

Revised to December 1, 2017

BOLTON PLANNING & ZONING COMMISSION

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PREFACE

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

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

1. Land Records

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

2. Subdivision Regulations

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

3. Sanitation Certificate

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

4. Driveways

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

5. Building Permit

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

6. Certificate of Occupancy

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

7. Non-Accepted Roads

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

ZONING REGULATIONS OF THE TOWN OF BOLTON, CONNECTICUT

REVISED AS OF SEPTEMBER 1, 1960

AMENDED:

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

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

AUGUST 19, 2009	SECTION 2 - DEFINITIONS - ADD NEW DEFINITION: <u>SPECIAL FEATURES</u>
SEPTEMBER 9, 2009	SECTION 3A-21-COORDINATION WITH AQUIFER PROTECTION PERMITS
JUNE 23, 2010	SECTION 3B-3e - MORATORIUM ON ACCEPTANCE OF APPLICATIONS UNDER SECTION 3B-3
AUGUST 18, 2010	DIGITAL ZONING MAP
OCTOBER 13, 2010	SECTION 3A-3c - NONCONFORMING USES
OCTOBER 13, 2010	SECTION 3A-8 - ISSUANCE OF ZONING PERMITS AND BUILDING PERMITS
OCTOBER 13, 2010	SECTION 3A-21 - MINOR MODIFICATIONS
OCTOBER 13, 2010	SECTION 3A-22 - CHANGE OF USE
FEBRUARY 9, 2011	SECTIONS 2, 3BS, 3B6 - TEMPORARY & SEASONAL USES
MARCH 9, 2011	SECTION 6D, 8C, 9F - TEMPORARY MORATORIUM - ROUTE 44 ZONING
APRIL 20, 2011	SECTION 3B3.c.1.c - SIGNS - FARM STANDS
APRIL 20, 2011	SECTION 2 - DEFINITIONS (SIGNAGE)
APRIL 20, 2011	SECTION 5F, 5G - PROHIBITED USES (SIGNAGE)
APRIL 20, 2011	SECTION 6B, 8A, 8B, 9C - SIGNAGE
APRIL 20, 2011	SECTION 10E.6 - FREESTANDING SIGN
APRIL 20, 2011	SECTION 18 - SIGNAGE
APRIL 20, 2011	SECTION 19 - CHANGE SECTION 18, ZBA TO 19
APRIL 20, 2011	SECTION 20 - CHANGE SECT. 19, SEVERABILITY, TO 20
APRIL 20, 2011	SECTION 21 - CHANGE SECTION 20, EFFECTIVE DATE, TO 21
JANUARY 13, 2012	SECTION 6D, 8C, AND 9F, EXTENDING A MORATORIUM ON DEVELOPMENT ALONG ROUTE 44
MAY 13, 2012	ADD SECTIONS 2 AND 8 LIGHT MANUFACTURING IN NB ZONE
JUNE 25, 2012	SECTION 2 - DEFINITIONS: AFFORDABLE HOUSING; AQUIFER; BEST MANAGEMENT PRACTICE; DUPLEX; DWELLING, MULTIPLE OR MULTIFAMILY; DWELLING, TOWNHOUSE; FAÇADE, GROUND FLOOR; GOVERNMENT AGENCY FACILITY; GROUNDWATER RECHARGE, INFILTRATION; LOW IMPACT DEVELOPMENT; MIXED USE; PERVIOUS; PUBLIC; TOWNHOUSE; UNIFIED VILLAGE-STYLE DEVELOPMENT
JUNE 25, 2012	SECTION 3A.8c.10 RE: LID
JUNE 25, 2012	SECTION 3A-20.D.15 RE: DESIGN GUIDELINES
JUNE 25, 2012	SECTION 4 - ADD RURAL MIXED USE ZONE (RMUZ) AND GATEWAY MIXED USE INDUSTRIAL ZONE (RMUIZ)
JUNE 25, 2012	SECTION 6A.7 - ADDED "HOUSES OF WORSHIP" IN LIEU OF "CHURCHES"
JUNE 25, 2012	SECTION 6A.17 - ADDED REQUIREMENT FOR ARCHITECTURAL AND SITE DESIGN GUIDELINES
JUNE 25, 2012	DELETE SECTION 6D, ROUTE 44 MORATORIUM

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

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

The Zoning Regulations of the Town of Bolton

adopted August 1, 1951

General Revisions May 12, 1954

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

SECTION 1 - PURPOSE

The purpose of these Regulations is to promote the general welfare of the Town of Bolton; to protect the health of its inhabitants; to encourage the most appropriate use of the land within the Town; to provide for an adequate supply of light and air and reduce the hazard from fire by regulating the location, use, and height of buildings and the area of open spaces about them.

The Zoning Regulations as herein set forth are approved, established and adopted. No building or land shall be used and no building shall be erected, altered, enlarged, moved or rebuilt except in conformity with the regulations herein prescribed for the zone in which such land or building is located.