

Town of Tolland, Connecticut

Plan of Conservation & Development – Zoning Implementation

Proposed Zoning Text Amendment:
Commercial Uses by Zoning District



April 13, 2020

Prepared by:
Donald J. Poland, PhD, AICP
Managing Director, Urban Planning & Strategy
Goman + York Property Advisors, LLC
1137 Main Street
East Hartford, CT 06108
Phone: 860-655-6897
E-mail: dpoland@gomanyork.com
www.gomanyork.com



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

April 13, 2020

Andrew Powell, Chair
Planning & Zoning Commission
21 Tolland Green
Tolland, CT 06084

Re: Commercial & Industrial Use Amendments

Dear Chairman Powell:

The following is a preliminary draft of the recommended changes to the permitted (as-of-right) and special permitted (conditional) uses for the commercial and industrial zones. This preliminary draft is based the recommendations of the Plan of Conservation and Development to encourage economic development, clarifying and simplifying uses, and to best encourage the uses and development that Tolland wants, while discouraging (disallowing) the uses and development that Tolland does not want. These recommended changes are based on our February 24, 2020 work-session, where the Planning and Zoning Commission participated in a facilitated of commercial and industrial uses based on the February 19, 2020 report on 'Commercial Uses: A Review of Uses by Zoning District.' Please note, uses highlighted in yellow require further discussion and consideration by the Commission.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Donald J. Poland".

Donald J. Poland, PhD, AICP



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

PERMITTED USES – COMMERCIAL USE TABLE

The following use tables identify the uses permitted for each zoning district. For uses that are similar in character and intensity to uses listed the tables, but are not expressly listed, staff may make an interpretation and determination as to the similarity of the proposed use to a permitted use or uses already identified in the table of uses. If staff is uncertain as to the similarity of use interpretation or has concerned related to the public health, safety, and welfare, staff or the applicant, my request in writing that the Commission to decide as to the similarity of use. Such a determination of similarity of use shall require a super-majority vote of the seated and voting members of the Commission.

Permitting Requirements: All permitted uses require site plan approval in accordance with Section 20-9. All special permitted uses require site plan approval in accordance with Section 20-9 and special permit approval in accordance with Section 20-8.

Existing Site – Redevelopment: The redevelopment of existing sites that require or create more than 100 parking spaces or development on greenfield sites that require or create more than 100 parking spaces shall require site plan approval in accordance with Section 20-9 and special permit approval in accordance with Section 20-8, regardless of the permitted or special permitted uses for the site.

Existing Site – Existing Site Plan Approval: For existing sites, buildings, and uses approved by site plan, minor alterations to buildings that do not increase gross floor area by more ten percent (10%) or increase required parking by more than five percent (5%) shall be allowed with a zoning permit. Alterations in excess of ten percent (10%) gross floor area or increase required by more than five percent (5%) shall require site plan approval in accordance with Section 20-9.

Existing Sites – Existing Special Permit: For existing sites, buildings, and uses approved by special permit, minor alterations to buildings that do not increase gross floor area by more ten percent (10%) or increase required parking by more than five percent (5%) shall require site plan approval in accordance with Section 20-9. Alterations in excess of ten percent (10%) gross floor area or increase required by more than five percent (5%) shall require site plan approval in accordance with Section 20-9 and special permit approval in accordance with Section 20-8.



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

Changes in Permitting Status: For existing sites, buildings, and uses that were approved by special permit and are now permitted by site plan, the Existing Site – Redevelopment and Existing Site - Existing Site Plan procedures above shall be followed.

Interpretation of Changes and Improvements: For sites, buildings, and uses that have received zoning permit approvals for minor alterations to buildings that do not increase gross floor area by more than ten percent (10%) or increase required parking by more than five percent (5%), the cumulative improvements shall not exceed a thirty percent (30%) increase in gross floor area or a fifteen percent (15%) increase parking without an amended site plan approved in accordance with Section 20-9.

Changes in Use: A change in tenant, but not in use, shall only require a zoning permit in accordance with Section 20-4, but shall not require a zoning permit fee. A change in use from a permitted use to another permitted use that does not increase the required parking by more than 10 percent shall require a zoning permit in accordance with Section 20-4. If a change in use from a permitted use to another permitted increases the required parking by more than ten percent (10%), the change in use shall require a site plan in accordance with Section 20-9. A change in use from a permitted use to a special permitted use, shall require site plan approval in accordance with Section 20-9 and special permit approval in accordance with Section 20-8. For existing sites, building, and uses where the change in use requires additional parking, the Commission may approve the change in use without the addition of additional parking, provided the applicant can demonstrate excess parking capacity existing on site—the result of excessive required parking or underutilization existing parking.



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

Retail, Personal, & Professional Service Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Retail & Personal Service Establishment (excluding drive-through service)	P	P	P	P	P	SP	P	P	---
Financial Institution (excluding drive-through service)	P	P	P	P	P	SP	P	P	---
Drive-Thru Service – Pharmacy & Financial Institutions (Section 16-7)	SP	SP	SP	SP	P	---	SP	SP	---
Child & Adult Day-Care Centers, or Group Day-Care Homes.		P	P	P	P	---	SP	SP	---
Veterinary Hospital (without outdoor animals)	SP	P	P	P	P	---	P	P	---
Veterinary Hospital, Commercial Kennels, & Commercial Stables (5-acre min.)	---	---	---	P	---	---	---	---	---
Laundromat (public sewer required)	P	P	P	P	P	P	P	P	---
Car Wash (public sewer required)	---	---	---	---	SP	---	SP	SP	---
Self-Storage Facility	---	---	---	---	---	---	SP	SP	---
Roadside stand, regional.	---	P	P	P	P	---	P	P	---
Funeral Home - Where?									
Tattoo Parlor	P	---	---	---	P	---	---	---	---
Adult-Oriented Establishment	---	---	---	---	SP	---	---	---	---

Hospitality Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Restaurant (without liquor sales)	P	P	P	P	P	SP	P	P	---
Restaurant (with liquor sales)	P	SP	SP	P	P	---	SP	SP	---
Drive-Thru Service – Fast & Fast-Casual (Section 16-7).	SP	---	---	---	SP	---	---	---	---
Outdoor Dining	SP	SP	SP	SP	SP	---	SP	SP	---
Restaurant – Brewpub	P	---	---	---	P	---	SP	---	SP
Micro-Brewery, Micro-Distillery, or Micro-Winery	SP	---	---	SP	SP	---	---	---	P
Brewery, Distillery, or Winery	---	---	---	---	---	---	SP	---	P
Hotel (internal access guest rooms)	SP	SP	SP	SP	SP	SP	SP	SP	SP
Bed & Breakfast Establishment	SP	P	P	P	SP	---	P	P	---
Retail Food Service Establishment		SP	SP						
Catering Facilities – Where?									
Banquet Facilities - Where?									
Commercial/Shared Kitchen – Where?									
Food Trucks – Where?									



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

Commercial Office Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Office (Professional & General)	P	P	P	P	P	P	P	P	P
Office (Medical)	SP	SP	SP	SP	SP	SP	P	P	SP

Commercial Laboratory & R&D Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Medical, Dental, & Optical Laboratory	---	---	---	---	---	P	P	P	P
Laboratory (Research, Experimental, & Development)	---	---	---	---	---	P	P	P	P
Technology or Computer-Based Facilities (Data Processing Center)	---	---	---	---	---	P	P	P	P
Manufacturing (Biotechnology, Medical, & Pharmaceutical)	---	---	---	---	---	SP	SP	SP	SP
Educational, Scientific, & Research Activity	---	---	---	---	---	P	P	P	P
Training and/or Conference Center	SP	SP	SP	SP	SP	SP	SP	SP	SP
Licensed Medical Marijuana – Dispensary	---	---	---	SP	---	---	SP	SP	---
Licensed Medical Marijuana Production Facility (Sec. 16-14)	---	---	---	---	---	SP	SP	SP	SP

Residential & Mixed-Use Developments (residential, commercial, & hotel)	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Mixed Use – Residential 25% or Less GFA	P	---	---	P	P	SP	---	P	---
Mixed Use – Residential 26% - 50% Less GFA	SP	---	---	---	P	---	---	SP	---
Mixed Use – Residential Over 50% Gross Floor Area	SP	---	---	---	SP	---	---	SP	---
Multi-Family Residential (Section 13.2.b)	SP	---	---	SP	---	---	---	---	---

Institutional, Public, & Recreational Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Art or Music Center, Museum, & Dance Studio	P	P	P	P	P	---	P	P	---
Theater or Music Venue	SP	SP	SP	SP	SP	---	---	---	---
Cultural Institution	---	P	---	P	---	---	---	---	---
Public & General Assembly - Where?									
Places of Worship & Religious Institution	P	P	P	P	P	P	P	P	SP
Utilities – Public/Private: Structures, Substation, or Office	SP	SP	SP	SP	SP	SP	SP	SP	SP
School – Public/Private	---	---	---	P	---	---	---	---	---



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

School – Special Needs – Where									
Vocational or Trade School	---	---	---	---	---	---	SP	SP	---
Vocational Rehabilitation Facility	---	---	---	---	---	---	---	SP	---
Education Learning Facility – Where?									
Hospital, Nursing or Convalescent Facility	---	---	---	P	---	---	---	---	---
Assisted Living Facility	---	---	---	---	SP	---	---	---	---
Club & Fraternal Organization	SP	---	---	---	---	---	P	P	---
Commercial Recreation Facilities	---	SP	SP	SP	---	---	SP	SP	SP

Automotive Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Motor Vehicle Sales (licensed by State)	---	---	SP	---	P	---	SP	SP	---
Trailer & Recreational Vehicles Sales	---	---	SP	SP	---	---	SP	SP	---
Motor Vehicle Repair (licensed by State)	---	---	SP	SP	P	---	SP	SP	---
Gasoline Service Station & Convenience Store (Section 16-3)	SP	---	SP	---	SP	---	SP	SP	---
Parking Facilities (public/private parking serving off-premise uses)	SP	---	---	---	---	---	---	---	---
Car Wash – Public Sewer	---	---	---	---	---	---	SP	SP	---

Agriculture & Natural Resources	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Agriculture, Nurseries, Forestry, Forest Management	P	P	P	P	P	P	P	P	P
Excavation and/or Removal of Earth Products; Filling Operations (Section 16-2).	---	---	---	---	SP	---	SP	SP	---
Excavation – Pre-Development Site Grading	SP	---	---	---	---	SP	SP	SP	SP
Solar Array	---	---	---	---	---	---	SP	SP	SP

Industrial & Manufacturing Uses	TVA	NCZ-G	NCZ-T	CCZ	GDD	TCZ	CIZ-A	CIZ-B	TBP
Manufacturing	---	---	---	---	---	---	P	P	P
Wholesaling, Warehousing, or Storage	---	---	---	---	---	---	SP	SP	P
Distribution Center	---	---	---	---	---	---	SP	SP	SP
Transportation Facility	---	---	---	---	---	---	P	P	---
Printing, Lithography, Photocopy/Graphic Arts Services; Publishing.	---	---	---	---	---	---	SP	SP	P
Heavy Equipment – Repair or Restoration	---	---	---	---	---	---	---	---	SP



DONALD J. POLAND, PhD, AICP

MANAGING DIRECTOR & SVP, URBAN PLANNING

PHONE: 860.655.6897 – E-MAIL: dpoland@gomanyork.com

Building Supply – Contractors							SP	SP	SP
Building Supply – Public Wholesale							SP	SP	SP
Contractor's Materials, Supplies, Equipment, Service, & Storage.	---	---	---	---	---	---	---	---	SP
Contract Construction Services	---	---	---	---	---	---	SP	SP	---