

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC HEARING**

The Planning and Zoning Commission will hold public hearings on April 25, 2023, starting at 6:30 p.m. via Zoom and in-person at the Clifford B. Green Memorial Center, 69 South Main Street Brooklyn, CT on the following:

- **ZRC 23-002:** Addition to the Zoning Regulations re: Site Plan application submission requirements, Sec. 9.C.3.6., Applicant: Brooklyn PZC.
- **SP 23-001:** Special Permit Application for the Adaptive Reuse of an Agricultural Building, 59 North Society Road, Applicant: Kelsey Hare.
- **ZRC 23-003:** Zoning Regulation Change concerning State Route Business Enterprises and wall signage for businesses in the RA Zone, Secs. 6.B.2.1.2.d., 6.B.2.3.3., and 7.A.3.1.1., Applicant: Brooklyn PZC.
- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates.

**\*Please publish April 12 and 19\***

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date \_\_\_\_\_ Check # \_\_\_\_\_ Application #ZRC 23-002

Application Fee: \$250 \_\_\_\_\_ State Fee: \$60 \_\_\_\_\_ Publication Fee: \$600 \_\_\_\_\_

Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_

Name of Applicant TOWN OF BROOKLYN PZC Phone \_\_\_\_\_

Mailing Address 69 SOMER ST. BROOKLYN, CT

REQUEST TO AMEND ARTICLE(S) \_\_\_\_\_ SECTION(S) 9.C.3.6

If more than one Article is requested please attach separate sheet for each one

PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE: PROPOSED REVISIONS TO SITE PLAN  
SUBMISSION REQUIREMENTS.  
SEE ATTACHED

REASON FOR REQUEST:

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations

- 1) *Explanation: The purpose of this change is to allow the Planning and Zoning Commission to relax the submission requirements for Site Plan Review applications in the same manner as they are currently allowed for Special Permit applications.*

## **9.C. SITE PLAN APPLICATION**

### **9.C.3 SUBMISSION REQUIREMENTS**

*Existing:*

5. The Commission may, in accordance with the requirements of these Regulations and the Appendix A of these Regulations, require the submission of additional information as deemed necessary to make a reasonable review of the application.

*Proposed Addition:*

6. **If the Commission finds that certain information is not necessary for review of the project, they may waive the submission of that information by a three-quarters affirmative vote of the membership present. All requests for waiver shall be in writing, indicating why the applicant believes that the application can be reviewed completely by the Commission without the information to be waived.**

RECEIVED

JAN 19 2023

PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date \_\_\_\_\_ Application #SP 23-001 Check # \_\_\_\_\_

APPLICATION FOR SPECIAL PERMIT

Name of Applicant Kelsey Hare Phone 7742301937 Mailing  
Address 176 Foster Drive, Willimantic, CT 06226 Phone 7742301937

Name of Engineer/Surveyor N/A  
Address \_\_\_\_\_

Contact Person Kelsey Hare Phone \_\_\_\_\_  
7742301937 Fax \_\_\_\_\_

Name \_\_\_\_\_ of  
Attorney N/A  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

Property location/address 59 North Society Road, Brooklyn, CT, 06234 Map# 7

Lot# 1 Zone RA Total Acres 13±

Sewage Disposal: Private \_\_\_\_\_ Public \_\_\_\_\_ Existing X Proposed \_\_\_\_\_

Water: Private \_\_\_\_\_ Public \_\_\_\_\_ Existing X Proposed \_\_\_\_\_

Proposed Activity Open a small grooming salon using existing structure

6.B.3 ADAPTIVE REUSE OF A FORMER CHICKEN COOP BUILDING  
Compliance with Article 4, Site Plan Requirements AS A DOG GROOMER

Is parcel located within 500 feet of an adjoining Town? YES

The following shall accompany the application when required:

Fee \$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_ 4.5.5

Application/ Report of Decision from the Inland Wetlands Commission

4.5.5 Applications filed with other Agencies

12.1 Erosion and Sediment Control Plans

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Kelsey Hare Date 1/18/23

Owner: Arlene Baril and Robert Benson Date 1/18/23

\*Note: All consulting fees shall be paid by the applicant



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PLANNING AND ZONING COMMISSION  
TOWN OF BROOKLYN  
CONNECTICUT

Received Date JAN 19 2023 Application # SPR-23-001 Action Date \_\_\_\_\_ Check# \_\_\_\_\_

APPLICATION FOR SITE PLAN REVIEW

Name of Applicant Kelsey Hare Phone 7742301937 Mailing  
Address 176 Foster Drive, Willimantic, CT 06226 Phone 7742301937

Name of Owner Arlene Baril and Robert Benson Phone 86042814450 Mailing  
Address 160 Windham Road, Brooklyn, CT 06234 Phone 8604281445

Name of Engineer/Surveyor \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_

Contact Person Kelsey Hare Phone 7742301937 Fax \_\_\_\_\_

Property location/address 59 North Society Road, Brooklyn, CT 06234  
Map # \_\_\_\_\_ Lot # \_\_\_\_\_ Zone \_\_\_\_\_ Total Acres \_\_\_\_\_

Proposed Activity Open a small dog grooming salon using existing structure

Change of Use: Yes x No \_\_\_\_\_ If Yes, Previous Use Housed and raised chickens for egg production and sale  
Area of Proposed Structure(s) or Expansion no expansion or new structures will be built. Repurposing existing structure.

Utilities - Septic: On Site \_\_\_\_\_ Municipal \_\_\_\_\_ Existing X Proposed \_\_\_\_\_ Water:  
Private \_\_\_\_\_ Public \_\_\_\_\_ Existing X Proposed \_\_\_\_\_

Compliance with Article 4, Site Plan Requirements

The following shall accompany the application when required:

Fee\$ \_\_\_\_\_ State Fee (\$60.00) \_\_\_\_\_ 3 copies of plans \_\_\_\_\_ Sanitary Report \_\_\_\_\_ 4.5.5  
Application/ Report of Decision from the Inland Wetlands Commission  
4.5.5 Applications filed with other Agencies  
12.1 Erosion and Sediment Control Plans  
See also Site Plan Review Worksheet

Variances obtained \_\_\_\_\_ Date \_\_\_\_\_

The owner and applicant hereby grant the Brooklyn Planning and Zoning Commission, the Board of Selectman, Authorized Agents of the Planning and Zoning Commission or Board of Selectman, permission to enter the property to which the application is requested for the purpose of inspection and enforcement of the Zoning regulations and the Subdivision regulations of the Town of Brooklyn

Applicant: Kelsey Hare Date 1/18/23

Owner: Arlene Baril and Robert Benson Date 1/18/23 \* Note: Any

consulting fees will be paid by the applicant

RECEIVED

JAN 19 2023

## ENVIRONMENTAL IMPACT STATEMENT

### Soapy Paws Grooming

59 North Society Road

Brooklyn, CT 06234

- **Summary:** Soapy Paws Grooming is a dog grooming business located at 59 North Society Road, Brooklyn, CT 06234. This location was previously utilized as a place of business, therefore no external modifications will need to be made. Parking available is only for 2 vehicles at one time (no change from current). There will be no modifications made to the existing landscape or immediate area surrounding the building to accommodate the building. Excess dog hair accumulated as waste will be composted and used for landscaping. All bathing products used will be biodegradable to minimize the input of chemicals into the water supply.
  
- **Affected Environment:** As no changes are being made to the building and parking area, the surrounding environment will not be impacted in any way.
  
- **Expected Impacts:**
  - Waste: Fur is a biodegradable material. All excess dog fur collected as "waste" will be composted.
  - Water Supply: Only biodegradable bathing products will be used to minimize the input of chemicals into the water supply.
  - Noise: Groomer will only be accepting 1-2 dogs at a time, limiting the amount of noise impact on the surrounding area.

November 7, 2022

Town of Brooklyn  
Building and land Use Department  
69 South Main Street  
Suite 22  
Brooklyn, CT 06234

To Whom it may concern:

I, Arlene Baril along with my brother, Robert Benson are co-owners of 59 North Society Road in Brooklyn, CT, testify that the buildings residing on this property were erected by our late father, (Cyril Benson), in the mid 1950's. The sole purpose of the buildings when they were erected was for the agricultural use of raising chickens for egg production and sale.

I testify that the above information is correct according to my knowledge.

Arlene K Baril

Date Signed: 11/7/22

A handwritten signature in blue ink, appearing to read "Arlene K Baril", is written over a horizontal line.

| CURRENT OWNER  |            | TOPO  |               | UTILITIES         |           | STRT / ROAD  |             | LOCATION  |            | CURRENT ASSESSMENT |         |                                |          | <div>6019</div> <div>BROOKLYN, CT</div> <div>VISION</div> |                    |            |      |          |
|--|------------|---|---------------|-------------------|-----------|--|-------------|---|------------|--------------------|---------|--------------------------------|----------|---|--------------------|------------|------|----------|
| BENSON ROBERT J & ARLENE K BA<br>C/O ROBERT J BENSON<br>15 GRASS RD<br><br>BROOKLYN CT 06234 |            | 1   | Level         | 5                 | Well      | 1  | Paved       | 3   | Rural      | Description        | Code    | Appraised                      | Assessed |   |                    |            |      |          |
|  |            |   |               | 6                 | Septic    |  |             |   |            | IND LAND           | 3-1     | 71,300                         | 49,900   |   |                    |            |      |          |
|  |            | SUPPLEMENTAL DATA                                       |               |                   |           |  |             | IND BLDG  | 3-2        | 197,400            | 138,200 |                                |          |   |                    |            |      |          |
|  |            | Alt Prcl ID 07/001<br>OVERLAY<br><br>FIRE DIST<br>SEWER |               |                   |           | 490 PEN EXPIRED<br>DEV RIGH<br>SUBDIV.<br>SURVEY #<br>DEV LOT<br>Census # 9051 |             | IND IMPR  | 3-3        | 2,400              | 1,700   |                                |          |   |                    |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | OPN SPACE          | 6-3     | 44,200                         | 4,300    |   |                    |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | Total              |         | 315,300                        | 194,100  |   |                    |            |      |          |
| RECORD OF OWNERSHIP  |            | BK-VOL/PAGE   |               | SALE DATE         |           | Q/U V/I  |             | SALE PRICE  |            | VC                 |         | PREVIOUS ASSESSMENTS (HISTORY) |          |   |                    |            |      |          |
| BENSON ROBERT J & ARLENE K BARIL<br>BENSON CYRIL O EST OF<br>BENSON CYRIL O                  |            | 0467  | 0228          | 12-28-2009        | U         | I  |             | 0   | 29         | Year               | Code    | Assessed                       | Year     | Code  | Assessed           | Year       | Code | Assessed |
|  |            | 0455  | 0276          | 04-30-2009        | U         | I  |             | 0   |            | 2020               | 3-1     | 49,900                         | 2019     | 3-1   | 38,400             | 2018       | 3-1  | 38,400   |
|  |            | 0028  | 0477          | 09-29-1948        |           |  |             | 0   |            |                    | 3-2     | 138,200                        |          | 3-2   | 153,700            |            | 3-2  | 153,700  |
|  |            |   |               |                   |           |  |             |   | 0          |                    |         | 3-3                            | 1,700    |   | 3-3                | 1,000      |      | 3-3      |
|  |            |   |               |                   |           |  |             |   |            |                    | 6-3     | 4,300                          |          | 6-3   | 4,300              |            | 6-3  | 4,300    |
|  |            |   |               |                   |           |  |             |   |            | Total              |         | 194100                         | Total    | 197400  | Total              | 197400     |      |          |
| EXEMPTIONS   |            |   |               | OTHER ASSESSMENTS |           |  |             | This signature acknowledges a visit by a Data Collector or Assessor |            |                    |         |                                |          |   |                    |            |      |          |
| Year   | Code       | Description   |               | Amount            |           | Code   | Description |   | Number     | Amount             |         | Comm Int                       |          |   |                    |            |      |          |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          |   |                    |            |      |          |
| Total  |            |   |               | 0.00              |           |  |             |   |            |                    |         |                                |          |   |                    |            |      |          |
| ASSESSING NEIGHBORHOOD   |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | APPRAISED VALUE SUMMARY                                   |                    |            |      |          |
| Nbhd   |            | Nbhd Name   |               | B                 |           | Tracing  |             | Batch   |            |                    |         |                                |          | Appraised Bldg. Value (Card)                              |                    |            |      | 194,700  |
| 0001   |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Appraised Xf (B) Value (Bldg)                             |                    |            |      | 2,700    |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Appraised Ob (B) Value (Bldg)                             |                    |            |      | 2,400    |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Appraised Land Value (Bldg)                               |                    |            |      | 115,500  |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Special Land Value  |                    |            |      | 4,300    |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Total Appraised Parcel Value                              |                    |            |      | 315,300  |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Valuation Method  |                    |            |      | C        |
|  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | Total Appraised Parcel Value                              |                    |            |      | 315,300  |
| BUILDING PERMIT RECORD   |            |   |               |                   |           |  |             |   |            |                    |         |                                |          | VISIT / CHANGE HISTORY                                    |                    |            |      |          |
| Permit Id  | Issue Date | Type  | Description   | Amount            | Insp Date | % Comp   | Date Comp   | Comments  |            | Date               | Id      | Type                           | Is       | Cd  | Purpost/Result     |            |      |          |
| 548  | 05-17-1982 | EL  | Electric      | 3,000             |           | 100  | 05-17-1982  | NEW ELECTRICAL SERVICE  |            | 07-31-2020         | GM      |                                |          | 13  | Field Review       |            |      |          |
| 374  | 04-23-1981 | NC  | New Construct | 35,000            |           | 100  | 10-01-1981  | 40 X 80 STEEL WAREHOUSE   |            | 06-30-2014         | DB      |                                |          | 00  | Measure+Listed     |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | 06-10-2014         | DB      |                                |          | 01  | Measure+1 Visit    |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | 11-09-2010         | KT      |                                |          | 55  | Classify 490       |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | 01-26-2010         | KT      |                                |          | 47  | Change Legal Owner |            |      |          |
|  |            |   |               |                   |           |  |             |   |            | 03-31-2009         | DK      |                                |          | 00  | Measure+Listed     |            |      |          |
| LAND LINE VALUATION SECTION  |            |   |               |                   |           |  |             |   |            |                    |         |                                |          |   |                    |            |      |          |
| B  | Use Code   | Description   | Zone          | LA                | Land Type | Land Units   | Unit Price  | I. Factor   | Site Index | Cond.              | Nbhd.   | Nbhd Adj                       | Notes    | Location Adjustme   | Adj Unit Pric      | Land Value |      |          |
| 1  | 4000       | FACTORY MDL-  | RA            |                   |           | 0.920  | AC          | 100,000   | 1.03260    | C                  | 1.00    | 500                            |          |   | 0                  | 71,300     |      |          |
| 1  | 8000       | OPEN SPACE  |               |                   |           | 12.280   | AC          | 3,600   | 1.00000    | 0                  | 1.00    | 1.000                          |          | 490   | 500                | 44,200     |      |          |
| Total Card Land Units  |            |   |               |                   |           | 13.200   | AC          | Parcel Total Land Area: 13.2000                                     |            |                    |         |                                |          | Total Land Value  |                    | 115,500    |      |          |



| CONSTRUCTION DETAIL  |                   |       |                |            |             | CONSTRUCTION DETAIL (CONTINUED) |          |                |                |             |
|--|-------------------|-------|----------------|------------|-------------|---------------------------------|----------|----------------|----------------|-------------|
| Element  |                   | Cd    | Description    |            |             | Element                         |          | Cd             | Description    |             |
| Style:   |                   | 40    | Light Indust   |            |             |                                 |          |                |                |             |
| Model  |                   | 96    | Ind/Comm       |            |             |                                 |          |                |                |             |
| Grade  |                   | 02    | Below Average  |            |             |                                 |          |                |                |             |
| Stories:   |                   | 1     |                |            |             |                                 |          |                |                |             |
| Occupancy  |                   | 1.00  |                |            |             | MIXED USE                       |          |                |                |             |
| Exterior Wall 1  |                   | 14    | Wood Shingle   |            |             | Code                            |          | Description    |                | Percentage  |
| Exterior Wall 2  |                   | 15    | Concr/Cinder   |            |             | 4000                            |          | FACTORY MDL-96 |                | 100         |
| Roof Structure   |                   | 03    | Gable/Hip      |            |             |                                 |          |                |                | 0           |
| Roof Cover   |                   | 03    | Asph/F GlS/Cmp |            |             |                                 |          |                |                | 0           |
| Interior Wall 1  |                   | 01    | Minim/Masonry  |            |             | COST / MARKET VALUATION         |          |                |                |             |
| Interior Wall 2  |                   |       |                |            |             | RCN                             |          |                |                | 572,769     |
| Interior Floor 1   |                   | 04    | Concr Abv Grad |            |             | Year Built                      |          |                |                | 1952        |
| Interior Floor 2   |                   |       |                |            |             | Effective Year Built            |          |                |                | 1979        |
| Heating Fuel   |                   | 02    | Oil            |            |             | Depreciation Code               |          |                |                | F           |
| Heating Type   |                   | 04    | Forced Air-Duc |            |             | Remodel Rating                  |          |                |                |             |
| AC Type  |                   | 01    | None           |            |             | Year Remodeled                  |          |                |                |             |
| Bldg Use   |                   | 4000  | FACTORY MDL-96 |            |             | Depreciation %                  |          |                |                | 41          |
| Total Rooms  |                   |       |                |            |             | Functional Obsol                |          |                |                | 10          |
| Total Bedrms   |                   |       |                |            |             | External Obsol                  |          |                |                | 15          |
| Total Baths  |                   |       |                |            |             | Trend Factor                    |          |                |                | 1           |
| Heat/AC  |                   | 00    | NONE           |            |             | Condition                       |          |                |                |             |
| Frame Type   |                   | 05    | STEEL          |            |             | Condition %                     |          |                |                |             |
| Baths/Plumbing   |                   | 02    | AVERAGE        |            |             | Percent Good                    |          |                |                | 34          |
| Ceiling/Wall   |                   | 02    | CEILING ONLY   |            |             | RCNLD                           |          |                |                | 194,700     |
| Rooms/Prtns  |                   | 02    | AVERAGE        |            |             | Dep % Ovr                       |          |                |                |             |
| Wall Height  |                   | 10.00 |                |            |             | Dep Ovr Comment                 |          |                |                |             |
| % Conn Wall  |                   |       |                |            |             | Misc Imp Ovr                    |          |                |                |             |
| 1st Floor Use:   |                   |       |                |            |             | Misc Imp Ovr Comment            |          |                |                |             |
|  |                   |       |                |            |             | Cost to Cure Ovr                |          |                |                |             |
|  |                   |       |                |            |             | Cost to Cure Ovr Comment        |          |                |                |             |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) |                   |       |                |            |             |                                 |          |                |                |             |
| Code   | Description       | L/B   | Units          | Unit Price | Yr Blt      | Cond. Cd                        | % Good   | Grade          | Grade Adj      | Appr. Value |
| PAV1   | PAVING-ASPH       | L     | 3,200          | 1.50       | 2009        |                                 | 50       |                | 0.00           | 2,400       |
| A/C  | AIR CONDITIO      | B     | 3,984          | 2.00       | 1977        |                                 | 34       |                | 0.00           | 2,700       |
|  |                   |       |                |            |             |                                 |          |                |                |             |
| BUILDING SUB-AREA SUMMARY SECTION                                  |                   |       |                |            |             |                                 |          |                |                |             |
| Code   | Description       |       |                |            | Living Area | Floor Area                      | Eff Area | Unit Cost      | Undeprec Value |             |
| AOF  | Office, (Average) |       |                |            | 784         | 784                             | 1,294    | 67.26          | 52,733         |             |
| BAS  | First Floor       |       |                |            | 12,748      | 12,748                          | 12,748   | 40.75          | 519,506        |             |
| CAN  | Canopy            |       |                |            | 0           | 65                              | 13       | 8.15           | 530            |             |
| Ttl Gross Liv / Lease Area   |                   |       |                |            | 13,532      | 13,597                          | 14,055   |                | 572,769        |             |





necog

Necog GIS Site



#### Legend

- Town
- Buildings 2012
- Parcels

1: 9,028



0.3 0 0.14 0.3 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

#### Notes

59 North Society Road

**TOWN OF BROOKLYN  
PLANNING AND ZONING COMMISSION**

**REQUEST FOR CHANGE  
IN  
ZONING REGULATIONS**

Date 3/10/23 Check # \_\_\_\_\_ Application #ZRC 23-003  
Application Fee: \$250 \_\_\_\_\_ State Fee: \$60 \_\_\_\_\_ Publication Fee: \$600 \_\_\_\_\_  
Public Hearing Date \_\_\_\_\_ Commission Action \_\_\_\_\_ Effective Date \_\_\_\_\_  
Name of Applicant PLANNING + ZONING COMMISSION Phone 860-779-3411  
Mailing Address 69 SO. MAIN ST.

REQUEST TO AMEND ARTICLE(S) \_\_\_\_\_ SECTION(S) 6.B.2.1.2.d.,

If more than one Article is requested please attach separate sheet for each one

6.B.2.3.3.,  
7.A.3.1.1.

PARAGRAPH TO CHANGE \_\_\_\_\_ OF THE ZONING REGULATIONS

REQUEST TO CHANGE:

SEE ATTACHED

REASON FOR REQUEST:

Note: A petition may be filed at the Hearing by 20% or more of the area lots included in such a change within 500 ft of the property under Section 16.5 of the Zoning Regulations



Additions in BOLD CAPS/~~Deletions are struck through~~

- 1) *Explanation: The purpose of this change is to allow for the sale of crafts made by any crafts person and to allow wall signage for businesses in the RA Zone.*

## **6.B. ALTERNATIVE BUSINESS ARRANGEMENTS**

### **6.B.1 PURPOSE**

This Section of the Regulations is intended to provide an opportunity for low intensity business uses in certain locations or situations outside of business zones where such uses may be appropriate within the community provided that potential impacts on surrounding areas are minimized or avoided.

### **6.B.2 STATE ROUTE BUSINESS ENTERPRISE**

#### **6.B.2.1. LOCATION AND USE**

1. A State Route Business Enterprises may only be located on a lot in the R-A Zone having frontage on a state highway.
2. This section shall only authorize the following uses:
  - a. Adult Day Care Center,
  - b. Art Studio / Gallery (including sales),
  - c. Antique Sales,
  - d. Craftsperson including accessory sales of craft items created by ~~A~~**the** crafts person, and
  - e. Offices, Business or Administrative.

#### **6.B.2.3. STANDARDS AND CRITERIA**

1. State Route Business Enterprises shall be limited to a gross floor area not to exceed 2,400 square feet per lot.
2. State Route Business Enterprises shall:
  - a. maintain the residential character of the buildings and the lot and the neighborhood,
  - b. be developed in a manner that will minimize the conflict of such use with the surrounding residential uses and its cultural and historical heritage, and
  - c. not negatively impact the value of surrounding residential property.
3. The lot shall be of such size, shape and dimension that any exterior evidence of the proposed use or uses is screened from public view in accordance with Section 7.C, Landscape Regulations- **WITH THE EXCEPTION OF SIGNAGE IN ACCORDANCE WITH SEC. 7.A.3.1.1.**
4. A buffer of 50 feet in width shall be required for any outside storage or parking associated with the use and must meet the Screening and Buffering Area Standards as contained in Section 7.C.6 of these Regulations.
5. The application shall show measures taken to minimize the impact of vehicular traffic on the surrounding neighborhood. The commission may require the applicant to provide a traffic analysis from a licensed professional engineer if, in the Commission's determination, the State Route Business Enterprise may cause a reduction in traffic safety or a reduction in the level of service in the public roadway.
6. As a condition to the Special Permit the Commission may establish limits on the hours and days of operation, lighting, number and type of vehicles, outside storage, and such other conditions as may be necessary to minimize the impact of the proposed activity on the surrounding residential areas.

### 7.A.3. SIGN PERMIT REQUIRED

#### 7.A.3.1. RESIDENTIAL ZONES

1. **Home Business / Home Enterprise / STATE ROUTE BUSINESS ENTERPRISE / Adaptive Re-Use** – In the RA zone, one or more signs indicating a permitted home business, ~~or home enterprise, STATE ROUTE BUSINESS ENTERPRISE, or ADAPTIVE RE-USE OF AN AGRICULTURAL BUILDING~~ indicating a permitted business in accordance with Section 6.B.3 (~~Adaptive Re-Use Of An Agricultural Building~~) provided that:
  - ~~a. The total area of all such signs on any property shall not exceed six (6) square feet.~~
  - ~~b.~~ a. The signage shall not contain moving components.
  - ~~c.~~ b. Only exterior lighting may be used to illuminate the sign(s), the sole purpose being to make the sign visible in the dark, and such illumination shall:
    - use only soft white light of constant intensity,
    - be no greater than 150 watts,
    - be downwardly directed, and
    - contained on the premises.
  - ~~d.~~ c. Such signage may include one (1) free-standing sign, **NOT TO EXCEED SIX (6) SQUARE FEET**, permanently secured to the ground per lot, parcel or tract and such free-standing sign shall not:
    - extend higher than seven (7) feet above ground level at its highest point.
    - be within the public right of way or less than 10 feet from the edge of the roadway.
    - obstruct roadway sightlines or interfere with pedestrian or vehicular traffic.
  - D. **IN LIEU OF A FREE-STANDING SIGN, A WALL SIGN MAY BE PERMITTED AND SHALL NOT EXCEED ONE (1) SQUARE FOOT PER LINEAL FOOT OF FAÇADE UPON WHICH IT IS ATTACHED UP TO A MAXIMUM SIZE OF 25 SQUARE FEET PER FAÇADE.**

- **ZC 23-001:** Zone Boundary Change from R-10 and R-30 to MMUD for parcels identified as Assessor's Map 46, Lots 26A and 81, Applicant: DMP Palmer Associates. **\*REQUEST TO RESCHEDULE\***