

§ 470-1704. Use table.

- A. Applicability. The use tables on the following pages identify the uses allowed in the respective BFS for each design village district.
- B. Change of uses.
 - (1) Allowed uses may be added to properties via the submission of a zoning permit application to the ZEO in accordance with § 470-908B of the Zoning Regulations.
 - (2) Zoning permits for allowed uses may be issued by the ZEO, provided it is demonstrated that the parking and loading standards of § 470-702 of the Zoning Regulations are met.
 - (3) When a change of use triggers a change in the required parking per § 470-702, an existing improvement location plan prepared by a professional surveyor (equivalent to an as-built) shall be provided by the applicant documenting the existing improvements of the lot and any changes proposed to accommodate the sought after use.

Permitted Uses in Design Village Districts Residential [Amended 7-15-2022; 9-20-2023; 11-15-2023; 1-10-2024; 8-21-2024; 1-21-2026]																
	Canton Village				Collinsville				East Gateway				Harts Corner			
Use	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached
Single-family detached dwelling units ⁸	P ²			P ²				P								
Single-family attached dwelling units ⁸	P ¹		P ¹												P	
Two-family dwellings (duplex) ⁸				P ¹	P			P								
Accessory dwellings ⁸	P ¹		P	P	P	P ¹		P			P ⁴				P	P ¹
Multifamily dwellings ⁸	P ¹		P ¹	P ¹	P ^{5,6}	P ¹		P ^{6,7}	P ⁴		P ⁴				P	P ¹
Boarding house			P	P											P	P ¹
Group child care homes and family child care homes			P	P											P	P ¹
Special needs housing and affordable housing	P ¹		P ¹	P ¹							P ⁴				P	P ¹
Minor/major home-based business	P ³		P ³	P ³	P ³	P ³		P ³	P ^{3,4}		P ^{3,4}				P ³	P ³
Bed-and-breakfast	P		P	P	P	P		P			P ⁴				P	P
Short-term rentals as may be permitted under §§ 470-302A(3) and 470-303D(3)																
Accessory uses and structures in accordance with § 470-303 of the Zoning Regulations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult day-care services under § 470-303D(6)	P ⁹		P ⁹	P ⁹	P ⁹			P ⁹								P ⁹

NOTES

- ¹ No residential uses permitted on ground floor (in Canton Village Design Village District not permitted on ground floor of any building that fronts on Route 44.)
- ² No single-family detached dwelling units permitted on Albany Turnpike/State Route 44.
- ³ Minor home based business requires Type I design plan, major requires Type II design plan.
- ⁴ In East Gateway, no residential uses permitted east of any parcel with frontage along the east side of Lawton Road, except as follows: 1) multifamily dwellings are permitted along the Main frontage east of Lovely Street, south of Route 44, to the southeast corner of the intersection of Albany Turnpike and Old Albany Turnpike, with a minimum required business use footprint of 15% on any given Design Plan. 2) multifamily dwellings are permitted along the Town Frontage east of Lovely Street, south of Route 44.

- 5 Requires first floor business.
- 6 In Collinsville, may not be greater than 4 units per lot.
- 7 Requires Type II design plan.
- 8 15% of all units, rounded down to the nearest whole number, shall be income restricted affordable housing dwelling units meeting the income criteria of C.G.S. § 8-30g(k), as enforced by state regulations, a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements except in the East Gateway District where a minimum of 15% of the affordable dwellings rounded down, must meet 60% income threshold requirements.
- 9 Must be located in a residence.

Permitted Uses in Design Village Districts Business [Amended 6-10-2022; 8-21-2024; 1-21-2026]															
Use	Canton Village				Collinsville				East Gateway			Harts Corner			
	Main	Store-front	Town	De-tached	Main	Store-front	Town	De-tached	Main	Store-front	Town	Main	Store-front	Town	De-tached
Retail and service business	P		P	P	P	P		p ²	P		P			P	P
Alcoholic beverage sales	P		P	P	P	P			p ²	P		P		P	P
Licensed medical marijuana production and dispensary facilities	P		P	P					P		P			P	P
Restaurant (any class, no drive-through facilities)	P		P	P	P	P		p ²	P		P			P	P
Restaurant (drive-through facilities at rear of building)	p ¹		p ¹						p ¹		p ¹			p ¹	p ¹
Outdoor dining accessory use	P		P		P	P		p ²	P		P			P	P
Outdoor storage/display as allowed by zoning § 470-710															
Greenhouse accessory use	P		P	P	P	P		p ²	P		P			P	P
Local artists/craftsman studios	P		P	P	P	P		p ²	P		P			P	P
Personal service business	P		P	P	P	P		p ²	P		P			P	P
Professional offices	P		P	P	P	P		p ²	P		P			P	P
Banks (no drive-through facilities)	P		P	P	P	P		p ²	P		P			P	P
Banks (drive-through facilities at rear of building)	P		P	P					P		P			P	P
Day-care centers and group day care	P		P	P				p ²	P		P			P	P

Permitted Uses in Design Village Districts Business [Amended 6-10-2022; 8-21-2024; 1-21-2026]															
Use	Canton Village				Collinsville				East Gateway			Harts Corner			
	Main	Store-front	Town	De-tached	Main	Store-front	Town	De-tached	Main	Store-front	Town	Main	Store-front	Town	De-tached
Motels and hotels	P		P	P	P	P			P		P			P	P
Residential health care and rehabilitation facility	P		P	P	P				P		P			P	P
Skilled nursing facility	P		P	P	P				P		P			P	P
Assisted-living facility	P		P	P	P				P		P			P	P
Structured parking	p ¹		p ¹	p ¹					p ¹					p ¹	p ¹
Automobile repair (no automotive paint shops)	p ¹		p ¹											p ¹	p ¹
Automobile dealers and repairers	p ¹		p ¹					p ^{2,3}	p ¹					p ¹	
Motor vehicle renting and leasing	p ¹		p ¹					p ²	p ¹					p ¹	
Gasoline filling stations	p ¹		p ¹						p ¹					p ¹	
Lumber yards			p ¹												p ¹
Printing and publishing	p ¹		p ¹						p ¹					P	p ¹
Research facilities and commercial laboratories	P		P						P					P	P
Fabrication/assembly			P						P					P	P
Interior self-storage units only, as allowed by zoning § 470-401C(9)			P											P	
Utility facilities (no tanks)			p ¹						p ¹						p ¹
Theaters, recreation and amusement facilities	P		P	P	P	P			P		P			P	P
Indoor and outdoor athletic facilities, health and fitness clubs	P		P	P	P	P			P		P			P	P
Institutional, places of worship, private schools	P		P	P	P	P			p ²					P	P
Mercantile industrial	P		P	P	P	P			P		P			P	P
Child care centers and group child care homes	P		P	P	P	P		p ²	P		P			P	P
Veterinary hospital	P		P	P	P	P		p ²	P		P			P	P
Pet training or daycare facility	p ¹		p ¹	p ¹	p ¹	p ¹		p ^{1,2}	p ¹		p ¹			p ¹	p ¹

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	Main	Store-front	Town	De-tached	Main	Store-front	Town	De-tached	Main	Store-front	Town	Main	Store-front	Town	De-tached
Tattooing per C.G.S. 19a-92a	P		P	P	P	P		p ²	P		P			P	P
Carwash	p ¹		p ¹											P	P
Farmer's market	P					P			P						P
Mobile vendors as allowed by zoning § 470-711	P		P	P	P	P		P	P		P			P	P
Manufacturing, as allowed by zoning § 470-401C(5)(a)	P		P						P					P	P
Cannabis retailer and hybrid retailer ⁴															
Adult day-care services															

NOTES

- 1 Requires Type II design plan.
- 2 Ground floor storefront business uses permitted only at 5 River Road; reference File 219; Apln 1469; November 19, 2014 Zone Change.
- 3 Dealer only.
- 4 Subject to the issuance of a special permit under § 470-401C(1)(h) of the Zoning Regulations.