

Town of Washington
P.O. Box 383
Bryan Memorial Town Hall
Washington, CT 06794

Zoning Commission

NOTICE

To: Sheila Anson, Town Clerk
Washington Planning Commission
Naugatuck Valley Council of Governments
Western CT Council of Governments
North West Hills Council of Governments

From: Washington Zoning Commission

Referral Re: Proposed Revision to the Washington Zoning Regulations – **Section 12.8
Temporary Uses**

You are hereby notified per Section 8-3c of the Connecticut General Statutes, that the Washington Zoning Commission has proposed amendments to the Washington Zoning Regulations.

The proposed language to revise Section 12.8 – Temporary Uses of the Washington Zoning Regulations is attached. The proposed revisions pertain to sites located in the Residential Zoning Districts in Washington.

A public hearing via Zoom Virtual Meeting has been scheduled for Monday, December 14, 2020 at 7:30 pm.

Please send your comments to the Zoning Commission:
Mail to: Zoning Commission/P.O. Box 383/Washington Depot, CT 06794
Fax to: 860-868-2819
Email to: swhite@washingtonct.org

If you have any questions or need more information, please call the Land Use Office at 860-868-0423.

Sincerely,



Shelley White
Land Use Administrator
November 4, 2020

12.8 **Temporary Uses.** Temporary permits may be issued FOR CERTAIN STRUCTURES AND USES IN ACCORDANCE WITH THE FOLLOWING PROVISIONS:

12.8.1 **TEMPORARY CONSTRUCTION STRUCTURES:** WHEN A LOT IS BEING PREPARED FOR THE CONSTRUCTION OF A PERMITTED PERMANENT STRUCTURE OR THE ESTABLISHMENT OF A PERMITTED PERMANENT USE, A PERMIT MAY BE ISSUED FOR ONE OR MORE STRUCTURES TO BE USED SOLELY FOR (a) STORAGE OF EQUIPMENT AND MATERIALS REQUIRED FOR SUCH PREPARATION OR CONSTRUCTION, OR (b) A CONSTRUCTION OFFICE. THE ZONING ENFORCEMENT OFFICER MAY ISSUE A TEMPORARY PERMIT FOR UP TO TWO SUCH STRUCTURES PROVIDED THE STRUCTURES WOULD MEET ALL SETBACK REQUIREMENTS FOR A PERMANENT STRUCTURE. THE DURATION OF THE FIRST SUCH PERMIT SHALL BE NO GREATER THAN ONE YEAR, OR TWO WEEKS AFTER THE COMPLETION OF PREPARATION OR CONSTRUCTION OF THE PERMANENT USE OR STRUCTURE, WHICHEVER COMES FIRST. PERMITS MAY BE RENEWED FOR PERIODS OF NO MORE THAN SIX MONTHS.

12.8.2 **TEMPORARY TRAILERS FOR LIVING PURPOSES:** A PERMIT, NOT TO EXCEED FOUR WEEKS IN ANY CALENDAR YEAR, MAY BE ISSUED BY THE ZONING ENFORCEMENT OFFICER FOR ONE VISTING TRAILER TO BE USED FOR LIVING PURPOSES ON A LOT ZONED FOR RESIDENTIAL USE. ANY SUCH TRAILER MUST BE PARKED ON THE REAR HALF OF THE LOT AND MUST BE LOCATED AT LEAST 25 FEET AWAY FROM EVERY LOT LINE. NO MORE THAN ONE SUCH PERMIT SHALL BE ISSUED IN ANY CALENDAR YEAR.

12.8.3 **TEMPORARY USES REQUIRING NO PERMIT:**

- A. TEMPORARY USES THAT ARE INCIDENTAL AND CUSTOMARY TO THE PERMITTED PRINCIPAL USE OF A PARCEL IN A RESIDENTIAL DISTRICT
- B. ANNUAL EVENTS THAT HAVE PREVIOUSLY NOT BEEN ISSUED A ZONING PERMIT, AND HAVE BEEN HELD AT THE SAME LOCATION FOR A PERIOD OF FIVE YEARS OR MORE BEFORE [INSERT DATE OF AMENDMENT]
- C. TEMPORARY EVENTS ON PROPERTY OWNED BY THE TOWN OF WASHINGTON, RELIGIOUS INSTITUTIONS OR SCHOOLS. SINGLE-DAY
- D. EVENTS HELD BY COMMERCIAL ENTITIES IN THE B1, B2, B3 AND B4 DISTRICTS

12.8.4 **TEMPORARY USES REQUIRING A ZONING PERMIT:**

THE ZONING ENFORCEMENT OFFICER MAY ISSUE A ZONING PERMIT FOR A SINGLE-DAY EVENT NOT LISTED IN SUBSECTION A, ABOVE, PROVIDED THE APPLICANT DEMONSTRATES THAT ADEQUATE PARKING CAN BE PROVIDED. NO MORE THAN TWO (2) SUCH PERMITS SHALL BE ISSUED IN ANY ONE CALENDAR YEAR ON THE SAME SITE.

ALL SUCH USES/EVENTS SHALL REQUIRE AND ZONING PERMIT,
SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 10:00 PM

12.8.5 TEMPORARY USES REQUIRING A SPECIAL PERMIT:

A SPECIAL PERMIT SHALL BE REQUIRED FOR ANY TEMPORARY
USE, LASTING MORE THAN ONE DAY, NOT DESCRIBED IN
SECTIONS 12.8.3 AND 12.8.4. SUCH USE SHALL BE SUBJECT TO
THE STANDARDS OF SECTION 13.1.C OF THESE REGULATIONS AND
SHALL BE LIMITED TO CIRCUSES, CARNIVALS, FESTIVALS,
CONCERTS, ARTISTIC PERFORMANCES, AND GALAS AND SIMILAR
TYPE ENTERTAINMENT.

NO MORE THAN ONE (1) SPECIAL PERMIT MAY BE ISSUED IN ANY
ONE CALENDAR YEAR FOR A TEMPORARY USE ON ANY LOT OR
PARCEL. NO SUCH TEMPORARY USE SHALL BE PERMITTED FOR
MORE THAN SEVEN CONSECUTIVE DAYS.

ALL SUCH USES/EVENTS THAT REQUIRE A SPECIAL PERMIT SHALL
BE LIMITED TO THE HOURS OF 8:00 AM TO 10:00 PM.

Proposed revisions/additions are shown in **BOLD CAPS**.
Proposed deletions are [underlined and in brackets.]