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1. This moratorium shall take effect upon adoption by the Town Plan and Zoning Commission.
2. This moratorium shall expire 365 days from adoption.
3. If the TPZ adopts TOD zoning regulations for the area around the Newington Junction CTfastrak station before this moratorium expires, this moratorium shall expire on the effective date of such zoning regulation or amendment.
4. The TPZ reserves the right to terminate this moratorium prior to the expiration date stated in Paragraph C.2.

Section 3.1 Uses Permitted in Any Zone

The following uses are compatible with any class of uses and are permitted in any zone. All such permitted uses shall comply with the appropriate height, area and site plan requirements of these regulations.

3.1.2 .1.1 Public Library

3.1.2 .1.2 Public Parks and Playgrounds

3.1.2 .1.3 Farms, to include animal husbandry or horticultural uses, under the following conditions:

- A. All structures, except dwellings shall hereafter be located not less than 100 feet from any street line and 100 feet from any dwelling on an adjacent lot, except that this requirement shall not restrict fencing for pastures for horses and cows. Roadside farm stands must be set back at least 20 feet from the street line and only produce grown on the premises may be sold.
- B. Commercial slaughtering, except animals raised on the premises, is prohibited. The keeping of any animal(s) other than house pets and hens as allowed under Section 3.3.5 of these regulations requires at least five (5) acres for such purpose.
- C. None of these uses shall create offensive odors, noise or unsightly appearance noticeable off the premises.
- D. A free standing sign not exceeding nine (9) square feet per side and not more than 8 feet maximum height advertising farm products grown or raised on the property may be permitted by Special Permit from the Commission.

3.1.2 .1.4 Construction Trailers

Trailers used for business, office, and storage purposes in connection with a bonafide construction operation within the Town may be used for such purposes in any zone subject to the following requirements: Trailers in use for field offices or for storage of materials or equipment during the construction, alteration or repair of a building may, during the actual progress of such work, only be parked on the premises on which such work is being done. If for any reason whatever, such work shall cease for more than 90 days, such parked trailers shall be removed and shall not be returned unless such work is again in actual progress with appropriate permits. At the conclusion of a construction project all construction trailers shall be removed from the site within 30 days. (Effective 12-1-01 and 7-30-16)

The use of a residence by the occupant for business purposes is permitted subject to the following requirements.

- A. No business is conducted on the premises except by mail, telephone or data terminal.
- B. No persons other than members of the resident family are employed in such activity.
- C. No external evidence of the business is visible.
- D. No business signs are erected.
- E. No pedestrian or automobile traffic other than that normally generated by a residence is permitted.
- F. See Section 3.4.4 (Home Occupation and Professional Office) to obtain approval of a proposed business that exceeds these requirements.

3.3.2 A driveway or walk for access to a business or industrial use only when no other access exists, and when the residentially-zoned property is in the same ownership as the business or industrial property.

3.3.3 Use of residence for personal business purposes:

The use of a residence by the occupant for business purposes is permitted subject to the following requirements:

- A. No business is conducted on the premises except by mail, telephone, or data terminal.
- B. No persons other than members of the resident family are employed in such activity.
- C. No external evidence of the business is visible.
- D. No business signs are erected.
- E. No pedestrian or automobile traffic other than that normally generated by a residence is permitted.
- F. See Section 3.4.4 (Home Occupation and Professional Office) to obtain approval of a proposed business that exceeds these requirements.

3.3.4 A driveway or walk for access to a business or industrial use only when no other access exists, and when the residentially-zoned property is in the same ownership as the business or industrial property.

3.3.5 Keeping of Hens

A. The keeping of hens shall be allowed as a noncommercial accessory use on a single-family residential lots subject to the issuance of a Zoning Permit.

B. The number of hens permitted per this section is as follows:

1. For lots smaller than 20,000 square feet - No more than (8) eight hens.
2. For lots larger than 20,000 square feet— No more than (12) twelve hens.
3. Roosters are prohibited.

4. Enclosure: The use shall be confined to a predator-proof fenced enclosure with the following parameters:

a) No more than 200 square feet in area.

b) A minimum of 10 square feet of ground area per hen.

c) Located in a rear yard.

d) The height of enclosure wall or side support will not exceed 7 feet.

e) Setbacks (In the instance that more than one distance requirement shall apply, the greater distance requirements shall apply)

(1) At least 25 feet from any street line.

(2) Minimum of 10 feet from any property line.

f) Coop: All poultry shall be housed in a coop that is designed to be predator-proof, thoroughly ventilated, watertight, and easily accessed and cleaned. The coop shall be constructed with the following parameters:

(1) At least 15 feet from any property line

(2) Minimum of 3 square feet of area per hen.

g) Enclosure and coop will be kept clean and cleaned at minimum bi-weekly.

5. Food and Waste

a) Food shall be stored in watertight rodent-proof containers.

b) Waste shall be disposed of offsite or composted no closer than 50 feet from any property line.

6. This section shall not apply to the keeping of hens as part of an approved agricultural use or within a schoolhouse, museum, or zoo for the purpose of study or observation.

Section 3.4 Special Permits Allowed in All Residential Zones

The following uses are declared to possess such special characteristics that each must be considered a special permit. They may be permitted by the Commission in any residential zone, subject to the following conditions and the provisions of Sections 5.2 and 5.3.

3.4.1 Golf course or country club whether operated as profit-making or non-profit, or other non-profit similar recreation uses including clubhouses, provided that:

A. Such uses shall occupy not less than 10 acres.

B. No land actively used for recreation or other purpose shall be located less than 50 feet from any property line.

3.4.2 Private Stables

Land and accessory buildings associated with a private residence may be permitted by the Commission for private equestrian use when located not less than 100 feet from any property line and having a minimum size of one acre for each animal in addition to the minimum lot area required for the zone in which the property is located. (Effective 12-01-01 and 7-30-16).