

ARTICLE IV
LIGHT INDUSTRIAL DISTRICT

SECTION 41 - LI-80 DISTRICT

SECTION 41 - LIGHT INDUSTRIAL - 80 DISTRICT

Statement of Purpose: The purpose of this District shall be to permit a variety of commercial and light industrial uses which can provide employment opportunities and improve the Town tax base. Uses allowed are of a type and nature that are compatible with the Town's rural character. All uses as listed below are permitted by Special Exception under standards and criteria designed to protect the Town's groundwater, rural environment, and the property values of surrounding residential uses.

Special Exception Uses:

1. Only Special Exception uses as permitted in any Residential District or any permitted use or Special Exception use permitted in any previously listed Commercial District, including Mixed Uses and Multi-family Dwellings, with the exception of a job printing plant or mortuary.
2. Storage warehouses.
3. Wholesale and distributing establishments.
4. Lumber and building material yards, contractor equipment storage.
5. Public utility buildings, including storage yards.
6. Manufacture of pottery and ceramic products.
7. Assembly of articles made of wood or metal.
8. The manufacture and assembly of electronic components and circuit boards including cable assemblies, wiring harnesses, mechanical assemblies, electro-mechanical systems, and similar electronic parts.
9. Paint, woodworking, sheet metal, blacksmith, or machine shop, excluding the use of a drop hammer.
10. Signs as provided in **Section 62** and parking as provided in **Section 61**.
11. Accessory uses which are customary and incidental to any of the aforesaid uses, including, but not limited to: administrative, sales and marketing offices, research and development and testing, shipping, receiving, and storage.
12. Adult Recreational Cannabis Production, subject to the requirements of **Art V, Section 52**

Lot Area, Shape, and Frontage:

- | | |
|----------------------|--------------------|
| 1. Minimum Lot Area: | 80,000 square feet |
| 2. Minimum Frontage: | 200 feet |

Height:

- | | |
|------------------------------|------------|
| 1. Maximum Number of Stories | 2½ stories |
|------------------------------|------------|

2. Maximum Height 35 feet

Setbacks:

1. Minimum setback – principal building* from street line 100 feet
2. Minimum setback – principal building* from all other property lines 60 feet
3. Maximum projection of principal or accessory building or structure into setback area 3 feet
4. Minimum setback for all detached accessory buildings and structures:
 - a. from the street line 50 feet
 - b. from all other property lines 20 feet

*An accessory building or structure which is attached to or located within five feet of the principal building shall be subject to the minimum setback requirements for the principal building.

Building Bulk and Coverage:

1. Maximum Floor Area 30%
2. Maximum coverage by buildings and structures 25%
3. Total Impervious Coverage 65%

Site Plan: The Special Exception application shall be accompanied by a Site Plan prepared in accordance with the provisions of **Section 51**.

Any Site Plan submitted hereunder shall show a strip of land not less than thirty (30) feet wide in the front setback area which shall be left in natural vegetation. If the natural landscape does not provide a vegetative screen to shield the proposed buildings from view from the public road, the thirty (30) foot front setback strip shall be suitably landscaped according to a plan prepared by a registered landscape architect. Where a side or rear property borders a Residential District, the setback area along these lines shall also be left in natural vegetation and not used for parking or any other use prohibited in such Residential District. The buffer area may be used for the installation of Low Impact Sustainable Development vegetative treatment practices utilizing native species where permitted by the Commission as specified in the Town of Morris Low Impact Sustainable Development Design Manual.

ARTICLE V

SITE PLANS, SPECIAL EXCEPTIONS, AND SPECIAL DISTRICTS

SECTION 51 – STANDARDS AND REQUIREMENTS FOR SITE PLANS

SECTION 52 – STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS

SECTION 53 – PROCEDURES FOR SITE PLAN AND SPECIAL EXCEPTION APPLICATIONS

SECTION 54 - FLOOD PLAIN DISTRICT

SECTION 55 - PLANNED DEVELOPMENT DISTRICT

SECTION 51 - STANDARDS AND REQUIREMENTS FOR SITE PLANS

General: The following regulations (**Section 51**) shall apply to the submission and administrative review of Site Plans for the establishment of certain uses of land, buildings, and other structures as specified in these regulations.

All applications for a Zoning Permit shall require submission of a Site Plan in accordance with the requirements of **Section 8: Additional Standards**.

Site Plans- Submission Requirements:

1. Application: The Site Plan shall be submitted to the Zoning Enforcement Officer with an application and a fee.
2. Site Plans: In accordance with **Section 8**, a site plan shall be prepared and stamped/sealed by a CT licensed land surveyor, Professional Engineer and/or landscape architect. A site plan shall be drawn to a scale of not less than forty (40) feet to the inch and shall show the following information (when applicable to determine compliance):
 - Properties lines and the applicable property line setbacks
 - Contours at an interval not exceeding two (2) feet or equivalents ground elevations
 - Location(s) of buildings/structures (existing and proposed), including docks wharfs, retaining walls, parking, fencing, driveways, and other property improvements
 - Signs and outdoor illumination (see **Section 67**)
 - Site access such as adjacent public right-of-way's or private drives
 - Outside storage areas
 - Sanitary systems
 - A calculation of all paved and impervious surface areas
 - Watercourses, wetlands, and/or waterbodies
 - Stormwater management systems (see **Section 51**)
 - Landscaping and landscaping features including natural terrain
3. Architectural Plans: Where required to determine compliance, architectural plans shall be submitted in accordance with the establishment of certain uses of land and may be requested by the Commission to determine compliance.
4. A Stormwater Management Plan (SWPPP): An Erosion & Sedimentation Control Plan shall be submitted with any application for development in any District when the disturbed area of such development is cumulatively more than one-half (1/2) acre. A single- family dwelling that is not a part of a subdivision of land shall be exempt from these erosion and sediment control regulations. The SWPPP shall be designed in accordance with the requirements of the Town of Morris Low Impact Sustainable Development Design Manual.

The applicant shall indicate (in mapped and narrative form) the measures to be taken to control erosion and sedimentation both during and after construction. The plan and its specific measures shall be in accordance with the principles and the minimum standards of the 2004 Connecticut DEEP Guidelines for Erosion and Sediment Control (as may be amended from time to time).

A. A narrative describing the -

1. Development project

2. Phasing Plan and schedule for –
 - a) All major construction activities indicating the anticipated start and completion of development,
 - b) Creating and stabilizing disturbed areas,
 - c) Grading operations, and
 - d) Applying erosion and sediment control measures and facilities to the land.

3. Design criteria, construction details, detailed installation/application procedures and maintenance programs.

B. A Site Plan map to show –

1. Existing and proposed topography
2. Within disturbed areas, topographic contours shall be shown at no less than two (2) foot intervals based upon field survey.
3. Proposed site alterations and disturbed areas, including cleared, excavated, filled, or graded areas.
4. Location of and other detailed information concerning erosion and sediment measures and facilities.
5. Provisions to handle runoff from active construction areas and prevent the discharge of runoff to the maximum extent practical to off-site areas.

Site Plans- Approval Criteria: In acting upon an application, the Commission shall consider the following:

1. All required or necessary information has been provided by the applicant so that compliance can be determined.
2. The proposal complies with all other applicable sections of the Zoning Regulations including, but not limited to, dimensional requirements, permitted uses, parking, signs, lighting, and any special regulations applying to the subject use and/or zoning district as well as compliance with the requirements of the Town of Morris Low Impact Sustainable Development Design Manual, where applicable.
3. The applicant has considered all other applicable local, state, and Federal requirements including subdivision approvals and necessary permits from other agencies, such as the Inland Wetlands & Watercourse Agency.
4. Careful consideration has been given to the site access, its internal circulation, as well as egress from the site to the public right-of-way.
5. Location and type of signage and lighting as well as landscaping, parking, and loading areas and overall site grading to prevent the degradation of the natural environment.
6. The proposal has adequately addressed potential public adverse effects and will not diminish the health, safety, and welfare within the Town of Morris.

Approval: The Commission may approve or deny a Site Plan as well as allow an applicant to modify a submission for additional review.

Performance Bond: Upon approval by the Commission, the applicant may be required to post a performance bond in form and amount satisfactory to the Commission, and with a bonding company licensed to do business in the State of Connecticut, as surety conditioned on the carrying out of the proposal per plan, and providing that in case of default, the surety shall promptly take any and all steps necessary to comply with said conditions.

SECTION 52 - STANDARDS AND REQUIREMENTS FOR SPECIAL EXCEPTIONS

General: In accordance with the procedures, standards and conditions hereinafter specified, the Commission may approve a Special Exception in a District where such uses are listed. All requirements of this Section are in addition to other requirements applicable in the District in which the Special Exception use is to be located.

Purpose: Uses permitted as Special Exception uses subject to the approval of the Commission are deemed to be permitted uses in their respective districts, subject to the satisfaction of the requirements and standards of this Section. Special Exception uses that may be permitted in a District are unusual uses that under favorable circumstances will be appropriate, harmonious and desirable uses in the District but that possess such special characteristics that each use should be considered as an individual case.

Special Permit – Submission Requirements-

1. Application: An application and the required fee for a Special Exception shall be submitted in advance of a regularly scheduled Commission meeting in order to be received. :
2. Statement of Use: A written statement describing the proposed use in sufficient detail shall accompany the required application form & fee.
3. Site Plan: Four (4) full-sized copies of Site Plan (in accordance with the provisions of **Section 8** and **Section 51**).

Waiver: The Commission, upon written request by the applicant, may by 2/3 vote waive the required submission an element of a site plan (**See Section 8**); if the Commission finds that the information is not necessary in order to decide on the Application.

4. Architectural Plans: Architectural plans, which may be in preliminary form, in accordance with the provisions of **Section 51**, where applicable to determine compliance.
5. Stormwater Pollution Prevention Plan (SWPP): In accordance with **Section 51**, where applicable.

Approval Criteria- General Standards: The Commission shall determine whether the Special Permit use satisfies the relevant standards and regulations and whether any conditions are necessary to protect the public health, safety, and welfare.

All Special Exceptions are subject to the following General Standards:

1. All required and necessary information has been provided by the applicant so that compliance can be determined.
2. The proposed use is a permissible use as set forth in the Town of Morris Zoning Regulations and the proposed use is compatible with the Town's Plan of Conservation and Development.
3. The location, size, and specifics of the proposed use and the nature and the intensity of the use in relation to the size of the lot and its surroundings will be in harmony with the orderly development of the Town and compatible with other existing uses.

4. Proper consideration has been given to the environmental quality of the proposal, including SWPPP, proposed grading and other features as well as proper use and preservation of the site's natural features. The size, location, height of the structures, and the nature and extent of the site work, and the nature and the intensity of the use shall not hinder or discourage the use of neighboring properties.

Approval: The Commission may grant, grant subject to specific conditions, or deny the Special Exception application.

Performance Bond: Upon approval by the Commission, the applicant may be required to post a performance bond in form and amount satisfactory to the Commission, and with a bonding company licensed to do business in the State of Connecticut, as surety conditioned on the carrying out of the proposal per plan, and providing that in case of default, the surety shall promptly take any and all steps necessary to comply with said conditions.

Special Standards: The proposed use and the proposed buildings and structures shall also conform to the following Special Standards:

1. Convalescent Homes and Hospitals: Convalescent homes, private hospitals, and sanitariums shall be licensed by the State of Connecticut and shall conform to the following Special Standards:
 - a. The use shall be located on a lot with a minimum area of ten (10) acres, and there shall be no more than one (1) patient bed for each 10,000 (ten thousand) square feet of lot area.
 - b. No building or other structure established in connection with such use shall extend within less than one-hundred (100) feet of any property or street line.
 - c. The use shall be served by adequate water supply and sewer.
 - d. The use shall comply in all respects to applicable laws and regulations of the State of Connecticut.
 - e. The application shall be accompanied by a report from the Torrington Area Health District attesting to the adequacy of the proposed utilities, location, Site Plan, buildings and facilities for its intended use.
 - f. The application shall be accompanied by a report from the Fire Marshal attesting as to the safety of the proposed location, buildings and facilities.
2. Clubs: Golf, tennis, swimming, or other similar clubs shall be located on a lot of not less than 5 acres and no building, structure, or recreation facility established in connection with such use shall extend within less than one hundred (100) feet of any property or street line.
3. Public Utility Substations: Public utility substations and telephone equipment buildings shall conform to the following Special Standards:
 - a. Any equipment or utility facilities not located in a building shall be enclosed on all sides by evergreen shrubs or trees or by buildings, fences, walls, or embankments, so as to be screened from view from any other lot or from the street.
4. Commercial Kennels and Stables: Commercial kennels, livery, and boarding stables, and riding academies shall be located on a lot of not less than ten (10) acres. Dogs shall be kept in buildings, enclosures, or runs located not less than two hundred (200) feet from any property or street line. Any building in which horses, ponies, or donkeys are kept, as part of a commercial stable or riding

academy with ten (10) or more such animals, shall be located not less than 100 feet from a property or street line.

5. Home Occupation: A home occupation as defined here shall be allowed as a Special Exception in Districts as specified in these Regulations subject to the general requirements of this Section, where applicable the requirements of Section 67 and the following specific standards and criteria.
- a. Statement of Purpose. The purpose of the home occupation section of these Regulations is to provide the opportunity for the use of the home for limited business purposes subject to criteria which are designed to minimize the conflict of the home occupation use with surrounding residential uses.
 - b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a home occupation Special Exception.
 - c. There shall be no noise or electrical interference associated with the home occupation use which exceeds that which is typical for a residential use without the home occupation.
 - d. The home occupation use may occupy a portion of the primary residence or an accessory structure. The home occupation use shall be clearly secondary to the residential use of the dwelling and shall not change the residential appearance of the lot or the residential character of the neighborhood. The lot area shall be not less than the minimum lot area for the District; however the Commission may approve a home occupation use on a lot of less than the minimum lot size where it finds the lot is of a size and shape adequate to accommodate the proposed use.
 - e. The total floor area occupied by the home occupation use (not including the area of an accessory building devoted to storage) shall be not more than 50% of the total floor area of the primary residence defined in Section 9 of these Regulations.
 - f. The application shall include building layout plans clearly drawn to scale which show the floor area and layout of the residence and/or accessory building and the floor area (in square feet) devoted to the home occupation use.
 - g. The home occupation use may occupy an accessory building if the location, appearance, and scale of the accessory building are consistent with the residential character of the lot and the neighborhood. The applicant shall demonstrate that the type and intensity of the proposed use in the accessory building will not alter the primary residential character of the lot.
 - h. There shall be no exterior evidence of the home occupation except permitted signs and required off-street parking.
 - i. There shall be no retail sales, except for the sale of those products usually produced in a single home, garden, farm, or nursery, provided that such are created entirely on the premises, such as: home baking, needlework, dressmaking, tailoring, fruits and produce, home preserves, and the like, also the sale of products of arts and crafts based on individual talent, provided such are created entirely on the premises, such as painting and illustrating, wood carving and cabinet making, ceramics, writing, sculpture, ornamental glass and metal working, and the like.

- j. The use shall be conducted by the owner-resident of the premises. Resident family members may be employed in the home occupation. No more than two (2) non-resident persons shall work on the residential lot in association with the home occupation use.
- k. Storage of goods, supplies, or other material associated with the home occupation shall be entirely enclosed within a building. There shall be no visible display of goods, supplies, or other material associated with the home occupation use.
- l. Off-street parking shall be provided to accommodate the parking needs of the home occupation. Off-street parking in excess of four spaces shall be screened from view from the public street or from adjoining property. The Commission may limit the number of parking spaces as a condition of the permit.
- m. Parties for the purpose of selling merchandise or taking orders shall not be held more often than four (4) times each month.
- n. The operation of a home occupation use shall require a written permit. This permit will be issued by the ZEO following approval of a Special Exception by the Commission.

6. Shop and Storage Use by Contracting and Building Tradesmen: Shop and storage use by contracting and building tradesmen or a landscape service use, including but not limited to plumbers, electricians, contractors, painters, and similar occupations shall be allowed as a Special Exception in Districts as specified in these Regulations, in association with a single family residential lot, subject to the general requirements of this section, where applicable the requirements of Section 67 and the following specific standards and requirements:

- a. Statement of Purpose. The purpose of the shop and storage section of these Regulations is to provide the opportunity for the use of the home for limited local contracting services' purposes, subject to criteria which are designed to minimize the conflict of the shop and storage use with surrounding residential uses.
- b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a shop and storage Special Exception.
- c. No such shop use shall occupy a total floor area in the residence and/or in an accessory building (not including floor area devoted to storage in an accessory building) greater than 50% of the floor area of the principal building. The lot area shall be not less than the minimum lot area required for the District.
- d. Any such use must be conducted by the owner-resident of the premises and the work conducted on site shall be incidental to the work of such tradesman off the premises. Resident family members may be employed on the premises and in the shop and storage use. No more than two (2) non-resident persons shall work on the residential lot in association with the shop and storage use.
- e. No retail sales shall occur on the residential premises. There shall be no visible display of goods, supplies or other materials associated with the shop and storage use.
- f. An outside storage area may be permitted where it can be properly provided for on the lot. Outside storage shall not be permitted in the front or side yards, and the total outside storage area

shall not exceed 10,000 square feet. The Commission may require landscape buffering of any planned outside storage area.

- g. The Commission may limit the number and type of vehicles associated with the shop and storage use. The number of parking spaces may be limited by the Commission and it may require a landscape screen of the parking area.
 - h. No additional off-street parking space shall be created between the street and principal building.
 - i. The application shall include a building floor plan, clearly drawn to scale, which shows the floor area, layout of the residence and/or accessory building, the floor area (in square feet) devoted to the use. The Site Plan shall show the area proposed for outside storage which shall be clearly marked in the field.
 - j. The operation of the shop and storage use shall require a written permit. This permit will be issued by the ZEO following approval of a Special Exception by the Commission.
7. Bed and Breakfast: The provision of rooms for transient visitors in a residential structure may be permitted as a Special Exception, subject to the following specific standards and criteria:
- a. The owner of the principal dwelling on the lot shall reside on the property housing the bed and breakfast use.
 - b. The lot shall be large enough to provide additional parking at the rate of one space per guest room, screened from public view, and preferably located on the rear portion of the lot.
 - c. The applicant must show that the structure is suitable to accommodate guest rooms based upon its interior arrangement, size, and structural condition.
 - d. No more than three (3) guest rooms rated for double occupancy are permitted in a structure in which the owner is in full-time residence.
 - e. A minimum of one complete bathroom shall be provided for the exclusive use of the guest room(s).
 - f. The applicant shall present a certification from the Torrington Area Health District that the existing or proposed well and subsurface sewage disposal system is adequate to serve the proposed use.
 - g. Minor additions may be made to a structure, up to 200 square feet, for improvements necessary for a bed and breakfast use.
 - h. The length of stay shall not exceed seven (7) days per guest. Food service shall be limited to continental breakfast only.
 - i. The operation of a bed and breakfast use shall require a written permit. This permit will be issued by the ZEO following approval of a Special Exception by the Commission. Willful failure to abide by these Regulations is cause for the Commission to revoke such permit.

8. Conversion of an Existing Residence or Accessory Building for Antique Sales: The conversion of an existing residence or accessory building on a residential lot for antique sales may be permitted as a Special Exception, subject to the following specific standards and criteria:
- a. Statement of Purpose. The purpose of this section is to provide an alternative use of large older homes and structures located on State Highways in the Town of Morris, by permitting the sale of antiquities in a Residential District where the use of the lot remains primarily residential.
 - b. Standards and Criteria. An application under this section shall meet the standards and criteria for a home occupation use as set forth in this Section with the following exceptions and additional standards:
 - c. The building or structure shall be located with direct access to a State Highway.
 - d. The retail sales of goods shall be permitted but shall be limited to antiquities which shall be defined as “any work of art, piece of furniture, decorative object, or the like created or produced in a former period.”
 - e. The Commission may impose conditions on the Special Exception permit to accomplish the general and specific requirements of these Regulations. Conditions may include a limitation on the hours of operation, number and type of vehicles, etc.
 - f. The use shall require a written permit. This permit will be issued by the ZEO following approval of a Special Exception by the Commission. Willful failure to abide by these Regulations is cause for the Commission to revoke such permit.
9. Town-Sponsored Multi-Family Housing and Related Community Facilities:
- a. Statement of Purpose. The purpose of this Section is to permit by Special Exception in Residential Districts R-40, R-60, and R-80, the creation of needed housing and related community facilities sponsored by the Town of Morris.
 - b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a Town-sponsored multi-family housing Special Exception.
 - c. The applicant for this Special Exception shall be the Town of Morris or the Morris Housing Authority.
 - d. The minimum lot area shall be two (2) acres.
 - e. Where the site is served by a public sewage system or a community septic system and water supply system, the number of housing units shall not exceed eight (8) dwelling units per acre.
 - f. The site shall be served by an accessway of not less than 50 feet in width.
 - g. All buildings and structures shall be set back 150 feet from the street line and 15 feet from all other property lines.

- h. The minimum floor area requirement for dwelling units shall be as specified by the State of Connecticut Department of Housing Programs.

10. Apartment Use in a Business Building

- .1 Apartment use in a business building in a commercial district may be permitted by the Commission subject to approval of a Special Permit and Site Plan application and the following:
 - a. The purpose of this regulation is to expand moderate cost housing opportunities and second floor business building use options in the Commercial zones.
 - b. The building shall be found by the Building Official, Fire Marshal, and the Commission to be suitable for apartment use.
 - c. The lot area shall be sufficient to meet the parking requirements of the principal business use, plus two parking spaces for each apartment unit.
 - d. The total building floor area used for apartments must be secondary to the total building floor area on the lot devoted to business purposes.
 - e. The applicant shall provide written approval from the Torrington Area Health District certifying that the site's septic leach field system is suitable or can be modified to adequately treat the volume of waste disposal from the proposed apartment(s). Where the building is served by public sewer written approval shall be provided from the Morris Water Pollution Control Authority. The Commission may require that the applicant show the proposed apartment can meet other State and local codes.

Each apartment shall have outside access convenient to the parking area. Units located on upper floors shall have at least one access to ground level for exclusive use of the apartment(s).

11. Self-Storage Facility.

- a. A self-storage facility may be permitted as an adaptive reuse of an existing building that has been actively used for a permitted use for a period of at least two years and provided:
 - i. Storage units are used for dead storage only. No activities other than rental of storage units and pick-up and deposit of stored items shall be allowed. No business use of any kind shall be conducted from storage units.
 - ii. The facility is served by common access bays located to the rear or out of view from the public street. Customers shall gain access to storage units via the common access bays. No exterior doors will be provided to any unit.
 - iii. No storage is permitted outside the building.
 - iv. No storage of transport trucks or transport vehicles shall be parked on site except to permit loading and unloading of storage materials. Parking of vehicles of the owner or operator of the business or such employees or contractors related to the operation of the business and consistent with ordinary business practices is permitted.
 - v. The site has a safe access and egress to public streets for storage truck turning movements.
 - vi. All lighting shall be shielded from view from the street and neighboring properties.
 - vii. No security fencing shall be permitted.

- b. In addition to compliance with the special permit standards contained in Section 52, the following additional standards apply
 - i. An architectural plan of the building containing the self-storage use must be submitted with the application and must demonstrate that the exterior of the building will be consistent with the architectural character of the area of the commercial district where the self-storage use will be located
 - ii. If requested by the Commission, a site landscape plan shall be submitted demonstrating a design that will screen on-site parking from view from the street or neighboring properties.

12. Solar Energy Systems designed to produce electric power to be used off site constructed upon town owned property.

- a. Statement of Purpose. The purpose of this Section is to permit by Special Exception in Residential Districts R-40, R-60, and R-80, the solar energy facilities sponsored by the Town of Morris.
- b. Standards and Criteria. The following standards and criteria shall be applied by the Commission in reviewing and deciding upon any application for a Solar Energy System Special Exception.
 - i. The applicant for this Special Exception shall be the Town of Morris or an agent with written authority from the Town of Morris.
 - ii. The site shall be served by an accessway of not less than 18 feet in width unless otherwise approved by local authorities having jurisdiction.
 - iii. Applicability. This regulation applies to solar energy systems to be installed and constructed after the effective date of the regulation. Any upgrades, modifications or changes that materially alter the size or placement of an existing Solar Energy System shall comply with the provisions of this section.
 - iv. Design and Installation.
 - 1. Solar Energy Systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street rights-of-way.
 - 2. No portion of a Solar Energy System shall be located within or above any front yard, along any street frontage without necessary screening as determined by the Morris Planning and Zoning Commission based on the property layout, nor within any required yard setback of any property.
 - 3. Building or roof mounted solar energy systems shall not exceed the maximum allowed height in any zoning district. For purposes for the height measurement, solar energy systems other than building-integrated systems shall be considered to be mechanical devices and are restricted consistent with other building-mounted mechanical devices.

4. Ground or pole mounted solar energy systems shall not exceed the minimum accessory structure height within the underlying district.
5. Setback. Solar energy system structures must meet the accessory structure setback for the zoning district and primary land use associated with the lot on which the system is located.
6. Roof-mounted Solar Energy Systems. In addition to the building setback, the collector surface and mounting devices for roof-mounted solar energy systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
7. Ground-mounted Solar Energy Systems. Ground-mounted solar energy systems may not extend into the side-yard or rear setback based upon minimum design tilt.

The proposal should include a decommissioning plan, which at a minimum requires stabilization and revegetation of the property.

13. Adult Recreational Cannabis Production

This use includes the production, cultivation, micro-cultivation, food and beverage manufacturing and/or product packaging of cannabis provided the facility has a valid and current license from the State of Connecticut's Department of Consumer Protection (DCP) in accordance with an Act Regarding Cannabis.

Definitions:

For the purposes of this Section, all terms shall have meanings ascribed to them in Public Act 21-1, as may be amended from time to time.

Cultivator- a person that is licensed to engage in the cultivation, growing, and propagation of the cannabis plant at an establishment with not less than 15,000 square feet of grow space

Food and Beverage Manufacturer- a person that is licensed to own and operate a place of business that acquires cannabis and creates food and beverages

Micro-cultivator- a person licensed to engage in the cultivation, growing and propagation of the cannabis plant at an establishment not less than two thousand square feet (2,000 sf) and not more than ten thousand square feet (10,000 sf) of grow space, prior to any expansion authorized by the Commissioner of Consumer Protection

Producer – a person licensed as a producer pursuant to the Act regarding Cannabis (PA 22-103, as amended)

Product Manufacturer- a person that is licensed to obtain cannabis, extract and manufacture products exclusive to such license type

Product packager – a person licensed to package and label cannabis

Social Equity Applicant- means a person that has applied for a license for a cannabis establishment, where such applicant is at least sixty-five percent (65%) owned and controlled by an individual or individuals, or such applicant is an individual, who:

- (A) Had an average household income of less than three hundred percent of the state median household income over the three (3) tax years immediately preceding such individual's application;

- (B) (i) Was a resident of a disproportionately impacted area for not less than five (5) of the ten (10) years immediately preceding the date of such application; or
(ii) Was a resident of disproportionately impacted area for not less than nine (9) years prior to attaining the age of eighteen

The above-mentioned license types provided for in the Act Regarding Cannabis may be permitted as a Special Exception in the Town of Morris, subject to the following specific standards and criteria:

- a. The Adult Recreational Cannabis Production facility is located within the R-40, R-60, R-80, C.A. C.B., or LI 80 zone.
- b. These Regulations do not provide for dispensary facilities, hybrid retailers, or retailers to operate within the Town of Morris.
- c. The cultivation of cannabis is not considered to be an Agricultural Use in accordance with Public Act 21-1.
- d. The applicant has an applicable license from the Department of Consumer Protection and complies with state standards and operating procedures as outlined in An Act Concerning Cannabis (PA 21-103), as amended.
- e. The applicant serves as or provides for a “key employee” who oversees the operation day-to-day at the subject site in the Town of Morris. The application includes this individual’s contact information including an operable cell phone number. The Land-Use office must be contacted with new information in the event that this information changes.
- f. As provided for in state legislation, any outdoor signage shall contain only the name and logo of the cannabis production establishment and shall not contain any image or visual representation of the cannabis plant as well as conform with the Town of Morris sign standards as outlined in Article VI Section 62 and in accordance with the standards of the subject zoning district.
- g. No outdoor illumination shall be incorporated into the site’s design except for minimal security lighting. The site plan must adhere to the International Dark Sky Outdoor Lighting Basic Principles, **See Section 67**.
- h. A policy of no outside visitors shall be practiced. Any violation of this policy will result in zoning enforcement action and/or Special Exception revocation. This use also does not imply a possibility of future retail sales or public visitation.
- i. The production facility operates in compliance with Public Act 21-1 as amended, and also, the production facility must operate in compliance with any regulations adopted by the CT Department of Consumer Protection (DCP).

Application Requirements:

In addition to providing the Planning & Zoning Commission with the information required for a Special Exception application, the applicant of an Adult Recreational Cannabis Production facility shall also provide the following information, where applicable:

1. Details regarding the license type, license number, license holder, and contact information of the point person who is to be deemed responsible for the property during its use as an Adult Recreational Cannabis Production facility
2. Anticipated number of employees that will be working on-site
3. Average number of daily vehicular trips to be anticipated arriving and departing the facility including employees, deliveries, and other trips that can be associated with the operation of the facility
4. Measures being taken by the license holder to ensure the property is secure and to ensure that there are no adverse impacts to proximal property owners
5. Indication that the sanitary systems have been reviewed and approved by the Torrington Area Health District
6. Parking plan

7. Lighting plan for all outdoor illumination
8. The site plan shall indicate a load zone if drop-offs and pick-ups are an integral part of the operations
9. Upon review of the application, the Commission shall be given the information regarding the facility's signage and its location

The Planning & Zoning Commission and/or Zoning Enforcement Officer shall have the right to request additional information and documentation of the applicant to support or clarify any information previously provided.

If a Special Exception to operate a cannabis establishment is granted, the information furnished in the application shall be updated within thirty (30) days of any material changes. Such update shall be filed with the ZEO and reported to the Planning & Zoning Commission.

Special Exception approval can be revoked by the Commission and/or ZEO for noncompliance with this regulation, any Town ordinance, State Law, or State Regulation.

SECTION 53 – PROCEDURES FOR SITE PLAN AND SPECIAL EXCEPTION APPLICATIONS

Special Exception Hearings

The Commission shall hold a public hearing on an application for a Special Exception. Where a Site Plan application is required with a Special Exception application it shall be submitted at the same time as the Special Exception application and both applications shall be considered at the same public hearing.

Site Plan Hearings

Where no Special Exception is required and a Site Plan is required the Commission, at its discretion, may hold a public hearing on the application for Site Plan approval.

Notice of Public Hearing

.1 Legal notice in Newspaper. A legal notice of the public hearing shall be placed in a newspaper with substantial circulation in the Town of Morris in a form and at intervals as required in the Connecticut General Statutes.

.2 Notice to Abutting Property Owners. The applicant shall mail a copy of the legal notice of the public hearing to persons who own land abutting the land that is the subject of the hearing.

The applicant's name and address, the name of the owner of the subject land as indicated on the property tax map or on the last-completed grand list as of the notice date shall be provided to the Commission by the applicant and this information shall be included in the notice to the abutting property owner's.

At or before the public hearing the applicant shall provide proof of mailing evidenced by a certificate of mailing.

For a public hearing on a Special Exception application a copy of the required written statement describing the proposed use shall be included with the mailing to the owner of record of all property(s) abutting the property on which the Special Exception use is proposed.

Commission Review - Conditions and Safeguards

In reviewing a Special Exception application, the Commission shall take into consideration the public health, safety and general welfare, and may prescribe such conditions and safeguards as are necessary to assure compliance with the requirements of these Regulations.

Additional Information

The Commission may require the submission of additional information deemed necessary to determine compliance with the standards and requirements of these regulations.

Inland Wetland Agency and Inland Wetland and Watercourse Regulations

If a Special Exception or Site Plan application involves an activity regulated by the Inland Wetland Agency, the Planning and Zoning Commission shall not render its decision on such application until the Inland Wetland Agency has submitted a report with its final decision and the Commission has given due consideration to such report.

Processing, Decision and Filing Requirements

Time Requirements Where a Public Hearing is Held on a Special Exception and/or Site Plan Application
In accord with Chap 124, 8-7d of the Connecticut General Statutes for all applications made to the Commission where a public hearing is required or otherwise held such hearing shall commence within sixty-five days after receipt of such application and shall be completed within thirty-five days after such hearing commences. Decisions on such applications shall be rendered not more than sixty-five days after completion of such hearing.

These time requirements for hearings and decisions are subject to the following extensions:

- a. The deadline for commencing and completing a public hearing and for decision may be extended by the Commission provided the applicant has consented to such extension(s) and that the total time of all such extension(s) is not more than sixty-five (65) days, and
- b. Where the decision of the Inland Wetland Agency on an inland wetland application is made within less than 35 days of the Planning and Zoning Commission's decision deadline, the Commission's decision deadline shall be automatically extended to thirty-five (35) days after the date of the Inland Wetland Agency's decision.

Time Requirements Where No Public Hearing is Held on a Site Plan Application

In accord with Chap 124, 8-7d of the CGS for a Site Plan application where no public hearing is held the Commission shall approve, modify and approve, or deny the Site Plan application within sixty five (65) days after the date of receipt of the application.

This decision deadline is subject to the following extension(s):

- a. The deadline for decision on the application may be extended by the Commission provided the applicant has consented to such extension(s) and that the total time of all such extension(s) is not more than sixty-five (65) days, or
- b. Where the decision of the Inland Wetland Agency on an inland wetland application is made within less than 35 days of the Planning and Zoning Commission's decision deadline, the Commission's decision deadline shall be automatically extended to thirty-five (35) days after the date of the Inland Wetland Agency's decision.

Simultaneous applications for Special Exception and Site Plan Review

Where an applicant submits a Special Exception and Site Plan application at the same time the two applications shall be deemed to be a single proposal. Such an application shall comply with the procedural requirements for a Special Exception and the Commission shall with one vote approve, approve with conditions, modify and approve or deny such as a single application.

Site Plan Modifications or Denial

Where only a Site Plan is required the application may be modified or denied only if it fails to comply with the requirements set forth in the Zoning Regulations.

Conditions of Approval

When the Commission grants a Special Exception application with conditions, each and all of said conditions shall be an integral part of the Commission's decision. Should any of the conditions on appeal from such decision be found to be void or of no legal effect, then the entire approval is likewise void. The applicant may re-file another application for review.

Reasons & Permits

The Commission shall state upon its records the reason for its decision. Upon approval of a Special Exception or Site Plan and prior to construction the applicant shall apply for a Zoning Permit from the Zoning Enforcement Officer.

Notice of Decision

Notice of the decision of the Commission on a Special Exception or Site Plan shall be published in a newspaper having a substantial circulation in the Town of Morris and a copy of the decision shall be sent by certified mail to the applicant within fifteen (15) days after the decision. Where such notice is not published within the fifteen-day period, the applicant for such Special Exception may publish such notice within ten (10) days after the fifteen (15) day period.

Filing Requirements and Effective Date

Special Exceptions shall become effective upon the filing of a copy thereof in the Office of the Town Clerk and the recording of a copy thereof in the land records of the Town.

The copy of the Special Exception filed in the land records shall:

- a. Contain a description of the premises
- b. Specify the nature of the Special Exception
- c. State the regulation under which the Special Exception is issued
- d. State the names of all owners of record of the premises

The applicant or record owner shall be responsible for filing and recording the Special Exception and shall pay all filing and recording fees.

Time to Complete Project

Except as otherwise provided for in the Connecticut General Statutes (CGS), all work in connection with any site plan shall be completed within five years following the date of approval of such plan.

The Commission may grant one or more extensions of the time to complete all or part of the work in connection with such site plan, provided that the total time for completion shall not exceed ten years from the date such site plan was approved.

The Commission may condition the approval of an extension on a determination of the adequacy of the amount of the bond or other surety furnished subject to the requirements of these Regulations. The resolution of approval of a site plan shall state the date on which such approval expires. Failure to complete all work within the period of approval, including extension[s], shall result in an automatic expiration of the approval of such site plan.

Post Bond

The Commission may require a bond provided the provisions for posting and release of such bond are in accord with the provisions of the Connecticut General Statutes, as revised.

The Commission may require, as a condition of approval, that the applicant post a bond with surety satisfactory to the Commission in order to assure conformance with physical improvements (excluding buildings) shown on the approved site plan. An itemized estimate of the cost of the specific improvements shall be prepared by the applicant and shall be submitted to the Commission. The Commission may request its staff, consulting engineer or planner for review and approval.

The bond may be in the form of cash, a certified check payable to the Town of Morris, a savings passbook with a signed withdrawal slip for a joint account in the name of the Town and the applicant or in such other form acceptable to the Commission. A surety bond may be approved provided it is issued by a certified Connecticut bonding company and is in a form acceptable to the Commission's attorney.

The bond shall be posted with the Town prior to the completion of such physical improvements with the exception of the bond for erosion and sediment control which shall be posted prior to onset of construction. The bond shall be for a minimum term of six (6) years.

All site work shall be completed within the period stated on the plan and in compliance with the requirement of the Connecticut General Statutes. Where a site plan is approved with development phases each such phase shall be treated as a separate site plan for the purpose of posting a bond.

Release of Bond

Upon written request of the applicant for the reduction or release of the bond, the Commission shall cause the site to be inspected by the Zoning Enforcement Officer, the Commission's consulting engineer, and/or other appropriate Town Officials to determine if all of the conditions of approval have been met and if all required site improvements have been satisfactorily completed in accordance with the approved plans.

Before release of any bond, the Commission may require the applicant to submit an "As-Built" plan, certifying that all of the required site improvements have been installed in accordance with the approved plans. Within 65 days of the date of a written request for release of a bond or portion thereof, the Commission shall act on such request. Upon finding that the work has been completed the Commission shall release such bond or portion thereof. Where the Commission determines that improvements have not been completed it shall retain such bond and provide a written explanation of the additional work required prior to such release.

SECTION 54 - FLOOD PLAIN DISTRICT

Flood Plain Overlay District:

The Flood Plain District is in addition to and overlapping one or more of the other zoning districts. For the purpose of these Regulations, the Flood Plain District shall include all land adjacent to water courses which is located within the SPECIAL FLOOD HAZARD AREA as shown on a map entitled "Federal Insurance Administration, TOWN OF MORRIS, CT (LITCHFIELD COUNTY) MAP INDEX FIA FLOOD INSURANCE RATE MAPS No. H 01-06, Dated March 30, 1981" which map is on file in the Town Clerk's office and as specified in the FLOOD INSURANCE STUDY, dated March 30, 1981. Said map and study and any amendments thereto are here declared to be a part of these Regulations.

Definition of Terms:

The words shown in CAPITAL LETTERS in this section are defined in the last subsection of this Section 54.

Flood Plain Permit Required:

In a Flood Plain District, no STRUCTURE shall be erected, expanded or structurally altered, and no land use shall be established and no fill shall be placed until the Commission has approved a plan and issued a Flood Plain Permit.

Zoning Enforcement Officer:

The Zoning Enforcement Officer (with assistance from the Building Official) shall be responsible for the administration of these Regulations. Flood Plain Permit applications will be reviewed by the Zoning Enforcement Officer to determine whether proposed building sites will be reasonably safe from flooding. In conducting this review, the Zoning Enforcement Officer may consult with the Building Official, the Town Engineer, Town Planner, or other town official with knowledge of Flood Plain Permit requirements.

Other Permits Required:

Applicants for a Flood Plain Permit shall be aware that additional Federal or State permits may also be required for a proposal for construction or use of a FLOOD HAZARD AREA. Applicants may be required to provide copies of such permits.

Requirements for a Flood Plain Permit within ZONE A:

For sites within ZONE A, the Zoning Enforcement Officer shall obtain, review and reasonably utilize any BASE FLOOD elevation data available from a Federal, State, or other source (including BASE FLOOD elevation data required in accord with Flood Hazard Protection Amendments to the Subdivision Regulations of the Town of Morris) in the administration of the elevation standards of this section. In ZONE A, where BASE FLOOD elevations are not available, the flood plain limit as shown on the FLOOD INSURANCE RATE MAP shall be used to establish an elevation.

Requirements for Flood Plain Permit within ZONE A 1-30:

For sites in Zones A 1-30, the Zoning Enforcement Officer shall require that floodway data be provided by the applicant. In these zones no NEW CONSTRUCTION, SUBSTANTIAL IMPROVEMENT, or other DEVELOPMENT (including fill) shall be permitted which will increase BASE FLOOD elevations more than one (1) foot at any point along the watercourse when all anticipated DEVELOPMENT is considered cumulatively with the proposed DEVELOPMENT.

No Flood Plain Permit shall be granted unless the applicant has submitted a plan which the Zoning Enforcement Officer determines is in compliance with the following requirements:

1. Residential: NEW CONSTRUCTION of and Substantial Improvements to STRUCTURES which are used or intended to be used for dwelling purposes, including, but not limited to hotels and motels shall meet the following requirements:
 - a. The LOWEST FLOOR (including BASEMENT) shall be elevated at least six (6) inches above the BASE FLOOD elevation.
2. Non-Residential: NEW CONSTRUCTION or Substantial Improvements to Non-Residential STRUCTURES shall meet the following requirements:
 - a. The LOWEST FLOOR (including BASEMENT) shall be elevated six (6) inches above the BASE FLOOD level or, together with attendant utility and sanitary facilities, shall be flood-proofed to six (6) inches above the BASE FLOOD elevation.
 - b. A registered professional engineer or architect shall develop and/or review structural design, plans, and specifications for the construction, and shall certify that the design includes walls substantially impermeable to the passage of water and structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy resulting from flood waters two feet above the BASE FLOOD elevation.
 - c. Once constructed, certificates which include the specific "as built" elevations (in relation to mean sea level) to which such STRUCTURES are elevated or flood-proofed shall be signed and sealed by a certified land surveyor (L.S.), submitted to the Zoning Enforcement Officer and maintained in the Town files.
3. All NEW CONSTRUCTION and Substantial Improvements shall:
 - a. Be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the STRUCTURE resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
 - b. Be constructed with materials resistant to flood damage.
 - c. Be constructed by methods and practices that minimize flood damage.
 - d. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

General Standards and Procedures:

1. STRUCTURES and improvements shall be designed to cause the least possible impediment to the flow of floodwater and debris.
2. No outdoor storage of such material shall be permitted which would tend to be floated by floodwater and cause obstruction downstream.
3. The Zoning Enforcement Officer shall notify adjacent communities and the State DEP, Inland Water Resources division prior to any alteration or relocation of a watercourse, and submit copies of such notifications to the Federal Emergency Management Agency. Regular maintenance meeting the

approval of the Zoning Enforcement Officer and the Building Official shall be performed by the permittee to assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.

Application Procedures and Requirements:

An application for a Flood Plain Permit shall be submitted to the Commission, and it shall include the following:

1. Three black and white prints of a site plan of the premises, drawn to scale and certified by a licensed land surveyor and civil engineer, showing:
 - a. The actual shape and dimension of the lot,
-- the size and location of all existing and proposed STRUCTURES and land uses.
 - b. The layout of parking and loading facilities, where applicable, and access thereto.
 - c. Existing and proposed grades and flood plain limits – elevation in relation to mean sea level of the proposed LOWEST FLOOR (including BASEMENT) of all STRUCTURES.
 - d. Elevation in relation to mean sea level to which any non-residential STRUCTURE will be flood-proofed.
 - e. Description of the extent to which any watercourse will be altered or relocated as a result of proposed DEVELOPMENT.
 - f. A statement as to whether or not the proposed alterations to an existing STRUCTURE meet the criteria of the SUBSTANTIAL IMPROVEMENT definition.

Decision:

The Commission shall approve, disapprove, or approve with modifications the proposed plans. One copy of the approved plan, with the approval noted thereon, shall be filed with the Commission and one copy shall be made available to the applicant.

Other Requirements:

1. Recreational Vehicles:

A RECREATIONAL VEHICLE as defined herein may be placed on sites within ZONE A or ZONE A 1-30, provided such vehicle shall be permitted on site for no more than 180 consecutive days and provided the vehicle is fully licensed and ready for highway use. A RECREATIONAL VEHICLE is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

2. Certificate of Zoning Compliance:

The Zoning Enforcement Officer shall determine that all requirements of the Flood Plain Permit have been complied with prior to issuing a Certificate of Zoning Compliance.

Definitions:

The words shown in CAPITAL LETTERS in this section shall be defined as follows:

BASEMENT "Basement" means any area of the building having its floor subgrade (below ground level) on all sides.

BASE FLOOD "Base Flood" means the flood having a one percent chance of being equaled or exceeded in any given year.

DEVELOPMENT "Development" means any man-made change to improved or unimproved real estate, including, but not limited to: buildings or other STRUCTURES, mining, dredging, filling, grading, paving, excavation, or drilling operations, or storage of equipment or materials.

FLOOD INSURANCE RATE MAP "Flood Insurance Rate Map" (FIRM) means an official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones. (Zones A 1-30 or numbered A Zones)

FLOOD INSURANCE STUDY "Flood Insurance Study" (FIS) means the official report from the Federal Emergency management Agency ("FEMA") which contains examination, evaluation, and determination of flood hazards and if appropriate, corresponding water surface elevations.

LOWEST FLOOR "Lowest Floor" means the lowest floor of the lowest enclosed area (including BASEMENT).

MANUFACTURED (MOBILE) HOME: "Manufactured (Mobile) Home" means a STRUCTURE, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "RECREATIONAL VEHICLE."

NEW CONSTRUCTION: "New Construction" means STRUCTURES for which the "START OF CONSTRUCTION" commenced on or after the effective date of the initial FIRM (September 30, 1981), and includes any subsequent improvement to such STRUCTURES.

RECREATIONAL VEHICLE "Recreational Vehicle" (aka a park trailer, travel trailers, and similar transportable STRUCTURES) means a vehicle which is:

1. built on a single chassis,
2. 400 square feet or less when measured at the longest horizontal projection,
3. designed to be self-propelled or permanently towable by a light duty truck, and
4. designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational camping, travel, or seasonal use.

SPECIAL FLOOD HAZARD AREA "Special Flood Hazard Area" is the land in the flood plain within a community subject to a one percent (1%) or greater chance of flooding in any given year. These areas may be designated as ZONE A or ZONE A1-A30 on the FLOOD INSURANCE RATE MAP.

START OF CONSTRUCTION "Start of Construction" includes SUBSTANTIAL IMPROVEMENT, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent

construction of a STRUCTURE on a site, or any work beyond the stage of excavation. For a SUBSTANTIAL IMPROVEMENT, the actual start of excavation, the actual start of construction means the first alteration of the building, whether or not that alteration affects the external dimension of the building.

STRUCTURE "STRUCTURE" means a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a MANUFACTURED HOME.

SUBSTANTIAL IMPROVEMENT "Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a STRUCTURE, taking place over a one (1) year period, the cost of which equals or exceeds fifty percent (50%) of the market value of the STRUCTURE using the cost approach to value method, before the START OF CONSTRUCTION of the improvement. The term includes STRUCTURES which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

1. any project for improvement of a STRUCTURE to correct an existing violation of a State or local health, sanitary, or safety code specification which has been identified by the local code enforcement official and which is the minimum necessary to assure safe living conditions, or
2. any alteration of a "historic STRUCTURE" provided that the alteration will not preclude the STRUCTURE's continued designation as a "historic STRUCTURE."

Zone A "Zone A" means the SPECIAL FLOOD HAZARD AREA shown on the FLOOD INSURANCE RATE MAP which is subject to inundation by the 100-year flood. Because detailed hydraulic analyses have not been performed, no BASE FLOOD Elevation is shown; mandatory flood insurance purchase requirements apply.

ZONES A 1-30 "Zones A 1-30" or numbered A Zones, means the special Flood Hazard Areas shown on the FLOOD INSURANCE RATE MAP which are subject to inundation by the 100-year flood determined in a FLOOD INSURANCE STUDY by detailed methods. BASE FLOOD Elevations are shown with these zones. Insurance risk level is indicated by the number. Mandatory flood insurance purchase requirements apply.

SECTION 55 -- PLANNED DEVELOPMENT DISTRICT

Purpose: The provisions of this section are designed to permit modification of the strict application of the plan and standards of these Regulations for the following purposes:

1. To permit tracts of land of considerable size to be developed and designed as harmonious units consistent with the character of the Town and the neighborhood, the purposes of these Regulations, and any Plan of Development which may have been adopted by the Commission;
2. To permit the establishment of uses by Special Exception that are not permitted under these Regulations but which would be beneficial to and consistent with the orderly development of the Town and the neighborhood; and/or
3. To permit the design and construction of buildings, other structures and facilities that by virtue of their location, orientation, texture, materials, landscaping and other features that would be consistent with the character of the Town and the neighborhood and would show unusual design merit.

Application: Application for approval of a Planned Development District for one or more of the purposes set forth herein shall be submitted in writing to the Commission and shall be accompanied by the following:

1. Statement: A written Statement specifying in detail the particular provisions of these Regulations which are proposed to be modified and setting forth any additional standards which are proposed concerning the use of land, buildings, and other structures and the location and bulk of buildings and other structures; ten (10) copies shall be submitted.
2. General Plans: A General Plan of the proposed development including site plans, architectural plans, and other drawings as relevant, in sufficient detail to show the general nature of the Planned Development District; four (4) copies shall be submitted.
3. A stormwater management plan designed in accordance with the requirements of the Town of Morris Low Impact Sustainable Development Design Manual.
4. An application pertaining to the purposes set forth herein shall be located on a lot of land ten (10) acres or more and shall conform to the procedures, standards, and conditions of paragraph 4; Planned Development Districts. The minimum land area requirement of ten (10) acres may be reduced to a minimum of eight (8) acres where a PDD is proposed on a lot that is contiguous to an existing Commercial CA District or Commercial CB District and has direct and safe access to a State highway.
5. Planned Development Districts: Application for a Planned Development District shall be submitted to the Commission and shall be accompanied by an application fee sufficient to cover the cost of publication of all required legal notices and all professional services required to review the application. In acting on any application, the Commission shall conform to the following procedure:
 - a. The Commission shall hold a public hearing on the application and follow all the same procedures required for amendment of these Regulations and the Zoning Map. After the public hearing, the Commission may approve the application if it finds that one or more of the purposes specified herein will be accomplished and that the proposed development is consistent with the comprehensive plan and with any Plan of Development for the area.

- b. If the application is approved, the Commission shall give notice of such approval in the same manner as required for amendment of these Regulations. Upon approval and notice by the Commission, the Planned Development District shall be considered established and these Regulations and the Zoning Map shall be considered to be amended.
- c. The Planned Development District shall be shown on the Zoning Map and the Regulations relating to the District shall be incorporated into the Zoning Regulations with a reference to the records of the Commission where the approved standards are cited.
- d. All uses in a Planned Development District shall be subject to an application for a Special Exception. Approval of the Planned Development District shall authorize the submission of a Special Exception application and plans setting forth in detail the specifics of the proposed development and showing any modifications specified by the Commission.

Time Limit: Any development authorized by the Commission hereunder shall be established and any construction authorized hereby shall be completed within a period of three years after approval of the Planned Development District is given. The Commission may extend this time period for one year periods for good cause shown.

ARTICLE VI

TOWNWIDE REQUIREMENTS

SECTION 61 -- PARKING AND LOADING

SECTION 62 -- SIGNS

SECTION 63 -- EXCAVATION AND GRADING

SECTION 64 -- TRAILERS

SECTION 65 -- ALCOHOLIC BEVERAGES

SECTION 66 -- PUBLIC GARAGES AND SERVICE STATIONS

SECTION 67 -- OUTDOOR ILLUMINATION & DARK SKY PRINCIPLES

SECTION 68 -- AGRICULTURE & AGRI-TOURISM

SECTION 61 -- PARKING AND LOADING

General: Parking spaces and loading spaces shall be provided off the street for any use of land, buildings, or other structures, in accordance with the standards and requirements hereinafter specified.

Off-street parking and loading spaces required by this Section shall be permanently maintained and made available for occupancy in connection with and for the full duration of the use of the land, buildings, and other structures for which such spaces are herein required.

1. Existing Uses: If any existing use (conforming or non-conforming) of land, building, or other structure is changed to a use requiring additional off-street parking and loading spaces as required in this Section, the additional spaces shall be provided for the proposed use in accordance with the standards hereinafter specified.

Dimensions: For the purpose of this Section, one (1) parking space shall constitute an area with such shape, vertical clearance, access and slope as to accommodate one (1) automobile having a usable length of twenty (20) feet and an usable width of nine (9) feet containing a minimum area of 180 square feet; one (1) loading space shall constitute an area twelve (12) feet in width and fifty (50) feet in length with a vertical clearance of fifteen (15) feet with such shape, access, and slope as to accommodate one (1) truck having an overall length of thirty (30) feet.

Parking Angle (degrees)	30	45	60	90
Curb Length	18.0'	12.7'	10.4'	9.0'
Stall Depth	16.8'	19.1'	20.1'	18.0'
Vehicle aisle width – Two-way circulation	24.0'	24.0'	24.0'	24.0'
Vehicle aisle width – One-way circulation	12.0'	13.0'	16.0'	22.0'

Parking Spaces: Off-street parking spaces shall be provided in such number and location specified as follows:

1. Dwellings (and rented rooms): two (2) spaces for each family or dwelling unit plus one (1) space for each bed in the rented room for tourists or roomers, and located on the same lot with the dwelling.
2. Auditorium (churches, places of worship, theaters, assembly halls or stadiums): one (1) space for each five (5) seats, and located on a lot not more than 300 feet in a direct line from the building; if the building is located in a Residence District, such parking spaces shall be located on the same lot with the building.
3. Undertaker: one (1) space for each five (5) seats, and located on the same lot with the building.
4. Stores and Offices (retail stores, business and professional offices, post offices, financial institutions and medical and dental clinics): one (1) space for each 150 square feet of upper floor area, and located on a lot not more than 300 feet in a direct line from the building.
5. Restaurants (and other establishments serving food or beverages): one (1) space for each fifty (50) square feet of patron floor area, and located on the same lot with the building.

6. Bowling Alleys: four (4) spaces for each alley, and located on the same lot with the building.
7. Hospitals and Motels (and hotels, convalescent homes and sanitariums): one (1) space for each bed for patients or guests plus one (1) space for each three (3) employees, and located on the same lot with the building.
8. Service Stations (and automobile repair garages): ten (10) spaces, and located on the same lot with the building.
9. Commercial and Industrial (including warehouses, wholesale businesses, trucking terminals, research laboratories and establishments for the manufacture, processing, or assembling of goods): one (1) space for each 1.5 employees during the largest daily work shift period, and located on a lot not more than 500 feet in a direct line from the building.
10. Other Uses: sufficient off-street parking spaces, as approved by resolution of the Commission shall be provided in connection with any use not specified in Paragraphs 1 through 9 to accommodate the vehicles of all persons occupying the premises so that the purpose and intent of this Section is maintained.

Multiple Uses: Where separate parts of a building are used for purposes for which there are different numbers of parking spaces required in the preceding paragraph entitled "Parking Spaces," the number of spaces required shall be determined by adding the number of spaces required for each separate use.

Joint Use of Parking Space: The owners of two or more separate adjoining premises may establish a joint parking area to provide the total number of required parking spaces.

Loading Space: Each building or structure other than a dwelling, having a gross floor area in excess of 4,000 square feet, shall be provided with one (1) off-street loading space on the same lot with the building for each 40,000 square feet of gross floor area or fraction thereof, excluding basements.

Standards: All off-street parking and loading spaces shall be designed and constructed in accordance with the following standards:

1. Design: Except for parking spaces provided in connection with a dwelling, each parking space shall be provided with adequate area for approach, turning, and exit of an automobile having an overall length of twenty (20) feet without need to use any part of a public street right-of-way.

Points of entrance and exit for driveways onto the street shall be located to minimize hazards to pedestrian and vehicular traffic in the street. No off-street loading space and no truck loading bay, ramp, or dock shall be designed or arranged in a manner that trucks must use any part of a public street right-of-way for maneuvering, or for loading and unloading.

2. Construction: All off-street parking and loading spaces shall be suitably improved, graded, stabilized and maintained so as to cause no nuisance or danger from dust or from storm water flow onto any public street. Except for necessary driveway entrances, and except for parking spaces provided in connection with a dwelling, all off-street parking and loading spaces located within ten (10) feet of any public street right-of-way shall be separated from such right-of-way by a curb, a fence, or wall, or an embankment in such a manner that cars will not overhang the right-of-way.

3. Landscaping: Any parking area accommodating thirty (30) or more cars in connection with a use of land, buildings or other structures, for which approval of a Site Plan or Special Exception is required under these Regulations shall be provided with not less than one (1) tree, for each ten (10) cars in the parking area, and suitably located in landscaped islands within or border strips adjacent to the parking area so as to enhance the appearance of the premises. Trees shall be of a species approved by the Commission, suitably planted and maintained, and not less than two (2) inches caliper and ten (10) feet in height.

SECTION 62 -- SIGNS

General: Unless otherwise provided in this Section, no sign shall be established, constructed, reconstructed, enlarged, extended, moved, or structurally altered until a Zoning Permit has been approved by VOTE of the Commission. It is the purpose and intent of this Section to accommodate the establishment of signs necessary for identification, direction, and reasonable commercial promotion while avoiding signs of a character, as well as proliferation and extension of signs, that would be detrimental to the public health and safety, property values, and the appearance and beauty of the community.

All signs shall conform to the provisions hereinafter specified and to any additional conditions or limitations that may be imposed by the Commission in connection with the approval of a Site Plan or Special Exception.

Definition: The term "sign" shall include every sign, billboard, illustration, insignia, lettering, picture, display, banner, pennant, flag, or other device, however made, displayed, painted, supported, or attached, intended for use for the purpose of advertisement, identification, publicity or notice, when visible from any street or from any lot other than the lot on which the sign is located and is either (1) located out-of-doors or (2) located indoors and intended to be viewed from outside the building.

The term "sign," however, shall not include any flag, pennant, or insignia of any governmental unit or non-profit organization, any traffic or directional sign located within the right-of-way of a street when authorized by the Town of Morris or State of Connecticut nor any illustrations, insignia or lettering which are an integral and permanent part of the architecture of a building approved under a Site Plan or Special Exception.

The term "temporary roadside signage"- a sign assembly of 1 or 2 sides where each side does not exceed a maximum width at any point of 24 inches measured horizontally, and a maximum height at any point of 36 inches measured vertically from grade.

Standards -- All Districts: Signs in all Districts shall conform to the following standards:

1. Purpose: All signs, except as hereinafter provided, shall advertise, identify, or give publicity or notice only with respect to use of land, buildings or structures on the lot where the sign is located. When such use shall have been discontinued for a continuous period of twelve (12) months, all signs pertaining thereto shall be removed or otherwise eliminated.
 - a. Exception: Notwithstanding the provisions of Paragraph 1, above, an existing commercial enterprise may establish two (2) directional signs on another lot or lots, provided that such directional signs are no longer than 36 inches nor wider than eight (8) inches, are painted in black letters on white background, are located in a Commercial or Industrial District or Planned Development District and are not located within the right-of-way of any street.
2. Location: No sign shall be located within or hang over the right-of-way of any street, except that a sign attached to the wall of a building may project fifteen (15) inches into such right-of-way, provided that such projection does not occur within ten (10) feet vertical clearance of the ground.
3. Projecting and Hanging Signs: No sign shall project over or hang over any sidewalk, driveway, walkway, roadway or accessway, except that signs attached to the wall of a building may thus

project not more than fifteen (15) inches there from, provided that such projection does not occur within ten (10) feet vertical clearance of the ground.

4. Obstructions: No signs shall be located or maintained so as to be a hazard to traffic or pedestrians, to obstruct any door, window, ventilation system or fire escape or exit, or to cause any other hazard to the public health or safety.
5. Light and Motion: No flashing signs and no revolving, waving or other moving signs are permitted. Internally illuminated signs shall not be permitted. External lighting associated with sign illumination shall be downward facing.
EXEMPTION: Digital Media Signage or Displays where associated with Municipal and Public Safety Buildings.

Standards -- Residence Districts: In addition to the standards specified in under "Standards -- All Districts," all signs in Residential Districts shall conform to the following standards:

1. Purpose: The following signs are permitted, and no other:
 - a. On any lot, one (1) identification sign not exceeding three (3) square feet in area, giving only the name of the premises and/or of the occupant, or where announcing a permitted home occupation or professional office on the premises.
 - b. On a lot where the premises are for sale or for rent, three (3) real estate signs not exceeding twelve (12) square feet in area (total all signs) and not referring to any other premises.
 - c. On a tract of land for which a subdivision map has been approved by the Commission, one (1) real estate sign not exceeding 20 square feet in area for a period of one (1) year, subject to renewal annually and only during the development of the tract.
 - d. Building contractors' and designers' signs pertaining to the buildings under construction; the total area of such signs shall not exceed 32 square feet, and such sign shall be removed within 30 days after completion of the project.
 - e. Private warning and traffic signs, with no advertising thereon, each not exceeding two (2) square feet in area.

No Zoning Permit and No Certificate of Zoning Compliance are required for signs permitted under Subparagraphs 1.a, 1.b, 1.e of section "Standards -- Residential Districts."

2. Location and Height:

- a. Signs permitted under Paragraph 1.c and 1.d of Section "Standards -- Residential Districts" shall not extend within less than ten (10) feet of any property line or street line; other signs may extend to the property line or street line.
- b. Signs attached to buildings may project into the area required for setback provided that the sign does not project more than fifteen (15) inches from the wall of the building.
- c. No sign attached to the ground shall exceed a height of ten (10) feet.