# HEBRON ZONING REGULATIONS Town of Hebron Connecticut

Effective Date September 15, 1986 (as amended through December 28, 2012)

And updated with Amendments to April 2016

#### 1.0 INTENT AND PURPOSE

#### 2.0 ZONING DISTRICTS AND MAPS

- 2.1 Zoning Districts
- 2.2 Zone Boundaries
- 2.3 Town of Hebron Zoning Map (map)
- 2.4 Residence 1 (map)
- 2.5 Residence 2 (map
- 2.6 Amston Lake (map)
- 2.7 Neighborhood Convenience (map)
- 2.8 General Business (map)
- 2.9 Commercial Industrial (map)
- 2.10 Hebron Green (map)
- 2.11 Amston Village (map)
- 2.12 Aquifer Protection (map)
- 2.13 Village Green (map)
- 2.14 Planned Residential Development Districts
- 2.15 MUOD in NC District (map)
- 2.16 MUOD in GB District (map)
- 2.17 MUOD in HG District (map)
- 2.18 MUOD in AV District (map)
- 2.19 Sewer Service District (Utility District only)

#### 3.0 **DEFINITIONS**

- 3.1 Scope
- 3.2 Interpretation
- 3.3 Definitions

#### 4.0 GENERAL PROVISIONS

- 4.1 Conflicting Regulations
- 4.2 Covenants Not Annulled
- 4.3 Previous Approvals
- 4.4 Time Limits
- 4.5 Permitted Uses
- 4.6 Change of Use
- 4.7 Permitted Area, Yards or Lot Coverage
- 4.8 Permitted Height, Density or Bulk
- 4.9 Lots, Yards and Open Spaces
- 4.10 Usable Open Space
- 4.11 Projections into Yards and Required Open Spaces
- 4.12 Courts
- 4.13 Lot Limitations

(cont.)

- 4.14 Lot Frontage
- 4.15 Floor Area
- 4.16 Dwellings in Other Than Principal Structure
- 4.17 Dwellings in Nonresidential Zones
- 4.18 Building Grades
- 4.19 Restoration of Unsafe Buildings
- 4.20 Rights-of-way
- 4.21 Street Closings
- 4.22 Visibility at Intersections
- 4.23 Storage and Display of Goods and Merchandise
- 4.24 Essential Services
- 4.25 Commercial Radio and Television Towers
- 4.26 Voting Place
- 4.27 Front Yards on Corner Lots
- 4.28 Through Lots
- 4.29 Measurement of Required Yard on Irregular Lots
- 4.30 Lots in Two Zoning Districts
- 4.31 Lots Adjoining One in More Restricted District
- 4.32 Motor Vehicle Junkyards
- 4.33 General Junkyards
- 4.34 Hazardous Materials
- 4.35 Restrictions on Zoning Board of Appeals Variances
- 4.36 Outdoor Wood Burning Furnaces

#### 5.0 DISTRICT USE REGULATIONS

- 5.1 Residence 1 (R-1)
- 5.2 Residence 2 (R-2)
- 5.3 Amston Lake (AL)
- 5.4 Neighborhood Convenience (NC)
- 5.5 General Business (GB)
- 5.6 Commercial Industrial (CI)
- 5.7 Hebron Green (HG)
- 5.8 Aquifer Protection (AP)
- 5.9 Amston Village (AV)
- 5.10 Village Green (VG)
- 5.11 Planned Residential Development (PRD)
- 5.12 Mixed Use Overlay District (MUOD)

(cont.)

#### 6.0 AREA, FRONTAGE, YARD AND HEIGHT REQUIREMENTS

- 6.1 Schedule of Area, Frontage, Yard and Height Requirements
- 6.2 Exceptions to Area, Frontage, Yard and Height Requirements
- 6.3 Requirements for Floor Space per Dwelling Unit
- 6.4 Buildable Land Requirements
- 6.5 Rear Lots

# 7.0 NON-CONFORMING USES, BUILDINGS, STRUCTURES OR LOTS

- 7.1 Nonconforming Uses
- 7.2 Nonconforming Buildings or Structures
- 7.4 Existing Nonconforming lots

#### 8.0 SPECIAL REGULATIONS

- 8.1 Site Plan and Design Review; Special Permit Criteria
- 8.2 Signs
- 8.3 Off-Street Parking and Loading
- 8.4 Alcoholic Beverages
- 8.5 Motor Vehicle Repair, Gasoline, or Service Station, Car Wash
- 8.6 Restaurants
- 8.7 Trailers or Tourist Cabins
- 8.8 Housing for the Elderly
- 8.9 Earth Products Excavation, Filling, or Removal
- 8.10 Flood Hazard
- 8.11 Home Occupation or Professional Office
- 8.12 Day Care Center, Child
- 8.13 Soil Erosion and Sediment Control Regulations for Land Development
- 8.14 (Section Deleted)
- 8.15 Landscape and Buffer Regulations
- 8.16 Design Review Criteria
- 8.17 Mini Estate Subdivision
- 8.18 Open Space Subdivision
- 8.19 Neighborhood Retirement Housing
- 8.20 Commercial Horse Stables
- 8.21 Transfer of Development Rights (TDR)
- 8.22 Planned Residential Development (PRD)
- 8.23 Commercial Wireless Telecommunication Sites
- 8.24 Stormwater Management Plan
- 8.25 Assisted Living Community

(cont.)

- 9.0 ADMINISTRATION AND ENFORCEMENT
  - 9.1 Town Zoning Agent
- **10.0 AMENDMENTS**
- 11.0 SEPARABILITY (VALIDITY)
- **12.0 EFFECTIVE DATE AND REPEALER**

## APPENDIX – I.

# Guidelines for Community Site and Architectural Design

# Appendix II.

## SCHEDULE OF AMENDMENTS