

Revised to November 1, 2021

BOLTON PLANNING & ZONING COMMISSION

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## PREFACE

This edition of the Bolton Zoning Regulations is but one of several regulations and ordinances pertaining to land use in the Town of Bolton.

The following information is offered for the benefit of present and prospective Bolton land owners.

1. Land Records

The Town Clerk is the custodian of all recorded land records. The records and the Town Clerk's office are in the Bolton Town Hall.

2. Subdivision Regulations

When a parcel of land is to be subdivided into three or more lots or parcels, such subdivision, whether all at one time or by successive division, since September 19, 1955, must be referred to the Planning and Zoning Commission.

3. Sanitation Certificate

Prior to obtaining a Building Permit - a sanitation permit must be obtained from the Health District.

4. Driveways

Prior to obtaining a Building Permit, the location and construction of a driveway connecting to a public road shall have received a permit from the Office of the Land Use Manager in accordance with the Town ordinances.

5. Building Permit

Prior to the building or reconstruction of any structure other than a fence or boundary wall, a Building Permit must be obtained from the Building Official following approval by the Zoning Enforcement Officer.

6. Certificate of Occupancy

Prior to the occupancy or use of any principal structure, a certified as-built plot plan must be filed and a Certificate of Occupancy must be obtained from the Building Official.

7. Non-Accepted Roads

By Town ordinance, the Zoning Enforcement Officer is prohibited from approving a Building Permit for a structure on a lot or parcel which does not abut an accepted public road. This ordinance provides for relief in special cases upon application to the Planning and Zoning Commission.

ZONING REGULATIONS OF THE TOWN OF BOLTON, CONNECTICUT

REVISED AS OF SEPTEMBER 1, 1960

AMENDED:

|                    |                   |                   |
|--------------------|-------------------|-------------------|
| JULY 12, 1962      | SEPTEMBER 1, 2002 | JANUARY 13, 2012  |
| NOVEMBER 1, 1964   | NOVEMBER 26, 2002 | MAY 13, 2012      |
| SEPTEMBER 1, 1968  | FEBRUARY 21, 2003 | JUNE 25, 2012     |
| JUNE 6, 1973       | FEBRUARY 1, 2004  | JUNE 30, 2012     |
| SEPTEMBER 4, 1976  | AUGUST 25, 2004   | OCTOBER 27, 2012  |
| MAY 3, 1978        | AUGUST 26, 2004   | DECEMBER 17, 2012 |
| NOVEMBER 20, 1980  | MAY 24, 2005      | MAY 20, 2013      |
| OCTOBER 21, 1981   | JANUARY 1, 2006   | JUNE 20, 2013     |
| APRIL 21, 1982     | JUNE 1, 2006      | JANUARY 1, 2014   |
| JUNE 27, 1983      | JULY 15, 2009     | FEBRUARY 1, 2014  |
| JUNE 1, 1987       | AUGUST 19, 2009   | FEBRUARY 15, 2014 |
| JUNE 21, 1989      | SEPTEMBER 9, 2009 | JANUARY 1, 2015   |
| DECEMBER 7, 1989   | APRIL 20, 2010    | SEPTEMBER 1, 2015 |
| NOVEMBER, 28, 1990 | JUNE 23, 2010     | DECEMBER 1, 2015  |
| FEBRUARY 8, 1995   | AUGUST 18, 2010   | DECEMBER 15, 2015 |
| SEPTEMBER 18, 1996 | OCTOBER 13, 2010  | NOVEMBER 1, 2017  |
| FEBRUARY 1, 1998   | DECEMBER 15, 2010 | DECEMBER 1, 2017  |
| MAY 1, 1998        | FEBRUARY 9, 2011  | NOVEMBER 1, 2021  |
| MAY 25, 2000       | MARCH 9, 2011     |                   |
| AUGUST 1, 2001     | APRIL 20, 2011    |                   |

|                 |   |
|-----------------|---|
| JANUARY 1, 2006 | SECTION 3C - WATER SUPPLY FOR FIRE PROTECTION                           |
| JANUARY 1, 2006 | SECTION 16B.4.j - PUBLIC HEALTH AND SAFETY;<br>ENVIRONMENTAL PROTECTION |
| JUNE 1, 2006    | SECTION 2 - AMENDED DEFINITIONS: FRONTAGE; STREET                       |
| JUNE 1, 2006    | SECTION 18 - AQUIFER PROTECTION - ADDED                                 |
| JUNE 1, 2006    | SECTION 18 - ZONING BOARD OF APPEALS - RENUMBERED TO<br>SECTION 19      |
| JUNE 1, 2006    | SECTION 19 - SEVERABILITY - RENUMBERED TO SECTION 20                    |
| JUNE 1, 2006    | SECTION 20 - EFFECTIVE DATE - RENUMBERED TO SECTION 21                  |
| JULY 15, 2009   | SECTION 18 - AQUIFER PROTECTION - DELETED                               |
| JULY 15, 2009   | SECTION 19 - ZONING BOARD OF APPEALS - RENUMBERED TO<br>SECTION 18      |
| JULY 15, 2009   | SECTION 20 - SEVERABILITY - RENUMBERED TO SECTION 19                    |
| JULY 15, 2009   | SECTION 21 - EFFECTIVE DATE - RENUMBERED TO SECTION 20                  |

|                   |   |
|-------------------|---|
| AUGUST 19, 2009   | SECTION 2 - DEFINITIONS - ADD NEW DEFINITION: <u>SPECIAL FEATURES</u>   |
| SEPTEMBER 9, 2009 | SECTION 3A-21-COORDINATION WITH AQUIFER PROTECTION PERMITS  |
| JUNE 23, 2010     | SECTION 3B-3e - MORATORIUM ON ACCEPTANCE OF APPLICATIONS UNDER SECTION 3B-3   |
| AUGUST 18, 2010   | DIGITAL ZONING MAP  |
| OCTOBER 13, 2010  | SECTION 3A-3c - NONCONFORMING USES  |
| OCTOBER 13, 2010  | SECTION 3A-8 - ISSUANCE OF ZONING PERMITS AND BUILDING PERMITS  |
| OCTOBER 13, 2010  | SECTION 3A-21 - MINOR MODIFICATIONS   |
| OCTOBER 13, 2010  | SECTION 3A-22 - CHANGE OF USE   |
| DECEMBER 15, 2010 | APPENDIX VI - ADDED POLICY CONCERNING PARTIAL BOND RELEASES   |
| FEBRUARY 9, 2011  | SECTIONS 2, 3B, 3B6 - TEMPORARY & SEASONAL USES   |
| MARCH 9, 2011     | SECTION 6D, 8C, 9F - TEMPORARY MORATORIUM - ROUTE 44 ZONING   |
| APRIL 20, 2011    | SECTION 3B3.c.1.c - SIGNS - FARM STANDS   |
| APRIL 20, 2011    | SECTION 2 - DEFINITIONS (SIGNAGE)   |
| APRIL 20, 2011    | SECTION 5F, 5G - PROHIBITED USES (SIGNAGE)  |
| APRIL 20, 2011    | SECTION 6B, 8A, 8B, 9C - SIGNAGE  |
| APRIL 20, 2011    | SECTION 10E.6 - FREESTANDING SIGN   |
| APRIL 20, 2011    | SECTION 18 - SIGNAGE  |
| APRIL 20, 2011    | SECTION 19 - CHANGE SECTION 18, ZBA TO 19   |
| APRIL 20, 2011    | SECTION 20 - CHANGE SECT. 19, SEVERABILITY, TO 20   |
| APRIL 20, 2011    | SECTION 21 - CHANGE SECTION 20, EFFECTIVE DATE, TO 21   |
| JANUARY 13, 2012  | SECTION 6D, 8C, AND 9F, EXTENDING A MORATORIUM ON DEVELOPMENT ALONG ROUTE 44  |
| MAY 13, 2012      | ADD SECTIONS 2 AND 8 LIGHT MANUFACTURING IN NB ZONE   |
| JUNE 25, 2012     | SECTION 2 - DEFINITIONS: AFFORDABLE HOUSING; AQUIFER; BEST MANAGEMENT PRACTICE; DUPLEX; DWELLING, MULTIPLE OR MULTIFAMILY; DWELLING, TOWNHOUSE; FAÇADE, GROUND FLOOR; GOVERNMENT AGENCY FACILITY; GROUNDWATER RECHARGE, INFILTRATION; LOW IMPACT DEVELOPMENT; MIXED USE; PERVIOUS; PUBLIC; TOWNHOUSE; UNIFIED VILLAGE-STYLE DEVELOPMENT |
| JUNE 25, 2012     | SECTION 3A.8c.10 RE: LID  |
| JUNE 25, 2012     | SECTION 3A-20.D.15 RE: DESIGN GUIDELINES  |
| JUNE 25, 2012     | SECTION 4 - ADD RURAL MIXED USE ZONE (RMUZ) AND GATEWAY MIXED USE INDUSTRIAL ZONE (RMUIZ)   |
| JUNE 25, 2012     | SECTION 6A.7 - ADDED "HOUSES OF WORSHIP" IN LIEU OF "CHURCHES"  |

|               |  |
|---------------|--|
| JUNE 25, 2012 | SECTION 6A.17 - ADDED REQUIREMENT FOR ARCHITECTURAL AND SITE DESIGN GUIDELINES   |
| JUNE 25, 2012 | DELETE SECTION 6D, ROUTE 44 MORATORIUM   |
| JUNE 25, 2012 | SECTION 7 - CHANGE TITLE FROM "OPEN SPACE CONSERVATION DEVELOPMENT" TO "SPECIAL RESIDENTIAL DEVELOPMENT PROVISIONS", AND RENUMBER THE LATTER SECTION TO 7A ET SEQ. |
| JUNE 25, 2012 | SECTION 7A.6 - ARCHITECTURAL & DESIGN GUIDELINES   |
| JUNE 25, 2012 | ADDED SECTION 7B ENTITLED "RESERVED"   |
| JUNE 25, 2012 | SECTION 8 - ADDED "RURAL MIXED USE" ZONE TO TITLE  |
| JUNE 25, 2012 | ADDED TO SECTION 8A.2 - ARCHITECTURAL AND DESIGN GUIDELINES REQUIREMENT  |
| JUNE 25, 2012 | ADDED SECTION 8A.2.a.4, FARM STANDS AND FARMERS MARKETS IN LIEU OF OPEN LOT SALES  |
| JUNE 25, 2012 | ADDED TO SECTION 8B.2 - ARCHITECTURAL AND DESIGN GUIDELINES REQUIREMENT  |
| JUNE 25, 2012 | ADDED SECTION 8B.2.a.4, FARM STANDS AND FARMERS MARKETS IN LIEU OF OPEN LOT SALES  |
| JUNE 30, 2012 | DELETED SECTION 8C ENTITLED ROUTE 44 MORATORIUM"   |
| JUNE 25, 2012 | ADDED NEW SECTION 8C ENTITLED "RURAL MIXED USE ZONE (RMUZ)"  |
| JUNE 25, 2012 | AMENDED TITLE TO SECTION 9 TO ADD "GATEWAY MIXED USE INDUSTRIAL" ZONE  |
| JUNE 25, 2012 | RENUMBER INDUSTRIAL ZONE (I) SECTION 9A, ET SEQ.   |
| JUNE 25, 2012 | DELETE SECTION 9B ENTITLED "ROUTE 44 MORATORIUM"   |
| JUNE 25, 2012 | CREATE NEW SECTION 9B ENTITLED "GATEWAY MIXED USE INDUSTRIAL ZONE"   |
| JUNE 25, 2012 | IN SECTION 11A, CHANGE REFERENCE TO SECTION 7, TO SECTION 7A   |
| JUNE 25, 2012 | SECTION 11E, ADDED BULK AND DIMENSIONAL STANDARDS FOR GMUIZ AND RMUZ ZONES   |
| JUNE 25, 2012 | SECTION 11J, ADDED REFERENCES TO RMUZ AND GMUIZ  |
| JUNE 25, 2012 | SECTION 11K, ADDED REFERENCES TO RMUZ AND GMUIZ AND MIXED USE ZONES  |
| JUNE 25, 2012 | SECTION 11L, ADDED REFERENCES TO RMUZ AND GMUIZ AND MIXED USE ZONES  |
| JUNE 25, 2012 | ADDED NEW SECTION 11N ENTITLED "MAXIMUM LOT COVERAGE AND MAXIMUM IMPERVIOUS COVERAGE IN GMUIZ AND RMUZ ZONES"  |
| JUNE 25, 2012 | SECTION 15A, ADDED NEW PURPOSES  |
| JUNE 25, 2012 | SECTION 15D, ADDED LID LANGUAGE  |
| JUNE 25, 2012 | DELETED 15N, PARKING STANDARDS   |

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|-------------------|---|
| JUNE 25, 2012     | ADDED NEW SECTION 15N ENTITLED "BICYCLE ACCOMMODATIONS"   |
| JUNE 25, 2012     | ADDED NEW SECTION 15O ENTITLED "PARKING STANDARDS"  |
| JUNE 25, 2012     | ADDED NEW SECTION 15P ENTITLED "RESTRICTIONS AND CLARIFICATIONS"  |
| JUNE 25, 2012     | ADDED NEW SECTION 15Q, ENTITLED "WAIVERS AND EXCEPTIONS"  |
| JUNE 25, 2012     | ADDED NEW SECTION 16A.2.L ENTITLED "STORMWATER MANAGEMENT", AND CROSS-REFERENCE IN SECTIONS 16A.3.L AND 16A.3.V           |
| JUNE 25, 2012     | SECTION 18A, ADDED ADDITIONAL PURPOSE LANGUAGE  |
| JUNE 25, 2012     | SECTION 18G, ADDED SIGN STANDARDS FOR GMUIZ AND RMUZ ZONES  |
| OCTOBER 27, 2012  | AMEND SECTIONS 16A.2.o.5, 16B.3.c.3 AND 19C.6 DIGITAL SUBMISSION OF APPLICATION AND PUBLIC HEARING MATERIALS              |
| DECEMBER 17, 2012 | AMEND SECTIONS 3A.9, 16A AND 16B FINANCIAL GUARANTEES   |
| MAY 20, 2013      | AMEND SECTION 2, ADD NEW SECTION 3B.3.e FLEA MARKET   |
| JUNE 20, 2013     | AMEND SECTIONS 2 AND 15Q TMD  |
| JANUARY 1, 2014   | ADD SECTIONS 2 AND 3D SOLAR ENERGY SYSTEMS  |
| FEBRUARY 1, 2014  | AMEND SECTION 12F EARTH PRODUCTS PERMIT EXTENSION   |
| FEBRUARY 15, 2014 | AMEND SECTION 2 IMPERVIOUS COVERAGE AND PERVIOUS MATERIAL   |
| JANUARY 1, 2015   | AMEND SECTION 3C WATER SUPPLY FOR FIRE PROTECTION   |
| SEPTEMBER 1, 2015 | AMEND SECTION 6A.10 KEEPING OF LIVESTOCK OR POULTRY   |
| DECEMBER 1, 2015  | AMEND SECTIONS 3B4.b. AND 9B.2.B3 ALLOW RESTAURANT DRIVE-THRUS  |
| DECEMBER 15, 2015 | AMEND SECTION 6A.14g. REMOVE 1500 FOOT SEPARATION   |
| NOVEMBER 1, 2017  | ADD SECTION 2 AND REPLACE SECTION 11F REAR LOTS   |
| DECEMBER 1, 2017  | ADD SECTION 8 LIGHT MANUFACTURING IN GB ZONE  |
| NOVEMBER 1, 2021  | AMEND SECTIONS 2, 3, 6, 8, 9 AND 11 TO ADDRESS LEGISLATIVE CHANGES REGARDING ADUs, MINIMUM FLOOR AREA, AND OUTDOOR DINING |



The Zoning Regulations of the Town of Bolton

adopted August 1, 1951

General Revisions May 12, 1954

are hereby repealed and replaced by enactment of the following as amended: