
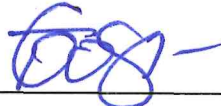


# TOWN OF LISBON REGULATION AMENDMENT APPLICATION

**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<br>ADDRESS: 1 Newent Road, Lisbon, CT 06351               | TELEPHONE: 860-376-3400<br>EMAIL: ejoseph@lisbonct.com |
| ➤ APPLICANT'S AGENT (IF ANY): Michael J. Murphy, AICP, Lisbon Town Planner<br>ADDRESS 1 Newent Road, Lisbon, CT 06351 | TELEPHONE: 860-376-3400<br>EMAIL: mmurphy@seccog.org   |
| ➤ OWNER / RUSTEE: Town of Lisbon<br>ADDRESS: 1 Newent Road, Lisbon, CT 06351  | TELEPHONE: 860-376-3400<br>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: 11/6/2023  
 SIGNATURE/RECORD OWNER  PRINTED NAME/RECORD OWNER: Thomas W. Sparkman, First Selectman  
 DATE: 11/6/2023

**REGULATIONS PROPOSED FOR AMENDMENT:**  
 ZONING   X   SUBDIVISION \_\_\_\_\_

PROPOSED AMENDMENT(S) (Section, title, and text-attach sheets as necessary):  
**Zoning Amendments to Sections 3; 6; 7; 8; 10; and 15 as Noted Below to Update Zoning Districts, Replace the Industrial Park-II (IP-II) Zone Designation with Industrial (I) Designation and Modify Uses Along with Making Necessary Edits; and Amend the Freestanding Sign Standards to Comply with Uniformity Standards in the Industrial Zones**

REASONS FOR EACH AMENDMENT REQUEST:  
**To create new Industrial classification, align uses within the industrial zoning categories and make necessary edits.**

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**APPLICATION SUBMITTAL DATE:** \_\_\_\_\_ **FEE(S) PAID:** \_\_\_\_\_  
**OFFICIAL DAY OF RECEIPT:** \_\_\_\_\_  
**P & Z COMMISSION ACTION:** \_\_\_\_\_ **DATE:** \_\_\_\_\_  
**CHAIR'S SIGNATURE:** \_\_\_\_\_

Adopted \_\_\_\_\_ Modified and Adopted \_\_\_\_\_ Denied \_\_\_\_\_

**Zoning Amendments to Sections 3; 6; 7; 8; 10; and 15 as Noted Below to Update Zoning Districts, Replace the Industrial Park-II (IP-II) Zone Designation with Industrial (I) Designation and Modify Uses Along with Making Necessary Edits; and Amend the Freestanding Sign Standards to Comply with Uniformity Standards in the Industrial Zones**

**SECTION 3 - ZONING DISTRICTS AND MAP**

- 3.1 List of Districts The Town of Lisbon is hereby divided into the following Zoning Districts:
- 3.1.1 (R-80) Rural Residential District.
  - 3.1.2 (R-60) Low Density Residential District.
  - 3.1.3 (R-40) Moderate Density Residential District.
  - 3.1.4 (BV-I) Business Village District I.
  - 3.1.5 (BV-II) Business Village District II.
  - 3.1.6 ~~Industrial Park District - I~~(BV-III) Business Village District III
  - 3.1.7 ~~Industrial Park II District - (BV IV)~~ Business Village District IV
  - 3.1.8 (IP-I) Industrial Park District - I.
  - 3.1.9 (I) Industrial District
  - 3.1.10 (GCC) Golf Course Community- Active Adult

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

- 6.4 Special Permit The following uses are permitted by special permit in the IP-I District, provided the dimensional requirements of Section 8 and the special conditions of Section 10.30, inclusive are met.

**6.4.15 This section has been intentionally left blank. ~~Waste-to-energy, resource recovery and recycling facilities for solid waste, and lined ash landfills operated in conjunction with and adjacent to waste-to-energy or resource recovery facilities. Solid waste excludes hazardous waste as defined by State of Federal Regulations.~~**

**SECTION 7 - INDUSTRIAL PARK DISTRICTS - II (IP-II) (I)**

- 7.1 Purpose. The purpose of this zone is to foster development in ~~an open and park-like setting with~~ suitable landscaping, and preservation of natural features and open space.
- 7.2 Minimum Size. An ~~Industrial Park District-II (IP-II)~~ shall contain a minimum of twenty-five (25) contiguous acres.
- 7.3 Permitted Uses. The following uses are permitted in the **Industrial (I) P-II** District, provided the dimensional requirements of Section 8 are met.
- 7.4 Special Permits. The following uses are permitted by special permit in the **Industrial (I)** Districts, provided the dimensional requirements of Section 8 and the special conditions of Section 10 are met.

**7.4.15 This section has been intentionally left blank. ~~Waste-to-energy, resource recovery and recycling facilities for solid waste, and lined ash landfills operated in conjunction with and adjacent to waste-to-energy or resource recovery facilities. Solid waste excludes hazardous waste as defined by State ofr Federal Regulations.~~**

- 7.4.21 Automotive services such as service stations, repair garages, and automotive supplies shall be permitted ~~only~~ as part of a "retail store" (large scale)

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*Me Grant*

**7.4.23 Restaurant uses provided the restaurant is the primary use utilizing no less than 75% of the gross floor area excluding kitchen and storage areas. The sale of liquor is permitted provided the service area(s) dedicated to such activity does not exceed 25% of the gross floor area excluding kitchen and storage areas.**

**(Revised / Effective: January 4, 2017)**

**7.4.24 Automotive Dealer Services. Automotive dealer services, such as vehicle repair and maintenance, including vehicle sales as an accessory use are permitted, in accordance with the provisions of section 10.29.**

*(No other subsections are being changed)*

## **SECTION 8 – DIMENSIONAL AND OTHER BULK REQUIREMENTS**

*(These amendments make no substantive change at all to the existing standards for industrial development.)*

8.1 Minimum Lot Sizes.

~~IP-III~~ - 130,680 square feet (3 acres)

8.3 Minimum Street Frontage.

~~IP-III~~ - 300 feet

8.4 Minimum Buildable Area

~~IP-III~~ - Minimum buildable area 40,000 sq. ft. Minimum width of rectangle 150 feet

8.5 Yard Requirements. No building, structure, or use shall be located within the following required yard areas, except as expressly provided elsewhere in these Regulations:

~~IP-II~~ I- Front yard 75 feet; side yard 50 feet; rear yard 50 feet

8.5.1 Except as provided hereafter, parking areas, parking spaces, internal access drives may not be located within the required front, side, and rear yard setbacks.

b. In the Industrial Park-1 and Industrial Districts (IP-I or ~~IP-II~~) parking areas, parking spaces, and internal access drives may not be located within the required front, side and rear yard setbacks. Except, parking areas, parking spaces, and internal access drives may be located within forty (40%) percent of the required yard setbacks on any tract of land used for retail store (large scale) pursuant to Section 6.4.19 when appropriately screened from the street and/or abutting property with landscape materials including trees, shrubs and earthen berms.

8.7 Maximum Lot Coverage

8.7.1 Building Coverage. The following is the maximum portion of the lot that may be covered by buildings:

~~IP-II~~ - 40%

8.7.2 Impervious Surface Coverage. The following is the maximum portion of the lot that may be covered by impervious surfaces, including buildings:

~~IP-III~~ - 60%

8.8 Maximum Building Height. No building shall exceed the following number of stories or height:

8.8.1 Principal Structures:

~~IP-II~~ I-40 feet

8.8.2 Accessory Structures:

~~IP-III~~ - 30 feet

## SECTION 10 - SUPPLEMENTARY REGULATIONS

Modify the following sections accordingly:

- 10.10 Industrial Park and Industrial (IP-I and IP-II) Developments. An applicant for a proposed use in an Industrial Park District **or Industrial District** shall meet the following standards in addition to other applicable requirements:

*(10.10.1 – 10.10.10 not shown since no changes to existing regulations are proposed)*

- 10.13 Commercial/Business/Retail Development in Business Village District, and Commercial/Retail Developments in the Industrial Park I and Industrial Districts

*(10.13.1-10.13.4 not shown since no changes to existing regulations are proposed)*

- 10.29 Automotive Dealer Services. Automotive dealer services, such as vehicle repair and maintenance, including vehicle sales as an accessory use are permitted in the BV-I **and Industrial district** subject to special permit approval, site plan review and compliance with the conditions and standards listed below:

*(No other subsections or any standards in 10.29 are being changed)*

## SECTION 15 SIGNS

- 15.8.2 Freestanding Signs. (Revised/Effective: August 1, 2016)

- e. In any tract of land used retail sales (large scale) where such facility is located in an IP-1 **or I Zone** ~~situated southerly of Route I 395, westerly of Connecticut Route 12 easterly of the South Burnham Highway, and northeasterly of Mell Road,~~ the following signs shall be permitted:

*(Subsections 15.8.2 e. i, ii, iii, and iv are not shown since no changes to sign standards are proposed)*

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### Legend

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