

8.5 Home Occupations: (Entire Section Revised xx/xx/20) The Town of Columbia recognizes the need for some of its citizens to use their place of residence for limited activities of a commercial nature. It is the intent and purpose of this section to establish standards through which limited commercial activities are permitted in the Town's residential and mixed-use zones through the process described below, while at the same time protecting the integrity of the underlying zone.

8.5.1 Requirements and Standards for all Home Occupations: The application for a Certificate of Zoning Compliance shall be signed by the person or persons proposing to conduct the home occupation and shall be accompanied by a detailed description of the proposed use including the estimated number of vehicles likely to enter and exit the site on both an hourly and daily basis. The Certificate of Zoning Compliance shall automatically terminate when the applicant no longer resides in the dwelling unit.

- a. The home occupation is clearly secondary to the use of the dwelling for dwelling purposes.
- b. The individual(s) conducting the home business shall both own and reside in the dwelling unit.
- c. The home occupation shall be contained wholly within the dwelling or a permitted accessory building.
- d. There shall be no visible evidence or indication of the home occupation as seen from outside any building or structure used for the home occupation, except for a sign as permitted in Section 62.5.
- e. Parking shall be provided per Section 61.
- f. The home occupation does not create objectionable noise, odors, smoke, dust, lighting, vibrations, unsightly conditions noticeable off the premises, television, radio and electrical and electronic interference, or vehicular traffic in the neighborhood. There shall be no discharge of a hazardous or toxic substance to the air, surface water, ground water or ground.

8.5.2 Minor Home Occupation: The Zoning Agent may issue a Certificate of Zoning Compliance provided the following standards, in addition to the requirements and standards of Section 8.1.1, are met:

- a. No more than one (1) commercial-type vehicle for the home occupation, not to exceed 11,000 pounds gross vehicle weight, will be parked on the premises.
- b. The home occupation is one that does not involve on-site sales, classes, personal services, or other nonresidential activities likely to attract or require visits by persons who do not reside on the premises.
- c. No portion of the home occupation will be conducted outside of the principal or accessory structures.
- d. No more than two (2) persons may be employed in the home occupation who do not reside on the premises.
- e. The total floor area for all home occupations permitted on the lot would not exceed seven-hundred (750) square feet.
- f. Low Impact Home Occupations include, but are not limited to, the production (but not the on-site sale) of arts, crafts, home preserves, and knitted, sewn or baked goods; as well as the offices of plumbers, house painters, electricians, and other persons whose services are not performed at the dwelling.

- 8.5.3 Moderate-impact Home Occupation:** The Commission may approve a Site Plan Application for a moderate-impact home occupation provided the following standards, in addition to the requirements and standards of Section 8.1.1, are met:
- a. The estimated vehicles that will enter and/or exit the site on a daily basis shall not exceed a total of ten vehicles per day.
 - b. Two commercial vehicles associated with the home occupation may be permitted provided:
 - c. The vehicle size is limited to a single rear axle, dual rear wheels vehicle of no more than twenty-two (22') feet in overall length (bumper to bumper) and ten (10') feet in overall height (road surface to top of body).
 - d. Said vehicle shall be either garaged on the premises or screened so as not to be visible, when standing at ground level, from the boundary of any adjacent property including those properties separated by public or private rights of way. Screening for the purposes of this section shall consist of the use of the natural topography, or landscaping, stone walls and/or evergreen trees or shrubs of suitable height to meet this requirement.
 - e. No more than four (4) persons may be employed in the home occupation who do not reside on the premises.
 - f. The total floor area for all home occupations permitted on the lot would not exceed one thousand (1,000) square feet.
 - g. One contiguous outdoor area not to exceed 100 square feet for storage if screened from all abutting properties and the street.
 - h. Moderate Impact Home Occupations include, but are not limited to, the same as for a Low Impact Home Occupation that includes on-site sales or visitors; professional offices and personal services by appointment only; dog grooming (boarding is prohibited).
- 8.5.4 Major-impact Home Occupation:** The Commission may approve a Special Permit Application for a major impact home occupation in accordance with the provisions of Section 52, provided the following standards, in addition to the requirements and standards of Section 8.1.1, are met:
- a. The estimated vehicles that will enter and/or exit the site on a daily basis shall not exceed a total of twenty vehicles per day.
 - b. The minimum lot area is not less than five (5) acres.
 - c. The home occupation shall be separated from all abutting property lines by a minimum of one hundred (100) feet.
 - d. The Commission shall require such screening as it may determine, in its sole discretion, to be necessary to preserve the residential character of the lot and neighborhood. Such screening shall always include, but shall not to be limited to, vegetative buffers to fully screen commercial-type vehicles and parking areas serving five or more vehicles from abutting roads and properties; the screening shall be maintained to ensure its effectiveness for as long as the home occupation.
- 8.5.5 Prohibited Home Occupations:** The following uses are prohibited as home occupations:
- a. Vehicle storage, salvage, or repair.

SECTION 61 - PARKING AND LOADING (Entire Section Revised xx/xx/20)

61.1 General Requirements: Off-street Parking and loading spaces shall be provided for any use of land, buildings or other structures in accordance with the standards of this Section. The required off-street parking and loading areas shall be permanently maintained and made available for uses as approved as long as the approved permitted use exists.

61.1.1 Applicability:

- a) Any use already existing shall conform to these standards to the extent that it conforms at the time of adoption of this Section.
- b) Any change or expansion in the permitted use shall require approval of compliance with these regulations.
- c) Any use or uses involving the receipt or distribution of materials, merchandise or vehicles shall provide and maintain adequate space for all off-street standing, turning, loading and unloading.

61.2 Dimensions:

- a) A parking space shall be an area with such shape, vertical clearance, access and slope as to accommodate one automobile having an overall length of 20 feet and shall be at least ten feet wide by eighteen feet long (10' x 18').
- b) Access to parking spaces shall be from a one-way aisle width of 20' or a two-way aisle width of 24'.
- c) A loading space shall constitute an area of 12 feet in width and 55 feet in length with a vertical clearance of 15 feet with such shape, access and slope as to accommodate one truck having an overall length of 30-feet.

61.3 Number of Parking and Loading Spaces: Off-street parking and loading spaces shall be provided for specific uses as follows:

- 61.3.1 Dwellings: Two (2) spaces for each family or dwelling unit plus one (1) space for each bed in any room available for rent to tourists or boarders.
- 61.3.2 Home Occupations: One space per non-resident employee, and one space per 300 sq. ft. of customer area and one loading space for delivery and/or shipping.
- 61.3.3 Places of Assembly: (church, place of worship, theater, school or stadium): One (1) space for each five (5) seats and located on a lot not more than 300 feet in a direct line from the building.
- 61.3.4 Business and Professional Offices: One (1) spaces for every 500 sq. ft. of gross floor area.
- 61.3.5 Retail Stores: one (1) space for each 300 sq. ft. of retail area.
- 61.3.6 Restaurants (and other establishments serving food or beverages): One (1) space for each 150 square feet of patron area.
- 61.3.7 Indoor Recreation, Health Club, Gym, and Private Classes: One (1) space for each four (4) seats, stations or occupancy.
- 61.3.8 Motels, Hotels and Convalescent Homes: One (1) space for each bed for patients or guests plus one (1) space for each three (3) employees.
- 61.3.9 Service Stations (and automobile repair garages): Three spaces per each bay plus 1 per .5 per employee.

Proposed Revisions to Zoning Regulation Section 61: on Parking and Loading

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61.3.10 Industrial and Manufacturing (including warehouses, wholesale businesses, research laboratories and establishments for the manufacture, processing or assembling of goods); one (1) space for each 1.5 employees during the largest daily work shift period.

61.3.11 Other Uses: Sufficient off-street parking spaces, as approved by resolution of the Planning & Zoning Commission shall be provided in connection with any use not specified in Paragraphs 1 through 10 to accommodate the vehicles of all persons occupying the premises so that the purpose and intent of this Section is maintained.

61.3.12 Loading Space. A minimum of one (1) off-street loading and unloading space shall be required for each ten thousand (10,000) square feet of gross building floor area. Additional off-street loading and unloading spaces may be required by the Planning and Zoning Commission because of the building volume, location or particular use nature of the development under consideration.

61.4 Mixed Uses: Where more than one use is located on a property, sufficient parking shall be provided for each use per Section 61.3. The Commission may consider a reduction of required parking for a combination of uses that have a quantifiable differing demand time for parking.

61.5 Shared Parking Area: The Commission may approve shared parking on two or more adjoining lots to provide the total number of required parking spaces providing a reciprocal written agreement has been executed by the property owners that assures the perpetual joint use and maintenance of such common parking.

61.6 Standards: All off-street parking and loading spaces shall be designed and constructed in accordance with the following standards:

61.6.1 Design: Except for parking spaces provided in connection with a dwelling, each parking space shall be provided with adequate area for approach, turning and exit of an automobile having an overall length of 20 feet without need to use any part of public street right-of-way. Points of entrances and exit for driveways onto the street shall be located so as to minimize hazards to pedestrian and vehicular traffic in the street. No off-street loading space and no truck loading bay, ramp or dock shall be designed or arranged in a manner than trucks must use any part of public street right-of-way for maneuvering, or for loading and unloading.

61.6.2 Construction: All off-street parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm water flow onto any public street. Except for necessary driveway entrances, and except for parking spaces provided in connection with a dwelling, all off-street parking and loading spaces located within 10 feet of any public street right-of-way shall be separated from such right-of-way by a curb, a fence or wall or an embankment in such a manner that cars will not overhang the right-of-way.

61.6.3 Landscaping: Any parking area accommodating 30 or more cars in connection with a use of land, buildings or other structures shall be provided with not less than one (1) tree, for each 30 cars in the parking area, and suitably located in landscaped islands within or border strips adjacent to the parking area so as to enhance the appearance of the premises. The Trees shall be of a species on the list of recommended plant material for various locations is available in Land Use Department shall be suitably planted and maintained and shall be not less than two (2) inches caliper and 10 feet in height.

SECTION 65 - PERFORMANCE STANDARDS

- 65.1 Purpose.** These performance standards are adopted to prevent activities on any property detrimental to the use, enjoyment and value of any other property, buildings or structures or detrimental to public health, safety and welfare.
- 65.2 Applicability.** All use of property must be in compliance with the standards of this section. This section further applies to all applications seeking zoning approval (approval of a Zoning Permit, Site Plan or Special Permit) and the carrying out of those uses and activities permitted as of right.
- 65.3 Standards.** The use of land, buildings, and other structures, wherever located, shall be established and conducted so as to conform to the following performance standards.
1. Smoke, Gases and Fumes – No dust, dirt, fly ash, smoke, gas, or fumes shall be emitted into the air from any lot so as to endanger or impair the public health, safety, welfare or the value and reasonable use of any other lot.
 2. Vibration - With the exception of vibration necessarily involved in the construction, or demolition of buildings, no vibration shall be transmitted outside the lot where it originates so as to endanger or impair the public health, safety, welfare or the value and reasonable use of any other lot.
 3. Odors - No offensive odors shall be emitted into the air from any lot so as to impair the value and reasonable use of any other lot, excluding agriculture fertilizers used in the customary and ordinary course of legal agricultural activities.
 4. Glare and Heat - No light shall be transmitted outside the lot where it originates so as to endanger the public health or safety, including the public health, safety, or welfare on any street or highway, or to impair the value and reasonable use of any other lot.
 5. Refuse and Pollution - No refuse or other waste materials and no liquids shall be dumped on any lot or dumped or discharged into any river, stream, estuary, water course, storm drain, pond, lake, swamp or marsh so as to constitute a source of water pollution or so as to endanger or impair the public health, safety, welfare or the value and reasonable use of any other lot.
 6. Danger - No material which is dangerous due to explosion, extreme fire hazard or radioactivity shall be used, stored, manufactured, processed or assembled except in accordance with applicable codes, ordinances and regulations of the Town, State of Connecticut and Federal Government.
 7. Radio Interference - No use on any lot shall cause interference with radio and television reception on any other lot and any use which generates electromagnetic radiation or interference shall conform to the regulations of the Federal Communications Commission.

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8. Noise - With the exception of farm implements and farm animals, time signals, fire, police or ambulance sirens and the noise customarily involved in the construction or demolition of buildings and other structures, the following requirements shall be met:
- a. No noise shall be transmitted outside the lot where it originates when such noise has a decibel level, octave band, intermittence and/or beat frequency which endangers the public health, safety or impairs safety on or the value and reasonable use of any other lot.
 - b. All noise generated on any lot shall be consistent by the Regulations of Connecticut State Agencies Section 22a-69-1.
 - c. Construction noise shall be prohibited between the hours of 7 PM and 7 AM, unless permitted by special permit.
 - d. When required by the Commission, applications shall be accompanied by a report from a professional acoustical engineer demonstrating that the noise standards will be attained. Prior to the issuance of a Certificate of Zoning Compliance, the lot owner shall be responsible for testing of stationary equipment verifying compliance with noise standards. At the discretion of the Commission, such tests shall be conducted in the presence of the ZEO.
 - e. Specific uses described in these Regulations may have additional noise requirements that shall be met.

65.4 *reserved for future use*

65.5 *reserved for future use*

65.6 Lighting Standards. (adopted 5/1/17) *no revisions*

65.7 Screening and Buffers (adopted 11/1/19) *no revisions*