

## AMENDED SECTION 5 OF THE BOLTON ZONING REGULATIONS

### SECTION 5 - PROHIBITED USES

No building or premises shall be used and no building shall be erected which is arranged, intended or designed to be used for any trade, industry or use that is noxious or offensive by reason of the emission of odor, dust, smoke or noise, or is a nuisance or menace to health or safety.

The Zoning Board of Appeals may only grant use variances in accordance with the following requirement: Uses shall not be permitted by variance in zones in which such uses are not otherwise allowed.

No land, open space, or yard required by these regulations for a lot, shall be included as a part of the area, space or yard of another lot. No lot shall be made smaller than the minimum requirements of the zone in which it is located by any voluntary act of the owner.

The following uses of land and buildings are prohibited in any zone, whether public or private land:

- 5A. The parking of mobile homes or trailers for more than fifteen (15) days when used for human occupancy, except on a temporary basis during construction of a home for a period not to exceed six months in accordance with a Zoning Permit approved by the Zoning Enforcement Officer. Such Permit may be extended one additional six month period by a further Permit approved by the Zoning Enforcement Officer.
- 5B. Parking of mobile homes or trailers for use as office, warehousing space or any other business use except:
  - 1. on a temporary basis under a variance granted by the Zoning Board of Appeals;
  - 2. as an accessory use during construction for which a valid building permit has been issued;
  - 3. as a permanent installation covered by a building permit.
- 5C. Trailer or mobile home camps or developments for manufactured homes where such homes have their narrowest dimension as less than 22 feet, and where such homes are not built in accordance with federal manufactured home construction and safety standards.
- 5D. Junk yard of any description except disposal facilities operated for and under the control of the Town of Bolton.
- 5E. Dumping of any material other than earth, grass clippings, leaves, ashes, cinders or other materials necessary for grading purposes.
- 5F. Prohibited signs are those listed in Section 18D.
- 5G. Rooming houses and boarding houses
- 5H. The quarrying of stone or rock.
- 5I. The burying or storage of any construction debris, junk, garbage, solid waste or hazardous waste without approval from the Connecticut Department of Environmental Protection.

- 5J. Any Cannabis Establishment, as defined by PA 21-1 “An Act Concerning Responsible and Equitable Regulation of Adult Use Cannabis” or “RERACA” including but not limited to: Retailer, Hybrid Retailer, Dispensary Facility, Cultivator, Micro-Cultivator, Food and Beverage Manufacturer, Product Packager or Producer. However, for the purposes of this Section, the lawful delivery and/or transportation of Cannabis within Bolton by any person or entity who has obtained and maintains all necessary licenses by the State of CT and, as defined by RERACA shall not be subject to this prohibition. (effective 06/01/23)