A.
 - h. Electric outlets to support Level 1 charging is permitted on streetlight poles and does not require parking restrictions.

Figure 11.8A – EV Charging Station Design, including Accessible EV Charging Stations

Note: Not to scale.



APPROVAL CONDITIONS FOR ZONE TEXT CHANGE

PZC Sponsored Electric Vehicle Charger Text Amendment

1. The Planning and Zoning Commission finds that the zone change is in conformance with the Town Plan of Conservation and Development.
2. The effective date of the zone text amendment is 5/9/20.