

**TOWN OF COLUMBIA  
PLANNING AND ZONING COMMISSION  
REGULATORY REVIEW SUBCOMMITTEE**

Adella G. Urban Administrative Offices Conference Room  
323 Route 87, Columbia, CT  
**Monday, May 13, 2024 – 6:00 PM**

**Special Meeting  
In Person**

**AGENDA**

- 1. CALL TO ORDER**
- 2. REGULATION REVISIONS (Discussion)**
  - 2.1 Section 9 – Modification to Definition of “Structure”**
- 3. ADJOURNMENT**

**TEXT AMENDMENT – PROPOSED MODIFICATION TO DEFINITION OF “STRUCTURE” IN  
SECTION 9 OF COLUMBIA ZONING REGULATIONS**

**Regulations Committee Draft – May 2024**

Structure: Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground. As used in these Regulations, structures shall include, but are not limited to buildings, swimming pools, towers, docks, balconies, porches, decks, chimneys, handicapped ramps, bay windows, above-ground storage tanks, satellite dishes, ground mounted solar panels, fences or walls greater than six (6) feet in height, and outdoor storage containers.

Retaining walls ~~and~~, public utility equipment (as defined herein), residential heating/air conditioning condenser units, propane tanks, handicap-accessibility ramps, and generators meeting current Building Code are not considered structures under these regulations.

In the Columbia Lake Protection Area Overlay Zones, new unroofed terraces, patios, and similar hardscape, semi-impervious and impervious surfaces greater than 100 ~~s.f.~~square feet, or, modifications or additions to unroofed terraces, patios, and similar hardscape, semi-impervious and impervious surfaces after the effective date of these regulations that are equal to or greater than 100 ~~s.f.~~square feet, shall be considered structures and shall require a Zoning Compliance Certificate but shall be exempt from the setback and lot coverage requirements.

Structures such as piers, docks, boat ramps, and lifts are permitted structures exempt from the minimum yard requirements and are subject to the securing of the necessary permits from the Columbia Board of Selectmen and the Columbia Inland Wetlands Commission. (Effective 8/1/91)