BROOKLYN, CONNECTICUT

ZONING REGULATIONS

PLANNING & ZONING COMMISSION

Summary of Major Changes to Zoning Regulations and Map Becoming Effective October 15, 2019
OVERVIEW

- Totally reformatted document, better organized, more graphics, and increased readability.
- Helpful user chart on back cover.
- Defined terms in text will be hyperlinked to their definitions.
- Made land use classifications consistent throughout.

AGRICULTURE

- **Chickens and Bees** – Keeping of 6 chickens in the R-10 and R-30 Zones allowed accessory to a residence, roosters not permitted (Sec. 6.Q); Keeping of bees in the R-30 Zone allowed accessory to a residence (Sec. 3.B.3.1.4).
- **Farm Stands** – Removable farm stands allowed in most zones without a permit; Permanent stands allowed by permit in RA and Village Center Zones (Sec. 6.L.5).
- **Farm Breweries & Wineries** – Added as a Special Permit use in the RA Zone (Sec. 6.L.6).
- **Farmers Markets** – Allowed in Village Center, PC Zone, and town properties; permit valid for three years (previously yearly renewal) (Sec. 6.L.4).
- **Farm Vehicles** – Excluded from regulations concerning commercial vehicles (Sec. 2.B).

ENERGY

- **Small Solar Energy Systems** – Roof-mounted systems allowed without a permit; ground-mounted systems by Site Plan approval (Sec. 6.N).

NEW ZONES

- **Planned Development Zone** – Flexible zoning technique unlike traditional zoning. A master plan, if approved, becomes the zoning for the parcel of land (Sec. 5.G).
- **Scenic Route 169 Overlay Zone** – Protects scenery on National Scenic Byway (Sec. 5.A).
- **Paradise Lake Overlay Zone** – Allows for investment and improvement of properties by eliminating minimum lot size but retaining Public Health Code Compliance (Sec. 5.B).
- **Golf Course Overlay Zone** – Allows reasonable expansion of pre-existing uses (Sec. 5.C).
- **Groundwater Protection Overlay Zone** – Protects groundwater for future use in accordance with the Brooklyn Source Water Protection Plan (Sec. 5.F).
RESIDENTIAL DEVELOPMENT

- **Accessory Apartments** – Allowed within a residence and in a customary outbuilding (Sec. 6.C).
- **Residential Compound** – Allows multiple residences on a single lot provided lots can be subdivided in the future (6.D).
- **Minimum Buildable Area** – Removed but retain minimum lot size and Public Health Code compliance.
- **Multi-family Dwellings** - Allowed in all existing buildings with sewer connections but limited to three units per structure in the Village Center Zone (Sec. 6.E.2.1).
- **Density Bonus for Affordable Units** – When included in a multi-family development (Sec. 6.E.3.5).

COMMERCIAL DEVELOPMENT

- **Planned Commercial Zone** – Design guidelines are Special Permit standards (Sec. 4.D.5).
- **Neighborhood Business Zone** – New boundary includes both sides of South Main St.
- **Industrial Zone** – Accessible through the Planned Commercial Zone (Sec. 4.D.2.5.1)
- **Reduced Parking** – Overall parking requirements are reduced; pervious parking is allowed (Sec. 7.B).
- **Events Facilities** - Length of permits increased from one to five years (Sec. 6.J).
- **Seasonal Vendors** – Length of permits increased from 130 days to 180 days (Sec. 6.L.3).
- **Excavation Operations** - New gravel regulations. Processing of materials is separate Special Permit (Sec. 6.O and 6.P).

HOME-BASED BUSINESS

- **Home Offices** - More allowed without a need for a zoning permit (Sec. 6.A.2).

HEALTH & SAFETY STANDARDS

- **Light Pollution** – Comprehensive lighting standards to minimize light pollution and light trespass (Sec. 7.G).
- **Air & Water Quality** - New standards for dust, noise, hazardous material and waste (Sec. 7.F).
- **Outdoor Wood Burning Furnaces** - Must follow State of CT requirements (Sec. 7.F.4.2).
- **Access Management** – Standards to improve traffic safety and efficiency (Sec. Sec. 7.D).