

ARTICLE III – NON-RESIDENTIAL DISTRICTS

(Entire Section Revised 11/1/19)

31. Commercial Manufacturing District 1 (CM-1)

The purpose of this district is to permit larger commercial and manufacturing businesses on major thoroughfares and Commerce Drive.

31.1. Permitted Uses. Applications for the following uses to locate in an existing building that does not include any alterations to the exterior of the building or changes to the vehicular or pedestrian areas of the site, are permitted with Staff approval per Section 3.

1. Business and professional offices (for example: realtor, insurance, medical and health services, physical therapy, accounting, financial advisor, legal) occupying less than 3,000 sq. ft.
2. Banking Institution with no drive-thru window
3. Personal services (for example: hair salon, barber, shoe repair, tailor and drop off/pick up laundry and dry cleaning, tattoo shop, nail salon, day spa). Excludes any other uses specifically referenced elsewhere by the name of that use.
4. Retail facilities occupying less than 3,000 sq. ft.
5. Restaurants and restaurant alcohol sales occupying less than 3,000 sq. ft. Drive-thru window, entertainment and patio seating approved per 31.2.3 and 31.3.14
6. Private schools of self-defense, music, dance, and similar uses occupying less than 3,000 sq. ft.
7. Museum, gallery, studio, art lessons
8. Indoor recreation occupying less than 3,000 sq. ft.
9. Veterinary office, occupying less than 3,000 sq. ft.
10. Manufacturing, assembly, processing operations located on Commerce Drive
11. Dwelling unit(s) above a 1st floor business use
12. Existing single-family dwellings; minor home occupation in an existing single-family dwelling
13. Accessory uses customary with and incidental to uses listed in Section 31 provided that (with the exception of single-family dwellings under 31.1.12) there are no changes to the exterior of the building or site.

31.2. Other Permitted Uses with Site Plan Approval by the Commission per Section 51, unless property abuts the Residential-Agriculture District, then by Special Permit per Section 52.

1. Uses listed in Section 31.1 items 1-9 with changes to exterior of building or site, or a larger footprint
2. Drive-thru window for restaurant, bank or retail use
3. Restaurant including indoor entertainment or patio dining
4. Municipal office buildings and uses
5. Seasonal farmers market per requirements of Section 21.5.3.2 Farmer's Market items a-f, there is no minimum lot size required in CM1 or CM2 District
6. Vehicular sales, services, repair, or rental of new or used cars, trucks, trailers, motorcycles, off-road and other recreational vehicles, marine boats and trailers; gasoline retail sales (See Section 52.7.4)
7. Heavy equipment sales and services

8. Contractor's and construction office and yards, all stored equipment and materials shall be screened from street and abutting properties per Section 65.7 and 66.
9. Indoor self-storage facilities
10. Accessory uses customary with, and incidental to, uses listed in 31.2 and 31.3 with changes to the building or site

31.3. Permitted Uses with Special Permit Approval by the Commission per Section 52.

1. Daycare Center for Children or Adults (See Section 52.7.2 and 52.7.13)
2. Public Utility buildings
3. Post Office (See Section 52.7.18)
4. Package Stores (See Section 67)
5. Outdoor Recreation facility (See Section 52.7.19)
6. Manufacturing, assembly, processing operations other than permitted under 31.1.10
7. Warehousing and distribution; frontage on, and direct access to, a State road is required
8. Pet Boarding, Day Care and Grooming
9. Sand and Gravel operations (See Section 63)
10. Buildings, uses and facilities of the State of Connecticut, Federal Government and other governmental agencies
11. Wireless Telecommunication Facilities (See Section 52.7.15)
12. Major home occupation in an existing single-family dwelling
13. Clubs (See Section 52.7.7)
14. Restaurant including outdoor entertainment, patio dining or micro-brewery
15. Convalescent home, residential health care facility (See Section 52.7.3)
16. Funeral Home
17. Motel (See Section 52.7.8)
18. Storage of material which is dangerous due to explosion, extreme fire hazard or radioactivity, beyond that required for personal residential use
19. Commercial oil, propane or gasoline tanks

32. Commercial Manufacturing District 2 (CM-2)

The purpose of this district is to permit smaller scale commercial and manufacturing businesses in keeping with site constraints.

32.1. Permitted Uses. Applications for the following uses to locate in an existing building that does not include any alterations to the exterior of the building or changes to the vehicular, pedestrian or storage areas of the site, are permitted with Staff approval with Staff approval per Section 3.

1. Same permitted uses as for CM-1, and accessory uses customary with and incidental to use uses listed in Section 32 with no changes to the exterior of the building or site.

32.2. Other Permitted Uses with Site Plan Approval by the Commission per Section 51, unless property abuts the Residential-Agriculture District, then by Special Permit per Section 52.

1. Same as uses permitted with site plan approval as for CM -1