

Date: 03/21/2025

Subject: PZC initiated Amendments to Article 3 §190-13 of the Zoning Regulations related to Definitions (PZC File #907-64)

Good Afternoon –

Pursuant to CGS Section 8-3b please find the attached proposals to amend the Zoning Regulations by the Mansfield Planning and Zoning Commission.

**PZC Initiated Amendments to Article 4 Section 190-33 of Zoning Regulations to establish Multi-Family Performance Standards Planned (PZC File #907-63)**

These proposed amendments will be considered at a **Public Hearing on Monday, April 21, 2025, at 6:00 pm**. Please review the information and reply with any comments to [planzonedept@mansfieldct.org](mailto:planzonedept@mansfieldct.org). Comments received by 12:00 noon on **Wednesday, April 16, 2025** will be included in the agenda packet. Comments received after this date and time will be provided to the Commission upon receipt provided the comments are received prior to the close of the public hearing. For more information, please contact the Planning Office at 429-3330.

A description of the proposed changes and the draft regulations are attached here. For more information on the proposed amendments and public hearing, please email [PlanZoneDept@mansfieldct.org](mailto:PlanZoneDept@mansfieldct.org) or call 860.429.3330.

**Please confirm receipt of this email.**

Sincerely

**190-13. Definitions.**

For the purpose of these regulations, certain terms and words used herein shall be used, interpreted and defined as set forth in this section.

Any questions that arise regarding the regulatory meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes, **Black's Law Dictionary, as amended** and **a comprehensive general dictionary**.

**ACCESSORY** — The term applied to a building or use, which is clearly incidental or subordinate to, and customarily in connection with, the principal building or use and located on the same lot with such principal building or use. Any accessory building attached to a principal building is deemed to be part of such building in applying the Area Regulations to such building.

**ADULT DAY-CARE CENTER** — A facility for elderly and/or functionally impaired adults outside of their home on a regular basis for part of the 24 hours in a day and one or more days in the week. **[Added 12-18-2023, effective 1-12-2024]**

**AGENT, ZONING** — A person appointed by the Commission to be its representative.

**APARTMENT** - **A single building containing more than six unassociated dwelling units.**

**BASEMENT** — A story partly underground but having at least one-half of its height above the average level of the adjoining ground.

**BILLBOARD** — See "Sign, Advertising."

**BREWERY** — A facility where beer can be manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on-site tasting.

**BREWERY/PUB/RESTAURANT** — A restaurant where beer is manufactured, stored, bottled and sold to be consumed on premises. A limited amount of beer may be sold at retail in sealed containers for consumption off premises as accessory to the restaurant use.

**BUFFER ZONE** — An area separating use districts either planted or defined by a wall or other structure as required by these regulations for the purpose of protecting adjoining properties from noise, glare, dust, and unsightly conditions.

**BUILDING** — **Any structure having a roof supported by columns or walls.**

**BUILDING COVERAGE** — That percentage of the total lot area covered by the combined area of all buildings on a lot.

**BUILDING LINE** — Line defined by minimum front yard setback.

**BULK** — The size and shape of building and non-building uses; and the physical relationships of their exterior walls or their location to lot lines and other walls of the same building, and all open spaces required in connection with a building. Bulk regulations include regulations dealing with floor area ratio, building height, lot area per dwelling unit, lot frontage, lot width, required yards, courts, usable open space, and spacing between buildings on a single lot.

**BULK NON-CONFORMING** — That part of a building or non-building use which does not conform to one or more of the applicable Bulk Regulations of these regulations either on its effective date, or as a result of subsequent amendments thereof.

**BUSINESS** — Any use facilitating the barter, sale, or exchange of things of value, or sale of services, or exchange of services, and includes the storage of goods.

**CELLAR** — A story partly underground having more than half of its clear unobstructed height below the average finished grade of the ground adjoining the building.

**CHILD DAY-CARE CENTER** — A facility which offers or provides supplementary care to more than 12 related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or more days in the week. **[Added 12-18-2023, effective 1-12-2024]**

**CLUB** — An organization of persons incorporated pursuant to the provisions of the General Statutes, and which is the owner, lessee, or occupant of an establishment, operated solely for a recreational, social, patriotic, political, benevolent or athletic purpose, but not for pecuniary gain, and includes the establishment so operated. A club shall cater only to its members or guests accompanying them.

**COMMERCIAL** — See "business."

**COMMUNITY RESIDENCE** — Defined in accordance with the provisions of Public Act 83-341.

**DESIGN REVIEW** — An advisory group appointed by the Planning and Zoning Commission to provide application review assistance. The panel shall include at least three and not more than five people competent in such fields as architecture, landscape architecture, business, engineering and art.

**DETENTION BASIN** — **A vegetated area designed to capture, temporarily hold, and gradually release a volume of stormwater runoff to attenuate and delay stormwater peaks. Also known as a dry pond or dry detention pond.**

**DEVELOPED AREA** — **"Disturbed area" excluding area that within one calendar year of being disturbed is returned to a condition with the same drainage pattern that existed prior to the disturbance and is revegetated, provided the area is not mowed more than twice per year.**

**DEVELOPMENT** — **Any construction or grading activities to improved or unimproved real estate.**

**DISTURBED AREA** — **An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.**

**OR**  
**DISTURBED AREA** — **All land areas that are stripped, graded, grubbed, filled, or excavated at any time during the site preparation or removing vegetation for, or construction of, a project. "Disturbed area" does not include routine maintenance, but does include re-development and new impervious areas. "Routine maintenance" is maintenance performed to maintain the original line and grade, hydraulic capacity, and original purpose of the facility. Paving impervious gravel surfaces while maintaining the original line and grade, hydraulic capacity and original purpose of the facility is considered routine maintenance. Cutting of trees, without grubbing or stump removal is not considered "disturbed area". A disturbed area continues to be considered as disturbed area if it meets the definition of "developed area" or "impervious area" following final stabilization.**

**DORMITORY** — A building or group of buildings used for the purpose of accommodating students, faculty or members of religious orders with sleeping quarters with or without communal kitchen facilities and administered by a bona fide educational, religious or fraternal institution. The term dormitory includes convents, priories, seminaries and monasteries, but does not include clubs.

**DRIVE-THROUGH FACILITY** — A commercial facility where the customer drives a motor vehicle onto the premises and to a window or mechanical device through or by which the customer is serviced without exiting the vehicle. This shall not include the selling of fuel at a gasoline station or the functions of a car wash facility.

**DUSTLESS SURFACE** — Dustless surface shall mean adequately covered with screening stone, concrete, asphalt, or bituminous products, or gravel, adequately treated with oil, calcium chloride, or similar dust inhibiting substances.

**DUPLEX** - **A residential building consisting of two unassociated dwelling units constructed with separate entrances**

**DWELLING** — A building or portion thereof used for residential occupancy.

**DWELLING UNIT** — A building, or portion thereof, providing independent living facilities for one family, including provisions for living, sleeping, eating, cooking and sanitation.

**DWELLING UNIT, ACCESSORY (ADU)** — A dwelling unit that is associated with and incidental to a single-family dwelling on the same lot that serves as the lot's principal use.

**DWELLING, MULTI-FAMILY** — See "Residence, Multi-Family."

**DWELLING, SEASONAL** — A structure designed and intended for human habitation of a seasonal or recreational nature, and not as a permanent dwelling constructed of permanent weatherproof materials and having a safe water supply with adequate sanitary sewage facilities. Seasonal shall mean occupancy from June 1 to November 1, and not more than 30 days from November 1 to June 1.

**ELDERLY PERSON** — Any person 62 years of age or over, or a person who has been certified

by the Social Security Board as being totally disabled under the Federal Social Security Act.

**EROSION** — The detachment and movement of soil or rock fragments by water, wind, ice or gravity

**FAMILY** — A person living alone, or any of the following groups living together as a single non-profit housekeeping unit and sharing common living, sleeping, cooking and eating facilities. Occupancy in a dormitory, group dwelling, club, group home or similar group occupancy shall not be construed to be a family.

- A. Any number of people related by blood, marriage, civil union, adoption, foster care, guardianship or other duly authorized custodial relationship, gratuitous guests, domestic help and not more than one additional unrelated person. (Related by blood shall include only persons having one of the following relationships with another individual(s) residing within the same dwelling unit: parents, grandparents, children, sisters, brothers, grandchildren, stepchildren, first cousins, aunts, uncles, nieces and nephews);
- B. Two unrelated persons and any children related to either of them;
- C. A cumulative total of up to three adult persons. More than three adult persons may qualify as a family pursuant to other categories of this definition;
- D. Persons living together as a functional family as determined by the criteria listed below. For the purpose of enforcing these regulations, it shall be assumed (presumptive evidence) that students enrolled at a college or university and groups of more than three persons living together, who do not qualify as a family based on categories one or two of this definition, do not constitute a functional family. To qualify as a functional family, the following criteria shall be met:
  - (1) The occupants must share the entire dwelling unit and live and cook together as a single housekeeping unit. A unit in which the various occupants act as separate roomers may not be deemed to be occupied by a functional family;
  - (2) The group shares expenses for food, rent or ownership costs, utilities and other household expenses;
  - (3) The group is permanent and stable and not temporary or transient in nature. Evidence of such permanency and stability may include:
    - (a) The presence of minor dependent children regularly residing in the household who are enrolled in local schools;
    - (b) Members of the household have the same address for purposes of voter's registration, driver's license, motor vehicle registration and filing of taxes;
    - (c) Members of the household are employed in the area;
    - (d) The household has been living together as a unit for a year or more whether in the current dwelling unit or other dwelling units;
    - (e) There is common ownership of furniture and appliances among the members of the household; and
    - (f) Any other factor reasonably related to whether or not the group is the functional equivalent of a family.
- E. Any group protected by the "reasonable accommodation" criteria of the Federal Americans with Disabilities Act or Fair Housing Act in that group members are the functional equivalent of a family sharing and in continued pursuit of their common commitment to rehabilitation or recovery from chronic drug or alcohol addiction or abuse, evidenced by substantial compliance with the following criteria, listed in order of importance:
  - (1) The residence facility is certified by the Department of Mental Health and Addiction Services as congregate sober housing.
  - (2) Collectively, the residents lease the entire residence rather than any particular room.
  - (3) Residents may remain indefinitely but are required to leave the residence if they use drugs or alcohol.
  - (4) Residents share equally most household expenses, including rent, a single household budget, most household chores, including cleaning, shopping and cooking, and the work of maintaining the premises.
  - (5) Weekly meetings are used to discuss household, financial, logistical or interpersonal issues, and household safety, including fire safety.
  - (6) Residents prepare food and eat together on a frequent basis and there is shared food in the refrigerator.

**FAMILY CHILD-CARE HOME** — A private family home which cares for not more than six children, including the provider's own children not in school full time, where the children are cared for not less than three nor more than 12 hours during a twenty-four-hour period and where care is given on a regularly recurring basis.[Added 12-18-2023, effective 1-12-2024]

**FLOOD HAZARD AREA** — Areas subject to 100-year flooding as shown on the Federal Emergency Management Agency "Flood Insurance Study" and "Floodway" and "Flood Insurance Rate Maps" effective January 2, 1981 and further revisions.

**FLOOR AREA, GROSS** —

- A. The sum of the gross area (horizontal) of every floor of a building measured from the exterior faces of the walls or from the center line of party or common walls separating two buildings, including:
  - (1) Basement space;
  - (2) Attic space whether or not a floor has been laid, over which there is structural headroom of 7 1/2 feet or more;
  - (3) Floor space used for mechanical equipment with structural headroom of 7 1/2 feet;
  - (4) Roofed porches, breezeways, interior balconies and mezzanines;
  - (5) Any roofed space such as a garage or carport for off-street parking accessory to a single-family or two-family dwelling not located in a cellar.
- B. However, floor area does not include:
  - (1) Cellar space (except that cellar space used for a retail sales use shall be included for the purpose of calculating requirements of such use for accessory off-street parking spaces and accessory off-street loading berths);
  - (2) Elevator and stair bulkheads, accessory water tanks and cooling towers; and
  - (3) Terraces, unroofed open porches and steps.

**FLOOR AREA, LIVABLE** — Livable floor areas may include rooms, halls, and closets, but shall not include rooms for heating equipment, garages, open or closed outside vestibules, porches, or verandas. Unfinished basement spaces will not qualify for required livable area. Livable floor area as used herein means those portions of the building, soundly and permanently constructed and finished with materials and methods conforming to generally accepted practice. Floor area for livable quarters shall be computed from the outside dimensions.

**FLOOR AREA, NET RETAIL** — The sum of the gross area within a commercial building designed and intended to be used in association with the sale of goods and personal services but excluding areas used for utilities and storage areas up to 10% of each tenant space.

**FULL-SERVICE WINDOW** — A full-service window associated with a drive-through facility is a pick up window that allows customers to pick up and pay for an order without having to park and exit their vehicle and where the ordering for such order was performed at a menu and/or order board on site.

**GRADING** — Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

**GROOMING FACILITY** – any place, other than a commercial kennel, which is maintained as a business where dogs are groomed.

**GROUP CHILD-CARE HOME** — A facility which offers or provides a program of supplementary care to not less than seven nor more than 12 related or unrelated children on a regular basis for a part of the 24 hours in one or more days in the week.[Added 12-18-2023, effective 1-12-2024]

**GROUP DWELLING** — The residential occupancy of a dwelling by four or more unrelated persons where each individual or pair of individuals has the exclusive right of occupancy of a bedroom.

**GROUP HOME** — A continuously supervised residential care facility licensed by the State of Connecticut which provides housing and care to six or fewer persons which meets the criteria of C.G.S. Chapter 124, § 8-3e, as amended.

**HEIGHT** — The vertical distance measured from the average elevation of the proposed finished grade along the wall of a building to the highest point of such building.

**HIGH TUNNEL** – A structure covered in a transparent or translucent material, designed and employed exclusively for agricultural uses, not including keeping of animals or storing of farm equipment.

**HOME OCCUPATION** — ~~See provisions of § 190-20~~ Any accessory use or uses conducted for compensation and/or business purposes by the occupant(s) of a residential dwelling. Home Occupation shall include the terms Home Office and Home Business.

**HOOP HOUSE** –See High Tunnel

**HOTEL** — A building which has a common entrance or entrances and contains living and sleeping accommodations for hire for 10 or more persons.

**IMPERVIOUS SURFACE** — The area of a building site or lot that is covered by materials that prevent the infiltration of surface water into the ground beneath. Such materials may include, but are not limited to, roofs, paved driveways, concrete slabs, sealed-joint paving blocks or stones, and pools. Impervious surface shall be expressed in terms of square footage or acreage, and percentage of total site or lot area.

**INDUSTRY** — Any process whereby the nature, size, or shape of articles is changed, or where articles are assembled or packaged in quantity.

**INSPECTION PLAN** — The periodic review of sediment and erosion control measures shown on the certified plan.

**JUNK** — Any article or material or collection thereof which is worn out, cast off, or discarded, and which is ready for destruction or has been collected or stored for salvage or conversion.

**JUNK YARD** —

- A. Except for the specific exceptions noted below, the use of any area of any lot, whether inside or outside a building for any of the following purposes:
  - (1) The storage, keeping or abandonment of junk, scrap or discarded materials or equipment, including old metal, glass, paper, cordage or other waste or discarded or secondhand material; or
  - (2) The dismantling, demolition or abandonment of automobiles, other vehicles, machinery, equipment or parts thereof; or
  - (3) Any other place of storage or deposit, including any business, which has stored or deposited two or more unregistered motor vehicles or used parts of motor vehicles or old iron, metal, glass, paper, cordage or other waste or discarded or secondhand material which has been a part, or intended to be a part, of any motor vehicle, the sum of which parts or material shall be equal in bulk to two or more motor vehicles.
- B. As specific exceptions, the following shall not be considered a junk yard:
  - (1) The display of unregistered vehicles for the specific purpose of sale in association with an authorized and licensed automotive dealership;
  - (2) The accessory storage of unregistered vehicles, equipment or parts associated with a permitted or proposed business, provided said storage has been specifically approved by the Planning and Zoning Commission;
  - (3) The parking of unregistered farm vehicles and associated equipment and parts for use on site in association with an active farm; or
  - (4) The interior storage of unregistered vehicles as a residential accessory use.

**KENNEL** – One pack or collection of dogs which are kept under one ownership at a single location and are bred for show, sport or sale

**KENNEL, COMMERCIAL** – A Kennel maintained for boarding and grooming dogs or cats, and includes but is not limited to, any veterinary hospital which boards or grooms dogs or cats for nonmedical purposes

**LIMITED-SERVICE WINDOW** — A limited service window associated with a drive-through facility is a pick up window that allows customers to pick up an order without having to park and exit their vehicle and where the ordering for such order was performed remotely (i.e., via telephone, website or mobile app), rather than at a menu and/or order board on site.

**LOT** — One or more contiguous parcels of land under single ownership or control that conforms with all applicable Zoning Regulations as a tract to be used, developed or built upon as a unit. It may or may not coincide with the deed description thereof filed for record or otherwise, and it may be subsequently subdivided into two or more lots, provided all such lots conform to all applicable Zoning and Subdivision Regulations.

**LOT FRONTAGE** — The horizontal distance measured along the full length of the front lot line. At existing, proposed or future street line intersections with a radius, the frontage may be measured along the full length of the front lot line to the point of intersection of the front lot lines extended beyond the radius to their point of intersection.

**LOT LINE** — A property line bounding a lot. For zoning purposes, town boundary lines are not assumed to be lot lines and a Mansfield lot may extend into an adjacent municipality.

**LOT LINE, FRONT** — A front lot line is the line of a street on which a lot abuts.

**LOT LINE, REAR** — A rear lot line is any lot line, other than another front lot line on another street, which is the farthest lot line from the street.

**LOT LINE, SIDE** — Any lot line not a front lot line or a rear lot line, bounding a lot and extending from the street toward the rear in a direction approximately perpendicular or radial to the street.

**LOT WIDTH** — The average distance between side lot lines measured along two lines parallel to a line connecting the end points of the front lot line and drawn through those two points of the principal building closest to the farthest from the street.

**LOT, CORNER** — A corner lot is a lot whose street lot lines have an interior angle of less than 135° at the intersection of the two lines. A lot abutting on a curved street shall be deemed as a corner lot if the tangents to the curve at the points of intersection of the side lot lines intersect at an interior angle of less than 135°.

**LOT, REAR** — A single lot or parcel existing as of the date of adoption of this amendment which does not have adequate frontage on an accepted town street and is accessible only by a permanent, unobstructed right of access (amendment effective May 15, 1976.)

**LOT, THROUGH** — A lot, other than a corner lot, having frontage on two streets.

**LOW IMPACT DEVELOPMENT (LID)** — A stormwater management strategy designed to maintain or replicate the predevelopment hydrologic regime. Hydrologic functions of storage, infiltration and groundwater recharge, as well as the volume and frequency of discharges are maintained through the use of integrated and distributed micro-scale stormwater retention and detention areas; reduction of impervious surfaces, and the lengthening of run-off flow paths and flow time. Other strategies include the preservation/protection of environmentally sensitive site features such as riparian buffers, wetlands, steep slopes, valuable (mature) trees, floodplains, woodlands and highly permeable soils.

**MOBILE HOMES** — See "Trailer."

**MANUFACTURED HOME** — A detached residential unit with or without a wheeled chassis, having a narrowest dimension of at least 22 feet which was built in accordance with the Manufactured Home Construction and Safety Standards (HUD Code).

**MANUFACTURED HOME PARK** — Any lot or parcel of land which is used or allowed for the parking of two or more occupied trailers, trailer coaches or mobile manufactured homes.

**MANUFACTURED HOME PARK PERMITTEE** — Any person, firm or corporation receiving a permit to conduct or maintain a mobile manufactured home or individual trailer.

**MANUFACTURED HOME SPACE** — That section of ground in a mobile manufactured home park used or allotted for use as a location for a single trailer, travel trailer, trailer coach or mobile home and includes space for parking of one private automobile.

**MONUMENT** — A stone or other permanent object to mark a boundary or angle point.

**MOTEL** — A building or a group of buildings containing individual sleeping quarters and individual entrances, and designed, altered or used primarily for rental to transients on a nightly basis.

**MULTIPLEX** - A single building containing three to six unassociated dwelling units

**NEIGHBORHOOD OF GIVEN LOT** — The neighborhood of a lot refers to all areas within 500 feet of any point on any boundary line of the given lot.

**NON-BUILDING USE** — A principal use of land to which the buildings on the lot, if any, are accessory, such as trailer park, junk yard, public parking lot, or an open storage yard for materials.

**NONCONFORMING USE** — See "Use, Nonconforming."

**PARKING, OFF-STREET** — Parking space as required for specific uses which is located off a public right-of-way.

**PLACES OF ASSEMBLY - BANQUET HALL** — A hospitality use group that is specific to special events/special occasions such as weddings, wedding receptions, rehearsals and banquets generally not used on a daily basis.

**POINT DISCHARGE** — The release of collected and/or concentrated surface and stormwater runoff from a pipe, culvert or channel.

**POOL, COMMERCIAL SWIMMING** — A pool for admission to which a fee is charged.

**POOL, SWIMMING** — A structure of relatively impervious material intended for bathing or swimming purposes, located either indoors or outdoors and provided with a controlled water supply.

**PREDEVELOPMENT SITE HYDROLOGY** — The water balance between runoff, infiltration, storage, groundwater recharge, and evapotranspiration prior to the development of a site.

**PREMISES** — A lot and all the buildings and use thereon.

**PUBLIC GARAGE** — A building used for the storage of more than three registered motor vehicles which are owned by persons other than the owner or occupants of the premises, or in which repairs are made upon motor vehicles for profit.

**PUBLIC PARKING LOT** — Any lot used for the storage of motor vehicles which contains space available to the general public by the hours, day, week, month or year.

**R-DISTRICTS** — All residential areas in the town.

**RECREATION, PRIVATE** — An area or use maintained for recreational purposes by private individuals, supported primarily by dues of its members, and not open to the general public.

**RECREATION, PUBLIC** — An area or use maintained for recreational purposes which is open to the general public.

**RENTAL, SHORT-TERM:** Any residential dwelling unit, living space or portion thereof rented or intended to be occupied by a person(s) for a period of less than thirty (30) consecutive days.

**RESIDENCE** — One or more dwelling units for permanent occupancy.

**RESIDENCE, MULTI-FAMILY** — A building or part thereof containing three or more dwelling units and includes apartments, row houses, and town houses.

**RESIDENCE, SINGLE FAMILY** — ~~A one-family dwelling unit, including any building, trailer or other structure, occupied by a single family.~~ A one-family dwelling unit occupied by a single family (as defined herein) for the purpose of establishing residency or long-term tenancy.

**RESIDENCE, TWO FAMILY** – See Duplex

**RESIDENCE, SINGLE-FAMILY ATTACHED** — A single-family residence having one- or two- party walls on side lot lines.

**RESIDENCE, SINGLE-FAMILY DETACHED** — A single-family residence which is separated from lot lines or other buildings by open space.

**RESTAURANTS, TAVERNS, GRILLES, AND PACKAGE STORES** — Shall have the meaning given them in the State Liquor Control Act.

**RESUBDIVISION** — A change in a map of an approved or recorded subdivision or resubdivision if such change a) affects any street layout shown on such map, or b) affects any area reserved thereon for public use, or c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

**RETENTION BASIN** — A vegetated pond that retains a permanent pool of water and is constructed to provide both treatment and attenuation of stormwater flows. Also known as a stormwater pond.

**SEDIMENT** — Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

**SETBACK, BUILDING** — The distance that a building or other structure must be from the lot line.

**SEWER, MUNICIPAL** — A municipally maintained underground sewage disposal system serving two or more dwelling units.

**SHEET FLOW** — An overland flow or downslope movement of water taking the form of a thin, continuous film over relatively smooth soil or rock surfaces where there are no defined channels and the flood water spreads out over a large area at a uniform depth.

**SOIL** — Any unconsolidated mineral or organic material of any origin.

**SOIL EROSION AND SEDIMENT CONTROL PLAN** — A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, mapped details and a narrative.

**STREET** — Any existing highway that is accepted and actively maintained by either the Town of Mansfield or the State of Connecticut; or any proposed roadway, which is shown on a subdivision map approved by the Planning and Zoning Commission and duly recorded in the Mansfield Land Records, and which is formally bonded for completion and dedication to the Town of Mansfield.

**STREET CENTER LINE** — A line equidistant from each street line; or if no street line is established, the center line of the existing pavement, or if the street is unpaved, the center line of the existing traveled way.

**STREET LINE** — The right-of-way of an established street or, if not established, a line 25 feet from the street center line as defined.

**STREET, ACCEPTED** — A street which has become public by virtue of dedication and formal acceptance by the Town of Mansfield.

**STRUCTURE - A structure is anything constructed or erected which requires location on the ground or attached to something having a location on the ground.”**

**STRUCTURED PARKING** — A building used for the short or long-term storage of more than three registered motor vehicles that are owned by persons other than the owner of the premises.

**SUBDIVISION** — The division of a tract or parcel of land into three or more parts or lots for the purposes, whether immediate or future, of sale or building development expressly excluding development for municipal, conservation, or agricultural purposes, and includes re-subdivision.

**TOURIST HOME** — A residence in which sleeping accommodations for more than three and less than 10 persons are hired out for transient occupancy.

**TOWNHOUSE** — A multi-story house in a row of usually similar design with common side or back walls.

**TRAILER, INDIVIDUAL** — Any trailer, travel trailer, trailer coach or mobile home which is the only one on a lot or parcel of land.

**TRAILER, TRANSIENT** — A trailer, travel trailer, trailer coach or mobile home owned by a non-resident of the Town, and who is passing through Town or visiting a resident for a limited length of time.

**TRAILER, TRAVEL TRAILER, OR TRAILER COACH** — Any vehicle which is designed to be used as sleeping or living quarters, and which is or may be mounted on wheels, and does not include modular homes.

**TRANSIENT OVERNIGHT ACCOMMODATIONS** — Property that offers overnight lodging to guests for periods of less than 30 days, either as a principal or accessory use. Overnight lodging uses include but are not limited to hotels, motels, tourist homes, bed and breakfasts, inns, and other short-term rentals.

**USE** — The term employed to refer to any purpose for which buildings or other structures or land may be occupied.

**USE, NONCONFORMING** — A use of a building or land or both, which does not conform to the applicable Use Regulations of these regulations either on its effective date, or as a result of subsequent amendments thereof. It may or may not involve any principal building or land use.

**WATER SUPPLY, COMMUNITY** — A privately installed and maintained well or reservoir and appurtenant facilities serving two or more dwelling units.

**YARD, REQUIRED** — Open and unobstructed ground area of the lot extended inward from a lot line for the distance specified in the Regulations for the district in which the lot is located.

**YARD, REQUIRED FRONT** — A required yard extending along the full length of the front lot line to a depth required by these regulations.

**YARD, REQUIRED REAR** — A required yard extending along the full length of the rear lot line to a depth required by these regulations.

**YARD, REQUIRED SIDE** — A required yard extending along a side lot line to a depth required by these.