

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
NOTICE OF ACTION**

On January 17, 2023, the Brooklyn Planning and Zoning Commission took the following actions:

- **ZRC 22-008:** Revisions to the Planned Commercial Zone to allow self-storage facilities as a Special Permit Use with specific standards, including Sec. 4.D.2.3.19 Permitted Uses in the PC Zone, and Section 6.T Standards for Self-Storage Facilities, Applicant: Townsend Development – **APPROVED WITH MODIFICATIONS.**
- **ZRC 22-007:** Revisions to the Residential-Agricultural Zone to allow Glamping as a Special Permit Use with specific standards, including Section 2.B Definitions, Section 3.C.2.4. Permitted Uses in the RA Zone, and Section 6.U Standards for Glamping, Applicant: Little Dipper Farm – **APPROVED WITH MODIFICATIONS.**

Please publish January 25, 2023

6.

USE-RELATED PROVISIONS

FINAL DRAFT AS REVISED BY THE PZC ON 1-17-2023

BROOKLYN ZONING REGULATIONS

Effective February 9, 2023

6.T. SELF-STORAGE FACILITIES IN THE PLANNED COMMERCIAL ZONE

6.T.1. PURPOSES

The intent of this regulation is to allow self-storage facilities subject to the standards indicated in Section 6.T.2.

6.T.2. STANDARDS

Notwithstanding any other Section of these Regulations, self-storage facilities may be allowed as a Special Permit use in accordance with the provisions of Sec. 9.D. and the following provisions:

1. Self-storage facilities shall only be allowed on rear lots, and shall be located a minimum of 150-feet from any street line.
2. No Outdoor Storage shall be allowed.
3. Maximum allowable density for Self-Storage Facilities shall be 4,000 square feet of Gross Building Area per Acre of Lot Area, with no single building greater than 20,000 square feet.
4. No Variance shall be issued to reduce or modify the entirety of the dimensional requirements of this Section.

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

REQUEST TO CHANGE:

FINAL DRAFT as revised by PZC at their meeting on 1-17-23

I. Proposed Text Amendment - Glamping

[This language in [brackets] shall not be included in the Zoning Regulations and is provided simply to offer context and understanding. All other language shall be included in the respective amendments.]

[The following definitions are proposed to be incorporated into Section 2. Words and Terms, Subsection 2.B. Definitions, of the Town of Brooklyn Zoning Regulations.]

Glamping: Glamping describes luxury camping in unique and well-designed lodging structures located in areas that offer outdoor camping experiences with amenities such as beds, electricity, heat/ac, indoor plumbing, or food and beverage service usually not used when camping traditionally.

Glamping Site: A site or small unit of land not less than 1,250 square feet and not more than 2,500 square feet that consists of one (1) and up to three (3) Glamping Units. Glamping Sites must be associated with and within an approved Glamp-ground.

Glamping Unit: A lodging structure designed to be occupied for transient and recreational lodging. Such structures may include, but are not limited to, safari tents, yurts, ~~and teepees, hard-sided structures, small cabins, and other similar structures.~~ Such Glamping Units may not exceed 600 square feet and must be part of the Glamp-ground operation and located on approved Glamping Sites. Glamping Units, like hotels, are not included in the definition of a dwelling, as defined in these Regulations.

Glamp-grounds: An area or facility consisting of two or more Glamping Units, with customary and incidental accessory uses.

Glamp-grounds, Accessory Uses: Customary and incidental uses to Glamp-grounds include, but are not limited to, food and beverage service, events, retreats, classes, passive and active recreation and related facilities, bath houses, maintenance facilities, and staff accommodations.

[Section 3.C. RA Residential-Agricultural Zone, Subsection 3.C.2.4. shall be amended to establish the use by including the following in the table of uses:]

7. Glamp-grounds and Glamping	Special Permit (PZC)
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[Amend Section 6. Use-Related Provisions to include a new subsection as follows:]

6. UF . Glamping
6. UF .1 Purposes
The intent of this regulation is to allow for Glamp-grounds and Glamping as principal uses in the RA Zone. The aim is to encourage tourism, agritourism, and economic development, while ensuring the Glamp-grounds and Glamping activities and accommodations are of such size and character to protect the public health, safety, and welfare of the community.
6. UF .2 Standards
<ol style="list-style-type: none">1. The minimum lot size for a Glamp-ground is 125 acres and not more than 25% of the total parcel area shall be designated as Prime Farmland as determined by the CT DEEP Soil Survey Geographic Database Farmland Soils Connecticut and the USDA, Natural Resource Conservation Service.2. The Glamp-ground parcel shall have 400 feet of street frontage.3. No Glamping Site/Unit shall be located within 300 feet of the fronting street that provides access to the Glamp-ground facility.4. No Glamping Site/Unit or Glamp-ground related building shall be within 200 feet of any property line or 250 feet of a property line of a parcel containing a residential dwelling.5. The maximum number of Glamping Units shall not exceed 50. The maximum <u>density number</u> of Glamping Units-grounds shall be one Glamping <u>Unit</u>Site per <u>every two</u> suitable acres <u>not to exceed 50 Glamping Units</u>. A suitable acre is defined by the Connecticut Department of Public Health regulations for Family Campgrounds as dry land available for unit site development—dry land meaning land not designated as wetlands or watercourse. The density of one Glamping Site per acre shall not prevent Glamping Site or Glamping Units from being clustered together.6. Glamping Sites shall be a minimum of 1,250 square feet and a maximum of 2,500 square feet. Glamping Sites designed to accommodate two or three Glamping Units shall provide an additional 250 square feet for each additional unit. No more than 25% of Glamping Sites shall be designed to accommodate more than one Glamping Unit and no Glamping Site shall be designed to accommodate more than 12 persons.7. Glamping Units shall not exceed 15 feet in height, not including the raised permanent platform. No Glamping Unit shall have an occupancy greater than 8 persons or exceed 600 square feet in size.8. All Glamping Units, at a minimum, shall be designed for three-season use and shall be made of high-quality durable materials.9. All Glamping Units shall be installed on raised permanent platforms no less than 6 inches off the ground. Any Glamping Unit that is manufactured on wheels shall be installed on the raised platforms with the wheels removed.10. Glamp-grounds providing food service shall provide menu-style restaurant food service, including a commercial kitchen.11. The primary access driveway to the Glamp-ground shall be 22 feet wide for the first 100 feet to provide adequate turning for emergency vehicle access. Internal drives shall be a minimum 12 feet wide.12. Occupancy for Glamping Units shall be transient, and no Glamping Site or Unit shall be rented to the same guest for more than 14-consecutive nights or a total of 60-nights in a 12-month period.

13. A Glamp-ground may provide on-site staff accommodations for up to 50% of the total staff. The number, size, design, and location of staff accommodations shall be included as part of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D). For the purpose of these regulations, staff accommodations shall not be included in the definition of dwellings.
14. Sufficient solid waste facilities shall be provided. All such solid waste facilities shall be screened and secured from wildlife access.
15. Maximum [lodging](#) occupancy for the Glamp-ground shall be a total of ~~225~~[110](#) persons ~~including both lodging and event guests.~~
16. The parking requirements for a Glamp-ground shall total of 1.50 parking spaces per Glamping Unit. Parking shall be provided in designated areas within 500 feet of Glamping Sites. A minimum of five (5) parking spaces shall be provided at the lobby/check-in facility.
17. All lighting shall be dark sky compliant.
18. As part of food and beverage service, the service of alcohol is permitted in accordance with permitting and service requirements of the Connecticut Department of Consumer Protection, Liquor Control Division.
19. As part of any application for Site Plan (Section 9.C) and Special Permit (Section 9.D), the applicant shall submit architectural information, elevations/renderings (or photographs of similar buildings) of proposed building, including the identification of texture, color, and type of building materials to be used.
20. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D) shall locate each Glamping Site, noting the size of the Site in square feet, the number and size (square feet) of Glamping Units on each Site, and maximum total occupancy for each Site and Unit. In addition, the height of each Glamping Unit shall be provided on the plans.
21. Glamp-grounds shall maintain quiet time between 10:00pm and 8:00am.
22. No Glamp-ground shall be located less than 5,280 feet from another Glamp-ground, as measured from the nearest property lines.
23. A Glamp-ground seeking to host events for more than fifty (50) persons who are not lodgers at the Glamp-ground, shall require a Special Permit in accordance with Section 6.J. (Special Events) of these Zoning Regulations. If events are part of the business plan for the Glamp-ground, the Special Events application shall be submitted at the time of the application for Site Plan (Section 9.C) and Special Permit (Section 9.D) for the Glamp-ground, other said application may be submitted at the time when events may be incorporated into the Glamp-ground.
24. The application for Site Plan (Section 9.C) and Special Permit (Section 9.D), as submitted by the applicant, shall employ a context sensitive design approach for the Glamp-grounds. Such an approach shall give due consideration to the character of the area, the physical character of the proposed site, proximity of neighboring properties and uses, and demonstrate to the Commission that the design of the proposed Glamp-ground and the associated uses, structures, facilities, and infrastructures are designed in accordance with the applicable provisions Chapter 7 (Basic Standards) of these Zoning Regulations and to mitigate off-site impacts.
25. The application for Site Plan (Section 9.C) shall include all buildings, structures, infrastructures, use areas, and activities that are essential and integral to the Glamp-ground and Glamping operation.
26. The design of the Glamp-ground facilities shall comply with ADA requirements.
27. The design and operation of the Glamp-ground shall comply with the Connecticut Department of Public Health regulations for Family Campgrounds (Section 19a-2a-29 of the *Regulations of Connecticut State Agencies*).

28. Wastewater systems shall comply with the Connecticut Public Health Code.
29. Potable Water Systems shall comply with the Connecticut Public Health Code
30. All construction of buildings, structures, and Glamping Units shall comply with the Connecticut State Building Code and Connecticut State Fire Prevention Code.