

BUSINESS DISTRICTS & USES

3.A. HEBRON GREEN (HG)

3.A.1 PURPOSE

The purpose of the Hebron Green (HG) district is to provide for the appropriate and compatible mix of uses within the Town's historic center. The design of buildings should encourage architectural continuity within the community, promote high quality building design and be compatible with the historic, village qualities of the Hebron Green. This district is further intended to preserve the functional and economic vitality of the area while maintaining and enhancing its significant historical and cultural resources.

3.A.2 VILLAGE DISTRICT DECLARED

1. The Hebron Green (HG) Zone is hereby declared to be a "village district" as authorized by CGS Section 8-2j and as recommended in the Plan of Conservation and Development.
2. In accordance with CGS Section 8-2j, the Commission shall consider the design, placement, relationships and compatibility of structures, plantings, signs, roadways, street hardware and other objects in public view. These Regulations encourage the conversion, conservation and preservation of existing buildings and sites in a manner that maintains the historic value, distinctive character and landscape of the village district.
3. Applications within a village district shall be processed in accordance with Section 7.H.12.



Approved Amendments to Hebron Zoning Regulations

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NOTE: Approved wording is bold and underlined.

3.A.3 PRINCIPAL USES AND STRUCTURES

3.A.3.1. RETAIL / FOOD / SERVICE-TYPE USES	HG
1. Small scale retail shops limited to 1,000 square feet of gross floor area per establishment	Special Permit (PZC)
2. Arts and crafts and/or antique shops – limited to 1,000 square feet of gross floor area per establishment	Special Permit (PZC)
3. Coffee shop	Special Permit (PZC)
4. Restaurant in accordance with Section 3.G.1, specifically excluding establishments that are generally recognized as fast food restaurants. <i>(Note that sale of alcoholic beverages requires a separate Special Permit in accordance with Section 5.O.1)</i>	Special Permit (PZC)
5. Beauty and/or Barber Shop	Special Permit (PZC)
6. Interior Design Shop provided that there shall be no storage of home furnishing products to be sold at retail other than for display or layouts.	Special Permit (PZC)
7. Day care center, child or adult, in accordance with Section Error! Reference source not found.	Special Permit (PZC)

3.A.3.2. OFFICE-TYPE USES	HG
1. Offices – general, medical, financial and professional	Special Permit (PZC)
2. Business and/or professional services	Special Permit (PZC)

3.A.3.3. INSTITUTIONAL-TYPE USES	HG
1. Place of Worship	Special Permit (PZC)
2. Club, nonprofit <i>(Note that sale of alcoholic beverages requires a separate Special Permit in accordance with Section 5.O.1)</i>	Special Permit (PZC)
3. Museum and galleries	Special Permit (PZC)
4. Library	Special Permit (PZC)

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3.A.3.4. RESIDENTIAL-TYPE USES	HG
1. A single family dwelling	Zoning Permit (Staff)
2. A Two Family Dwelling, provided that: <ul style="list-style-type: none"> a. both dwellings are contained within a single building; b. there shall be at least one-quarter (1/4) acre of land for each dwelling unit; c. the proposed residential uses will not disrupt the pedestrian activity along Main Street in the Hebron Green (HG) District; d. the applicant demonstrates that the architectural details of the building will be compatible with the prevailing scale, charm and architectural detail of surrounding Hebron Green (HG) properties; and e. the residential units shall be provided with individual outdoor private space (for example: patio, deck, or yard). 	Special Permit (PZC)
3. <u>Multi-family Dwelling(s), provided that:</u> <ul style="list-style-type: none"> a. <u>the proposed residential uses will not disrupt the pedestrian activity along Main Street in the Hebron Green (HG) District;</u> b. <u>the applicant demonstrates that the architectural details of the building will be compatible with the prevailing scale and architectural detail of surrounding Hebron Green (HG) properties;</u> c. <u>the proposed residential units will not be located on the first floor of the building facing Main Street where pedestrian oriented, retail and similar store-front business uses are strongly encouraged; and</u> d. <u>the residential units shall be provided with individual outdoor private space (for example: patio, deck, or yard).</u> 	Special Permit (PZC)
4. Development in accordance with the Mixed-Use Overlay District as provided in Section 4.C.	Special Permit (PZC)
5. Housing for the Elderly in accordance with Section 2.F.3.	Special Permit (PZC)

3.A.3.5. OTHER USES	HG
1. Governmental services	Special Permit (PZC)
2. Bed and Breakfast establishment as per Section 2.G.6.	Special Permit (PZC)
3. Other uses considered by the Commission to be similar and compatible to the uses listed above when compared to scale, traffic generation, hours of operation, and other similar standards.	Special Permit (PZC)
4. Excavation and/or filling of earth products as a principal use (not associated with a valid zoning approval) in accordance with Section 5.M.	Special Permit (PZC)

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3.A.4 ACCESSORY USES AND STRUCTURES

1. Uses and structures which are customary, subordinate, and incidental to a permitted principal business use are permitted provided they are shown on the Site Plan approved by the Commission or are considered by the Director of Planning to be minor in nature.
2. A drive-through facility shall not be considered a permitted accessory use.
3. Outdoor dining accessory to a restaurant may be permitted by Special Permit.
4. Uses and structures which are customary, subordinate, and incidental to a permitted principal residential use are permitted as provided in Section 2.D.
5. Alcoholic Beverages are permitted as an accessory use in accordance with Section 5.O.
6. Outside storage and/or display of goods and merchandise in accordance with Section 5.K.

3.A.5 DIMENSIONAL STANDARDS

See Section 6.A for possible dimensional exceptions.

Lot-Related Requirements	HG
Minimum Lot Area	21,780 SF
Minimum Lot Frontage	75 Feet

Setback-Related Requirements	
Minimum Front Yard Setback / Maximum Front Yard Setback	The average of the front setbacks of the adjoining buildings on each side except as may be modified by the Commission for cafes, outdoor dining, pedestrian amenities, plazas, etc.
Minimum Side Yard Setback	10 Feet except that the Commission may, by Special Permit, reduce this to 5 feet for excellence in building, landscaping, or streetscape design
Minimum Rear Yard Setback	25 Feet, <u>except that the Commission may, by Special Permit, reduce the dimension for excellence in building, landscaping, or streetscape design</u>

Building-Related Limitations	
Maximum Building Height	2 1/2 Stories, <u>except that the Commission shall consider the prevailing height of surrounding structures in the District</u>

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Maximum Building Coverage	30%, <u>except that the Commission may consider greater building coverage when open space no less than equal to the footprint of the principal structures is provided on site. Functional open space such as patios, courtyards, or plazas may be provided.</u>
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3.A.6 ADDITIONAL STANDARDS

1. All uses that require a Special Permit / Site Plan review shall be referred to the Hebron Historic Properties Commission for review and comment.
2. New construction or renovations to existing structures that propose to remove, demolish, alter, enclose or otherwise eliminate any existing porches shall require the approval of the Hebron Historic Properties Commission.
3. All new parking spaces in the Hebron Green (HG) District:
 - a. shall be **subordinate to the principal building** and provided behind or **to the side of** any existing or proposed buildings **to the extent practicable**; and
 - b. **shall be** suitably screened from all public streets and adjoining uses.
4. No new parking spaces in the Hebron Green (HG) District shall be located between the front facade of the principal building and the abutting streets unless approved by the Commission by Special Permit due to special or unique circumstances.