

**TOWN OF LISBON
REGULATION AMENDMENT APPLICATION**

CORRESPONDENCE WILL BE SENT TO APPLICANT OR DESIGNATED AGENT. ALSO SEE NOTES 1, 2 AND 3 BELOW:

- | | |
|--|-----------------------------|
| > APPLICANT: Town of Lisbon, Planning and Zoning Commission | TELEPHONE: 860-376-3400 |
| ADDRESS: 1 Newent Road, Lisbon, CT 06351 | EMAIL: ejoseph@lisbonct.com |
| > APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner | TELEPHONE: 860-376-3400 |
| > ADDRESS 1 Newent Road, Lisbon, CT 06351 | EMAIL: mmurphy@seccog.org |
| > OWNER / RUSTEE: Town of Lisbon | TELEPHONE: 860-376-3400 |
| ADDRESS: 1 Newent Road, Lisbon, CT 06351 | EMAIL: _____ |
| > ENGINEER/ SURVEYOR/ ARCHITECT: _____ | TELEPHONE: _____ |
| > ADDRESS: _____ | EMAIL: _____ |

1. TO BE ACCEPTED BY THE PLANNING AND ZONING COMMISSION, THIS ENTIRE APPLICATION MUST BE COMPLETED, SIGNED BY THE PARTIES LISTED BELOW, AND SUBMITTED WITH THE REQUIRED FEE(S).

2. THE SUBMITTAL OF THIS APPLICATION CONSTITUTES THE PROPERTY OWNER'S PERMISSION FOR THE COMMISSION, ITS STAFF, AND/OR ITS CONSULTANT(S) TO ENTER PROPERTY FOR THE PURPOSE OF INSPECTION IF PERTINENT TO THE APPLICATION.

3. I HEREBY, AGREE TO PAY ALL ADDITIONAL FEES AND/OR ADDRESS SUCH COSTS DEEMED NECESSARY BY TOWN STAFF UNDER THE LISBON LAND USE FEES ORDINANCE.

SIGNATURE OF APPLICANT/AGENT  PRINTED NAME OF APPLICANT/AGENT Michael J. Murphy, AICP

DATE: 11/16/2013

SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER: Thomas W. Sparkman, First Selectman

DATE: 11/17/2013

REGULATIONS PROPOSED FOR AMENDMENT:

ZONING X SUBDIVISION _____

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):

Proposed Zoning Amendments to sections 4, 5, 10 and 19 as specified in the attached draft, for Family and Group Child Care Homes.

REASONS FOR EACH AMENDMENT REQUEST:

To come in to compliance with State mandates regarding municipal regulations for Family and Group Child Care Homes.

APPLICATION SUBMITTAL DATE: _____ **FEE(S) PAID:** _____

OFFICIAL DAY OF RECEIPT: _____

P & Z COMMISSION ACTION: _____ **DATE:** _____

CHAIR'S SIGNATURE: _____

Adopted _____ Modified and Adopted _____ Denied _____

Proposed Zoning Amendments to sections 4, 5, 10 and 19 as Specified Below for Family and Group Child Care Homes

Section 4- R-40, R-60 and R-80 Residential Districts

4.2 Permitted Uses Subject to Site Plan Review. The following uses are permitted in the R-40, R-60 and R-80 Districts, subject to approval of a site plan by the Commission and issuance of a zoning permit by the ZEO (Revised/Effective November 1, 2020)

4.2.1 Accessory Dwelling Unit (ADU) in accordance with section 10.2.

4.2.2 **Group child care home in separate facility other than a residential use.**

SECTION 5 - BV-I BUSINESS VILLAGE DISTRICT

5.1 Permitted Uses Subject to Site Plan Review The following uses are permitted in the BV-I Zone subject to the approval of a site plan by the Commission and issuance of a zoning permit by the ZEO:

5.1.1 Retail businesses, such as variety stores, apparel stores, drug stores, grocery stores, eating/restaurant and drinking (liquor) establishments (restaurant must be primary use - drinking (liquor) accessory, calculated as primary use 75% of gross floor area excluding kitchen and storage areas - accessory use 25% of gross floor area excluding kitchen and storage areas, liquor stores, antique shops, music shops, sporting goods stores, and book, stationery, magazine, candy and tobacco shops. Under the definition of retail sales, the following items are specifically prohibited in BV-I Districts: 1.) The sale of live animals, and 2.) The sale of kerosene, gasoline and/or diesel fuel.

5.1.2 Business services, such as: banks, credit unions, loan companies, and other financial institutions, accounting, legal, real estate and insurance agencies, utility offices, government and business, medical, clinical and professional offices.

5.1.3 Personal services, such as hair care, fitness center/gym, beauty salons, photographic studios, tailor, dressmaking, and millinery.

5.1.4 Repair services, such as radio, television and appliance shops, plumbing shops, carpenter shops, upholstery shops, and shoe repair shops, but excluding vehicular repair and/or installation services as a primary use. Vehicular repair and/or installation services as an accessory use shall not exceed 10 percent of the total square footage dedicated to retail sales, excluding storage.

5.1.5 ~~This section has been intentionally left blank~~ **Group child care home.**

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- 5.1.6 Assembling, converting, altering, finishing, cleaning or any other processing of products that is clearly incidental to a retail or service business and where goods so produced and/or processed are to be sold exclusively on the lot provided that:
 - a. The area used for such purposes shall be fully concealed from any street, and shall not be greater in area than 20% of the square feet devoted to retail sales or service;
 - b. Not more than four (4) employees are engaged in such production or processing.
 - 5.1.7 Buildings, structures and uses that are accessory to principal uses permitted under Section 5 of these Regulations.
 - 5.1.8 Signs in accordance with Section 15 of these Regulations.
 - 5.1.9 Wireless telecommunication facility where the antenna is mounted on the rooftop or facade of an existing nonresidential building or is mounted to existing towers, water towers/tanks, utility poles, steeples, clock or bell towers, billboards, nonresidential chimneys, bridges, and silos, provided the requirements of Section 10.17 of these Regulations are met.
 - 5.1.10 Wireless telecommunication facility where a tower is to be located on property occupied by one or more existing towers provided the requirements of Section 10.17 of these Regulations are met.
- 10.14 Accessory Uses and Structures. No accessory use shall be made nor accessory structure erected prior to the construction of the principal building or establishment of the principal use. Agricultural uses and structures are considered principal uses and structures, but agricultural structures shall be treated as accessory structures for the purpose of determining yard requirements.
- 10.14.1 Location. Accessory structures may not be located within the required front yard, side and rear yards, except as stated in Section 8.4.1 a. thru d. Accessory uses and structures shall be located on the same lot as the principal structure or use to which they are accessory.
 - 10.14.2 Attachment to Buildings. A structure attached to the principal building by a covered passageway, or by having a wall or part of a wall in common with it, shall be considered a part of the principal structure.
 - 10.14.3 Customary accessory uses and structures in Residential Zones The following list is a partial list of acceptable accessory uses and structures that are accessory to a residential use:
 - a. Private garages, sheds, doghouses, greenhouses, or other detached structures associated with residential use.

- b. Signs, subject to the requirements of Sec. 15.
- c. Radio and television reception equipment, including satellite dishes for private use, non-commercial, smaller than 36 inches in diameter.
- d. Swimming pools.
- e. Outside storage of vehicles, camp trailers, recreational motor homes, boats, equipment or miscellaneous materials considered accessory to residential use, provided the following conditions are met.
 - 1. Such storage shall not constitute a junkyard.
 - 2. Such storage is of a scope and nature clearly accessory to the residential use.
 - 3. Such storage shall not be located within the front yard.
 - 4. No more than one unregistered vehicle or one unregistered camp trailer or recreational home on a lot.
 - 5. Outside storage of miscellaneous materials shall occupy no more than 200 contiguous square feet of the lot.
 - 6. Trailers while stored shall not be occupied, inhabited, or used for sleeping purposes.
 - 7. Trailers while stored shall be kept at all times in a safe and sanitary condition.

f. Family and group child care homes within a residential use.

SECTION 19 - DEFINITIONS

Definitions. As used in these Regulations, the following terms shall have the definitions provided. Words and phrases not specifically defined shall have commonly accepted definitions.

Day Care Center, Child Center. A child day care center provides supplementary care to more than twelve related or unrelated children on a regular basis for a part of the 24 hours in one or more days of the week.

Child Care Home, Family. A private family home caring for not more than six children, including the provider's own children not in school full time, where the children are cared for not less than three nor more than twelve hours during a 24-hour period, and as defined by the General Statutes.

Child Care Home, Group Home. A group day care home provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children **inside the home, or one to not more than twelve children** outside their own homes on a regular basis for a part of the 24 hours in one or **more** days of the week.

Legend

- ~~Abc~~ Language to be removed or changed
- Bold** New language