

TOWN OF SCOTLAND PLANNING & ZONING COMMISSION



DATE: March 7, 2024

TO: Town Clerk, Town of Windham
Town Clerk, Town of Chaplin
Town Clerk, Town of Hampton
Town Clerk, Town of Canterbury
Town Clerk, Town of Sprague
Town Clerk, Town of Franklin

FROM: Isabelle Kisluk, ZEO

RE: Inter-Municipal Notification of Proposed Regulation Amendments
Application PZC2024-001 of the Scotland Planning & Zoning Commission

Dear Adjoining Municipal Town Clerk,

In accordance with the requirements of CGS Sections 8-7d(f) and 8-7d(g)(1), attached please find proposed amendments to Article 3, Article 4A, 4B, and Article 6 of the Town of Scotland Zoning Regulations, which amendments may affect property within 500' of the boundary of adjoining municipalities.

This application has been initiated by the Scotland Planning & Zoning Commission, and the public hearing on this proposal is scheduled to commence on Wednesday March 20, 2024 at 7:00 P.M.

In order to provide 30 days for provision of comments and inclusion of the same into the hearing record, the public hearing will remain open until Wednesday April 10, 2024 at 7:00P.M., unless all comments are received prior.

Should you have any questions regarding this correspondence or the proposal attached hereto, please contact the undersigned at your convenience.

Respectfully,

A handwritten signature in dark ink, appearing to read "Isabelle Kisluk".

Isabelle Kisluk
ZEO
Town of Scotland
T: (860) 530-7152
E: zeo@scotlandct.org

Existing Regulations:

Setback Rear – An open space between any Principal Building and rear lot line, extending the full width of the Lot between the lot side lines, measured by the minimum horizontal distance between any such Building and the rear lot line; or, in the case of a Corner Lot, a similar open space extending across the side of the Lot opposite the Street on which the principal building has its street address, or is otherwise the designated front of the Lot

Setback, Side- An open space between the side lot line and any Principal Building extending on both sides of the Lot from the Lot Frontage Line to the rear lot line; or, in the case of a Corner Lot, a similar open space extending across the side of the Lot opposite the Street on which such building does not have its street address or is otherwise not the designated front of the lot. Any Setback not a Rear Setback or a Front Setback shall be deemed to be a Side Setback.

In-Law Apartment - means space (which may include a kitchen) within or attached to a single-family dwelling that is designed or intended for separate use by family members of one (1) or more persons occupying the remainder of the dwelling. The habitable space of the In-Law Apartment and single-family dwelling must be interconnected and serviced by only one septic system and electric service.

4A Residential Agricultural District

Article 4A, Section 2 Permitted Uses

The following uses are permitted in the Residential Agricultural District by Zoning Permit from the Zoning Enforcement Officer:

1. Single-Family detached dwellings
2. Two-family dwellings, in accordance with Section 4A.8.
3. Accessory Dwelling Unit, in accordance with Section 4A.8
4. Conversion of Existing Residences, in accordance with Section 4A.9
5. Mobile Homes for the Elderly or Disabled persons, in accordance with Section 4A.10
6. Agriculture/Farm, exclusive of Complementary Agricultural Uses except Farm Stand
7. Commercial Agriculture/Farm, exclusive of Complimentary Agricultural Uses
8. Accessory uses customarily incidental to the above permitted uses.
9. Family Day Care Home
10. Home Occupation, per Section 4A.7.
11. Community Events under Town-Based Supervision

Article 4A, Section 4 General Development Standards

11. **Parking** - The purpose of parking standards is to assure adequate off-street parking, reduce on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots. These standards are also designed to achieve safe and efficient vehicular and non-motorized circulation and economy of space.

A. General, Number and Size of Spaces Required:

Land Use	Number of Spaces	Park Space Size
Primary Dwelling Unit	2 spaces per dwelling unit (driveway spaces count)	8.5 x16 and all parking areas must have adequate access and maneuvering areas
Home Occupation or Rural Business	3 spaces per 1,000 ft gross floor area	

Article 4A, Section 8 Accessory Dwelling Units

Accessory Dwelling Units: Any single family dwelling may have no more than one accessory dwelling unit added to it provided the following conditions are demonstrated to the Zoning Enforcement Officer:

1. The accessory dwelling unit shall not be more than 30% of the livable floor area of the principal dwelling unit provided that the accessory dwelling unit is between a minimum of 400 and a maximum of 850 square feet of livable area;

4B. Scotland Village District

Article 4B, Section 2 Permitted Uses

The following uses are permitted upon the issuance of a Zoning Permit by the Zoning Enforcement Officer:

1. Single Family dwellings
2. Two-family dwellings in accordance with Section 4B.8.
3. Home Occupations in accordance with Section 4B.7
4. Community events under town-based supervision
5. Accessory structures and uses customarily incidental to the above uses.
6. Family Day Care Homes

Article 6 Special Requirements

Section D Flood Plain Overlay

Article 6D, Section 2

11. Manufactured (mobile) homes are prohibited in the Flood Plain Overlay District. 1. Fully enclosed areas below base-flood elevation are prohibited.

Proposed Regulation Amendments:

Article Three Definitions

Setback Rear – An open space between any ~~Principal~~ Building and rear lot line, extending the full width of the Lot between the lot side lines, measured by the minimum horizontal distance between any such Building and the rear lot line; or, in the case of a Corner Lot, a similar open space extending across the side of the Lot opposite the Street on which the principal building has its street address, or is otherwise the designated front of the Lot

Setback, Side. An open space between the side lot line and any ~~Principal~~ Building extending on both sides of the Lot from the Lot Frontage Line to the rear lot line; or, in the case of a Corner Lot, a similar open space extending across the side of the Lot opposite the Street on which such building does not have its street address or is otherwise not the designated front of the lot. Any Setback not a Rear Setback or a Front Setback shall be deemed to be a Side Setback.

~~Accessory apartment- a separate dwelling unit that (A) is located on the same lot as a principal dwelling unit of greater square footage, (B) has cooking facilities, and (C) complies with or is otherwise exempt from any applicable building code, fire code and health and safety regulations.~~

~~**In-Law Apartment**—means space (which may include a kitchen) within or attached to a single-family dwelling that is designed or intended for separate use by family members of one (1) or more persons occupying the remainder of the dwelling. The habitable space of the In-Law Apartment and single-family dwelling must be interconnected and serviced by only one septic system and electric service.~~

4A Residential Agricultural District

Article 4A, Section 2 Permitted Uses

The following uses are permitted in the Residential Agricultural District by Zoning Permit from the Zoning Enforcement Officer:

1. Single-Family detached dwellings
2. Two-family dwellings, in accordance with Section 4A.8.
3. Accessory Dwelling Unit, in accordance with Section 4A.8
4. Conversion of Existing Residences, in accordance with Section 4A.9
5. Mobile Homes for the Elderly or Disabled persons, in accordance with Section 4A.10
6. Agriculture/Farm, exclusive of Complementary Agricultural Uses except Farm Stand
7. Commercial Agriculture/Farm, exclusive of Complimentary Agricultural Uses
8. Accessory uses customarily incidental to the above permitted uses.
9. ~~Family Day Care Home~~ Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a

residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.

10. Home Occupation, per Section 4A.7.
11. Community Events under Town-Based Supervision

Article 4A, Section 4 General Development Standards

11. Parking - The purpose of parking standards is to assure adequate off-street parking, reduce on-street parking, increase traffic safety, maintain smooth traffic flow, and reduce the visual impact of parking lots. These standards are also designed to achieve safe and efficient vehicular and non-motorized circulation and economy of space.

A. General, Number and Size of Spaces Required:

Land Use	Number of Spaces	Park Space Size
Primary Dwelling Unit	1 space per studio or 1-bedroom, 2 spaces per other dwelling unit (driveway spaces count)	8.5 x16 and all parking areas must have adequate access and maneuvering areas
Accessory Dwelling Unit	1 space	
Home Occupation or Rural Business	3 spaces per 1,000 ft gross floor area	

Article 4A, Section 8 Accessory Dwelling Units

Accessory Dwelling Units: Any single family dwelling may have no more than one accessory dwelling unit added to it provided the following conditions are demonstrated to the Zoning Enforcement Officer:

1. The accessory dwelling unit shall not be more than 30% of the livable floor area of the principal dwelling unit provided that the accessory dwelling unit is between a minimum of 400 and a maximum of 1000 square feet of livable area;

4B. Scotland Village District

Article 4B, Section 2 Permitted Uses

The following uses are permitted upon the issuance of a Zoning Permit by the Zoning Enforcement Officer:

1. Single Family dwellings
2. Two-family dwellings in accordance with Section 4B.8
3. Accessory Dwelling Unit, in accordance with Section 4A.8
- ~~3-4.~~ Home Occupations in accordance with Section 4B.7
- ~~4-5.~~ Community events under town-based supervision
- ~~5-6.~~ Accessory structures and uses customarily incidental to the above uses.

- ~~6.7.~~ ~~Family Day Care Homes~~ Family Child Care Homes as defined by CGS Sec. 19a-77(a)(3) and Group Child Care Homes as defined by CGS Sec. 19a-77(a)(2) located in a residence and licensed by the Office of Early Childhood pursuant to CGS Chapter 368a, may be permitted in all Single-Family, Two-Family or Multi-Family Dwellings.

Article 6 Special Requirements

Section D Flood Plain Overlay
Article 6D, Section 2

11. Manufactured (mobile) homes ~~smaller than twenty-two feet at their narrowest dimension~~ are prohibited in the Flood Plain Overlay District. 1. Fully enclosed areas below base-flood elevation are prohibited.