

Planning & Zoning Commission
Zoning Regulation
Revisions

The following revisions are to the February 1, 2023 Zoning Regulations received by the Town Clerk on February 13, 2023.

To Supplement New State Legislative Requirements, Standards, and Mandates

Approved: 5/2/2023
Effective: 8/1/2023

Zoning Regulation Text Amendments:

Section 10.15 Special Flood Hazard Area Regulations

10.15.3 Definitions

10.15.4 General Provisions

10.15.4.b. Basis for Establishing the Special Flood Hazard Areas

To Address New State Legislative Requirements, Standards, and Mandates

Approved: 3/7/2023
Effective: 4/1/2023

Zoning Regulation Text Amendments:

Section 4 – R-40, R-60 and R-80 RESIDENTIAL DISTRICTS

Section 4.1 Permitted Uses

Sec 4.1.3 Agriculture (excluding forestry practices per the Connecticut General Statutes)

Section 11 – SPECIAL PERMITS

Section 11.5 General Procedures

Sec. 11.5.3 Notification of Abutters by Applicant

Sections 3; 6; 7; 8; 10; and 15 - to update zoning districts, Industrial designations, and free-standing sign standards.

SECTION 3 - ZONING DISTRICTS AND MAP

SECTION 6 - INDUSTRIAL PARK - I DISTRICT (IP-I)

SECTION 7 - INDUSTRIAL DISTRICT (I)

SECTION 8 – DIMENSIONAL AND OTHER BULK REQUIREMENTS

SECTION 10 - SUPPLEMENTARY REGULATIONS

SECTION 15 – SIGNS

Approved: 12/5/2023
Effective: 1/1/2024

Adopt a revised Zoning Map

Approved: 12/5/2023
Effective: 1/1/2024

Sections 2, 4, 5, 5B, 6, 7, 10 and 19 for the regulation of Cannabis establishments.

Approved: 12/5/2023
Effective: 1/1/2024

Sections 4, 5, 10 and 19 for Family and Group Childcare Establishments

Approved: 1/2/2024
Effective: 2/1/2024

Section 5.B.3.1 – Gasoline Pumps and Dispensers in the BV-III Zone

Approved: 1/2/2024
Effective: 2/1/2024

Section 16.2.2 – Notification of Abutters by Applicant

Approved: 2/6/2024
Effective: 3/1/2024

Section 15.8.2.f.i-ii – Free Standing Signs in the BV Zones

Approved: 2/6/2024
Effective: 3/1/2024

Planning and Zoning Commission - Zoning Amendments to Section 16.2. Administration

Adopted: February 6, 2024

Effective Date: March 1, 2024

Zoning Board of Appeals – Section 16

Section 16.2. Administration

- 16.2.2 Notification of Abutters by Applicant. Before a public hearing is held on an application for a variance or an appeal of an order or decision of the Zoning Enforcement Officer, the applicant shall present proof that notice has been mailed to each of the property owners of abutting parcels, including parcels across the street, based on current ownership and address records of the Tax Assessor not less than ten (10) nor more than thirty (30) days before the public hearing. Said notice shall be mailed in the form of U.S. Postal Service Certificates of Mailing. (Notices sent by Certified Mail-Return Receipt Requested are acceptable but are neither required or advisable).

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My point

Planning and Zoning Commission - Zoning Amendments to Section 15.8.2. Free Standing Signs
(Revised/Effective: August 1, 2016)

Adopted: February 6, 2024

Effective Date: March 1, 2024

15.8.2.

- f. In any tract of land where a multiple use commercial facility is located in a BV Zone, where a building contains three (3) or more individual units and at least 10,000 square feet on its main floor, the following signs shall be permitted:
 - i. An illuminated monument sign on the property for the purpose of displaying the names of all retail tenants, which sign, shall be only 8 feet in width and contain a maximum of 80 square feet of sign area and shall not exceed 10 feet in height.
 - ii. If the multiple use commercial facility abuts two (2) streets, a second illuminated monument sign not greater than 16 square feet per side, shall also be permitted.

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