

Section 10 – GOLF COURSES

10A. Location and Definition

A Golf Course Overlay Zone may be applied to an area in the R - 1 or R - 2 Residence Zones only by the sole discretionary action of the Planning and Zoning Commission. When a Golf Course Overlay Zone is applied to any land, the former R-1 or R - 2 Residence Zone designations shall be deemed to be the “underlying zone or zones” for that land. For purposes of this Section 10, the term “golf course” shall mean an area on which uses are the principal use as the game of golf, with a length of play of at least 3,000 yards for each nine holes and other general and special accessory uses as described in this Section 10.

10B. General Standards

Golf courses and accessory uses to golf courses shall be subject to Special Permit procedures and criteria as set forth in Section 16 of the Bolton Zoning Regulations. Before determining whether to issue a Special Permit, the Planning and Zoning Commission shall consider the following criteria to determine if the proposed use provides for the protection of the public health, safety, convenience and property values:

1. Compatibility with neighboring uses.
2. Anticipated noise levels, traffic congestion, odors, lighting or general appearances.
3. Impacts on neighboring property values.
4. Accessibility by emergency vehicles and equipment; potential fire or traffic hazards; and potential for damage to town roads, bridges or other public facilities.
5. Potential for destroying or defacing historic areas or scenic landmarks; potential detriment to the neighborhood or alteration of the neighborhood’s essential characteristics.
6. Hours of operation and lighting for each use must be established so as to not adversely affect neighboring properties or traffic on neighboring streets.
7. Need for screening from adjoining properties and public streets.

10C. Dimensional, Parking and Access Requirements

1. Golf courses and accessory uses to golf courses shall comply with the dimensional, parking and access requirements of this Section 10C, which shall supersede any conflicting requirements in other sections of the Bolton Zoning Regulations.

2. The minimum contiguous acreage of a nine-hole golf course shall be 75 acres. Public roads may pass through a golf course. The entire golf course must be owned by the same people or entities.
3. No buildings, except open shelters, shall be constructed within 400 feet of a property line except that buildings may be located no closer than 50 feet to the property line along the public road on which the motor vehicle entrance for the general public is located.
4. All buildings except maintenance buildings and open shelters shall be located within one 1,000-foot diameter circle located on the golf course.
5. A 25-foot wide buffer area of trees must be provided on a golf course along residential properties to provide for safety and privacy. If there is less than one tree at least six inches in diameter per 100 square feet of buffer area, the Planning and Zoning Commission may require that evergreen trees at least five feet high, or other trees suitable for the conditions as approved by the Commission, be planted in the buffer area to obtain this tree density. The Planning and Zoning Commission may substitute the tree buffer requirement in various locations with either of the following alternates:
  - a.) A fence acceptable to the Planning and Zoning Commission, to be maintained by the golf course owner for the life of the course.
  - b.) No fence, provided that the adjacent property owner does not object before the close of the public hearing for the special permit.
6. The maximum building area coverage, not including structures that are actively being used for farming, shall not exceed two percent (2%) of the golf course area exclusive of any lands that have been previously designated as open spaces.
7. The maximum impervious area coverage, not including structures that are actively being used for farming, shall not exceed seven percent (7%) of the golf course area exclusive of any lands that have been previously designated as open spaces.
8. The minimum frontage along a public street shall not be less than 200 feet.
9. The maximum building height shall not exceed 35 feet.
10. The minimum number of parking spaces shall be as required in the Parking and Fire Lane Requirements section of the Zoning Regulations for each use or building unless otherwise specified in this section. Parking areas are not required to be paved but all unpaved areas and travel ways shall be maintained so as not to create any off site dust.
11. A paved road at least 12 feet wide with 3 foot shoulders capable of carrying emergency vehicles shall be provided from the golf course public entrance at the public street to the golf course maintenance buildings and all enclosed buildings open to the public, except that open shelters and unheated buildings shall only require access as approved by the fire marshal.

#### 10D. Specific Requirements for Golf Courses

Golf courses all changes to golf courses all accessory uses to golf courses and all changes and expansions of uses on golf courses shall require a Special Permit in accordance with Section 16 of the Bolton Zoning Regulations, and, in addition, shall meet the following specific requirements except as otherwise permitted by Section 10G of these regulations:

1. Each golf course shall be designed by a golf course architect, registered with a nationally recognized golf organization and shall have a minimum of nine holes in active use.
2. A minimum of eight (8) parking spaces shall be provided for each golf course hole.
3. A comprehensive traffic study by a qualified traffic engineer shall be provided that addresses at least the following items: existing and future traffic volumes, traffic accident history and existing geometric conditions from the golf course public entrance to the nearest arterial road, the improvements necessary to provide the minimum requirements for a commercial street, as defined in the Subdivision Regulations for Bolton, on town roads from the golf course public entrance to the nearest arterial road. Arterial roads and other road classifications are as described in the Plan of Development, Town of Bolton.
4. The golf course shall have one motor vehicle entrance for the general public along a public road. If more than one public road could be used for the golf course entrance the Commission will determine which road will be used to minimize the impact on the adjacent roads and neighborhoods.
5. The golf course owner shall improve the public road between the golf course public entrance and the nearest arterial road to the same conditions required for a Commercial Street as described in the Subdivision Regulations for Bolton except that the Planning and Zoning Commission may allow a paved travel way width as narrow as 26 feet and may waive any requirements for curbs. The golf course owner shall provide for safe and convenient vehicular movement on all private travel ways.
6. A comprehensive drainage study prepared by a qualified engineer shall be provided that includes drainage calculations for the existing and proposed development conditions for the 2, 10, 25 and 100 year storms. The drainage flows from the developable area described in Section 10C.4. and from the golf course site after it is developed shall each not vary by more than 10% from the flows before any development occurs.
7. A comprehensive water use management plan prepared by a qualified environmental consultant shall be provided that as a minimum addresses the following items: an Integrated Pest Management (IPM) system as endorsed by the Environmental Protection Agency, the application times and volumes

of specified fertilizers, herbicides and pesticides, the periodic testing of surface water flowing offsite at specified locations for chemicals used on the golf course, and the periodic testing of the ground water at specified well sites for the chemicals used on the golf course and for the static level of the ground water near wells on adjacent properties. As a minimum there shall be a surface water test location at each off-site flow point and at least four ground water monitoring wells. Testing shall begin before any development work starts, and if possible one year before development starts and shall continue for as long as the golf course is in use. The water use management plan shall describe the chemical concentrations allowed by the Connecticut Department of Environmental Protection and it shall describe the procedures to follow if chemical concentrations are near or exceed the allowable limits for all chemicals. The water use management plan shall recommend a minimum static level in each monitoring well to protect levels in nearby wells. If the minimum level is approached in a monitoring well, ground water shall only be used at the golf course site for domestic uses. Static ground water reports for each monitoring well shall be obtained as often as once per week when irrigation equipment is being used or as otherwise required by the Zoning Enforcement Officer and shall be retained by the golf course superintendent and provided to the Zoning Enforcement Officer upon request. The water quality and water availability in wells on adjacent properties shall not be affected. The golf course owner shall at all times engage the services of a qualified environmental consultant and testing laboratory to conduct the water monitoring and other requirements of the water use management plan.

#### 10E. General Accessory Uses

The following uses shall be deemed to be accessory uses to a golf course, provided the golf course is actively open and in playable condition for daily use for at least six consecutive months of the year. All general accessory uses shall require a Special Permit in accordance with Section 16 of the Bolton Zoning Regulations.

1. One clubhouse with locker rooms and a restaurant with the sale of alcoholic beverages.
2. One pro-shop with a snack bar with a gross floor area not to exceed 3,000 square feet. No additional parking is required for this use. The retail items for sale shall be limited to items associated with recreational activities on the golf course.
3. One tennis court for each two holes of play on the golf course. A minimum of two parking spaces shall be provided for each tennis court. Each tennis court shall be no closer than 400 feet to a property line.
4. One swimming pool for each nine holes on the golf course. Each pool shall be no closer than 400 feet to a property line.
5. Maintenance, operational and storage buildings, including golf cart storage.
6. One freestanding sign meeting the requirements of Section 18I.2.

10F. Special Accessory Uses

The following uses shall be deemed to be special accessory uses and may be permitted only in connection with a golf course having a length of play of at least 6,000 yards for 18 holes on at least 125 acres of land, and only if the golf course is actively open and in playable condition for daily use for at least six consecutive months of the year. All special accessory uses shall require a Special Permit in accordance with Section 16 of the Bolton Zoning Regulations.

If the 18-hole golf course has not been actively open and in playable condition for daily use for a period of six consecutive months, all special accessory uses shall cease operation immediately until full resumption of the golf course use.

1. One guest bedroom per golf hole, with only interior entrances to the guest rooms.
2. Retail sales with a gross floor area not to exceed 12,500 square feet. Retail sales shall be allowed only for the following: Antiques, Books, Clothing, Flowers, Gifts, Jewelry, Leather Goods, Novelties and Photography.
3. Farming, including one farm store with a gross floor area not to exceed 5,000 square feet. The items for sale shall be limited to farm products, with at least 50% of the items being produced from a local farm.
4. The sign allowed in Section 18I.2. above may be increased in area by no more than 16 square feet per side, with the additional area being for the purpose to advertise the special uses described in Sections 10F.1, 2, and 3.

10G. Uses Permitted by the Underlying Zone

For purposes of this Section 10G, the term "underlying use" shall mean a use that would be permitted by the regulations for the underlying zone.

The designation of any area as a Golf Course Overlay Zone shall not preclude the establishment or continuation of any underlying use, provided that the following requirements are fulfilled:

1. If special accessory uses have been permitted pursuant to Section 10F, no underlying use shall be allowed in the minimum area required by Section 10F unless and until all such special accessory uses are physically and completely removed from the property and all disturbed ground surfaces, with the exception of landscaped or other already vegetated areas, are restored with vegetation.
2. No underlying use shall be allowed in the minimum area required by Section 10C unless and until the golf course use and all general accessory uses are physically and completely removed from the property and all disturbed ground surfaces, with the exception of landscaped or other already vegetated areas, are restored with vegetation.
3. Notwithstanding the provisions of Sections 10G.1 and 10G.2, above:

- a.) No building or structure that was used for a golf course or a general or special accessory use to a golf course shall be required to be removed if the building or structure otherwise complies with all requirements applicable to an underlying use and the landowner has obtained any zoning permit, Special Permit or Site Plan Approval that may be necessary to conduct the underlying use.
  - b.) Farming activities may be conducted without a Special Permit outside of the area designated for golf course uses. No farming or other activities shall be conducted that disturb the golf course, its tees, fairways or greens.
4. If a proposed underlying use would require the modification of any area that is shown on the currently approved plan as being used for a golf course or a general or special accessory use to a golf course, a Special Permit shall be required for the proposed modifications. The applicant shall be required to submit revised plans demonstrating that the golf course and accessory uses, as modified, comply with these Regulations.

The effective date of the amended Section 10 shall be May 1, 1998.