

Section 3.0 USES

3.1 Table of Uses

Table 1 of this section is part of these regulations. Land and structures shall be used for one or more of the uses specified in Table 1.

Any use not specified is prohibited.

The symbols in Table 1 mean the following:

p -	use permitted;
e -	use permitted by special exception;
p/e -	use permitted by either special exception and site plan or site plan only depending on conditions specified in Addendum: Wireless Communication Facilities;
p/z-	use permitted with zone change and site plan dependent on specific site location criteria specified in Section 4.16
blank -	use not permitted.

The uses in Table 1 are classified according to a code in the first column. There are twenty one major use classifications - e.g. 9.0 Parking & Storage. These classifications are also used in Section 5.13 to indicate the number of required parking spaces.

(Downtown District Zone - effective 12-16-10)

(Seasonal Outdoor Sidewalk Dining – effective 6-14-11)

(Add B&B to R-10s – effective 2-11-12)

(Amend 4.16 Alternate Incarceration, Medical Marijuana Dispensary Overlay Zone (AM Zone) – effective 4-2-13)

(Add 3.16 Service & Sale of boats, boats accessories & engines – 11-3-12)

(Add 1.26 Single Family Use, 2nd and 3rd floors, “p” in LB zone – effective 3-7-13)

(Amend 9.31 Warehouse providing Interior Access..... “e” in the Industrial zone – effective 3-7-13)

(Add 1.59 Artist Live/Work, use shall be limited to the incidental sale of products permitted under this section which are created entirely on the premises. – effective 1-23-15)

(Add 5.2.4.1 Farm Brewery, effective 9-22-16)

(Amend 4.77 from “e” in LB zone to “p” and “p” in DD zone – effective 12-17-20)

(Rename category 3.00 to 3.01, add heading “Retail Uses) – effective 12-17-20)

(Add new use category 19.01 Small Scale Manufacturing – effective 12-17-20)

Uses														
		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
1.00 Residential Uses														
1.10	Single Family, Detached	p	p	p	p	p	p	p	p	p	e	e		
1.15	Affordable Housing, Single Family Detached		e	e	e	e	e	e	e	e	e	e		
1.20	Two Family				p	p		p		p	e	e		
1.25	Primary Residence plus Accessory Apartment		p	p	p	p	e	p	e	p	e	e		
1.26	Single Family Use, 2 nd and 3 rd floors										p			
1.27	Three Family Residence									e	e	e		
1.30	Multi-Family Residence			e	e	e		e		e	e	e		
1.31	Dwelling Units and Dormitory Use for Educational programs, 2 nd and 3 rd floors											p		
1.35	Active Adult Housing					e								
1.39	Affordable Housing, Multi-Family Residence		e	e	e	e		e		e	e	e		
1.40	Nursing Homes		e	e	e	e	e	e	e	e	e	e		
1.50	Congregate Care Facilities		e	e	e	e	e	e	e	e	e	e		
1.55	Elderly Retirement Housing & Assisted Living Facility		e	e	e	e		e		e	e			
1.59	Artist Live/Work, use shall be limited to the incidental sale of products permitted under this section which are created entirely on the premises.	e	e	e	e	e	e	e	e	e				
1.60 Boarding Houses														
1.65	with less than 3 boarders		e	e	e	e		e		e	e	e		
1.66	with more than 2 and less than 15 boarders		e	e	e	e		e		e	e	e		
1.67	with 15 or more boarders										e	e		

Uses	R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
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1.80 Care Facilities													
1.83	Group Care Facility with 7 to 12 Residents	e	e	e	e	e	e	e	e	e			
1.84	Group Care Facility with more than 12 residents		e	e	e	e		e		e	e	e	
1.85	Family Care Facility	e	e	e	e	e	e	e	e	e	e	e	
1.90	Mobile Home Park & Recreational Vehicle Park		e	e	e			e		e			
2.00	Educational, Cultural, Religious, Child Care, Philanthropic, Social & Fraternal Uses		e	e	e	e	e	e	e	e	e	p	e
2.05	Elementary & Secondary Schools		e	e	e	e	e	e	e	e	e	p	e
2.08	Trade & Vocational Schools		e	e	e	e	e	e	e	e	e	p	e
2.09	Colleges & Universities: Including dormitories, athletics fields & offices		e	e	e	e	e	e	e	e	e	p	e
2.10	Churches, Synagogues & Other Places of Worship including associated residential units for religious personnel & other associated buildings		e	e	e	e	e	e	e	e	e	e	e
2.15	Libraries & Museums		e	e	e	e	e	e	e	e	e	p	
2.20	Social & Fraternal Clubs, Union Halls		e	e	e	e	e	e	e	e	e	p	
2.30	Child Day Care Center		e	e	e	e	e	e	e	e	e	e	e
2.40	Group Day Care Homes		e	e	e	e	e	e	e	e	e	e	e
2.50	Family Day Care Home	p	p	p	p	p	p	p	p	p			
2.60	Hospitals		e	e	e	e	e	e	e	e	e	p	

Uses														
		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
2.70	Adult Day Care		e	e	e	e		e		e	p	p	e	e
3.00	Retail Uses													
3.01	Sales & Rental of Goods, Merchandise or Equipment - No storage or display of goods outside of fully enclosed building										p	p		
3.05	Sales of Building & Earthen Materials including but not limited to the outside storage and/or display of lumber, piping, dimension stone, bricks, masonry, aggregate and other building materials										e		e	
3.10	Retail Stores										p	p		
3.12	Retail stores with Drive Through Windows										p	p		
3.15	Bakeries - Retail										p	p		
3.16	Service & Sales of Boats, boat accessories & engines										p		e	
4.00	Personal Services													
4.10	Banks										p	p		
4.15	Banks with Drive-In Windows										p	p		
4.20	Funeral Home										p	p		
4.30	Beauty Parlor										p	p		
4.40	Dry Cleaners										p	p		
4.50	Barber Shops										p	p		
4.60	Gymnasiums & Physical Fitness Centers										p	p		
4.70	Tailor Shops										p	p		
4.75	Pawnbroker										e			

Uses		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
4.76	Check Cashing Facility										e			
4.77	Tattoo parlor/ Body piercing studio										p	p		
4.80	Shoe Repair Shops										p	p		
4.90	Hotels and Motels										p	p		
4.95	Bed and Breakfast (2/11/12)		e	e	e		e		e	e	p	p		
4.99	Other Personal Services										p	p		
5.00	Professional Offices - Operations Designed to Attract and Serve Customers and Clients on the Premises													
5.10	Attorneys									e	p	p	p	p
5.20	Physicians									e	p	p	p	p
5.30	Nurse Practitioners									e	p	p	p	p
5.40	Insurance Agents									e	p	p	p	p
5.50	Stock Brokers									e	p	p	p	p
5.60	Real Estate Agents									e	p	p	p	p
5.70	Accountants									e	p	p	p	p
5.80	Other Offices									e	p	p	p	p
5.90	Radio & TV Stations										p	p		
6.00	Recreation, Amusement & Entertainment													
6.10	Activity Conducted entirely within a Building										p	p		

Uses		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
6.15	Bowling Alleys, Skating Rinks, Indoor Tennis, Squash & Racquetball Courts, Billiard and Pool Halls										p	p		
6.18	Theaters for Movies & Plays										p	p		
6.20	Activity Conducted Primarily Outside Enclosed Building										p			
6.22	Golf and Country Clubs		e	e	e	e		e			p			
6.24	Tennis and Swim Clubs		e	e	e	e		e			p			
6.26	Golf Driving Ranges, Miniature Golf Courses, Skateboard Parks, Water Slides & Similar Uses										p			
6.27	Golf Courses		e	e	e	e		e			p			
6.28	Automobile & Motorcycle Racing Tracks		e											
6.29	Drive-in Movie Theaters											p		
6.99	Other Outdoor Activities	e	e	e	e	e	e	e	e	e	e	e	e	
7.00	Restaurants, Bars & Night Clubs													
7.10	No substantial carry-out or delivery service; no drive-in service; no service or consumption outside fully enclosed structure										p	p		
7.20	No substantial carry-out or delivery service; no drive-in service; service & consumption allowed outside fully enclosed structure										p	p		

Uses														
		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
7.30	Carry-out & delivery service allowed, consumption outside fully enclosed structure allowed										p	p		
7.40	Carry out & delivery service, drive-in service, service or consumption outside fully enclosed structure										p	e		
7.50	Restaurants, including taverns & other places licensed to sell alcoholic beverages										p	p		
7.6	Seasonal Outdoor Sidewalk Dining (See supplemental regulations Section 5.18)										p	p		
8.00 Automobile Establishments														
8.10	Motor Vehicle Sales or Rental; Mobile Home Sales or Rental										p		p	
8.20	Service & Sales with Installation of Motor Vehicle Parts or Accessories (e.g. tires, mufflers, etc.)										p	p	p	
8.30	Motor Vehicle Repair or Service										p	p	p	
8.40	Sales of Gasoline										e	e		
8.50	Car Wash										p	e		
8.60	Motor Vehicle Painting & Body Work										e		e	
9.00 Parking & Storage														
9.10	Automobile Garages or Parking Lot which is the Principle use on the Lot									e	p	p		

Uses		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
9.20	Warehouses Where All Storage is within a Completely Enclosed Structure; excluding self storage units										e		p	p
9.30	Warehouse Where Storage is Inside or Outside a Completely Enclosed Structure, excluding self storage units												p	p
9.31	Warehouse providing Interior Access to Self-Storage Units which are completely enclosed in a building existing on or before 8/2/99 and which has been converted to such use											e	e	
9.32	Self Storage Warehouse Units										e		e	
9.40	Parking of Vehicles or Storage of Equipment Outside Enclosed Structure where Parking or Storage is more than a minor or incidental use of the lot. (e.g. Storage of Construction Equipment)										p	e	p	p
10.00 Services & Business Related to Animals														
10.10	Veterinarian		e	e	e						p			
10.20	Kennel		e	e							p			
10.30	Public Stables	e	e	e	e									
11.00	Junk Yards, Scrap Materials Salvage Yards, Recycling Centers & Automobile Graveyards												e	
12.00 Agricultural Operations														
12.10	Farms	p	p	p	p	e	e	p	e	e	p		p	p
12.15	Farm Brewery		p	p	p						p			

Uses														
		R-WP	R-60	R-40	R-25	R-15	R-15s	R10	R10s	R6	LB	DD	I	IP
12.20	Farmer's Roadside Stand		e	e	e	e		e			p			
12.30	Commercial Greenhouses		e	e							p			
13.00	Excavating, Mining & Quarrying		e	e							e		e	e
14.00	Cemetery & Crematorium	e	e	e	e	e	e	e	e	e	e	e	e	e
15.00	Off Premise Signs											e	p	e
16.00	Bus Station & Train Station										p	e	p	
17.00	Towers, Antennas & Related Structures	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e	p/e
18.00	Building & Uses of the City of Torrington	e	e	e	e	e	e	e	e	e	p	p	e	e
19.00	Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning or Assembling of Goods, Merchandise or Equipment												p	p
19.01	Small Scale Manufacturing										p	p	p	p
19.05	Print Shops, Sign Painters, Photocopying Centers, Newspaper Production										p	p	p	p
20.00	Utility Companies & Energy Production	e	e	e	e	e	e	e	e	e	e	e	e	e
21.00	Temporary Outdoor Uses - Carnivals, Fairs, Auctions		e	e	e	e	e	e	e	e	p	p		
22.00	Section 4.16 AM Zone													
22.01	Alternate Incarceration Facilities										p/z		p/z	p/z
22.02	Medical Marijuana Dispensary licensed by the State of CT										p/z		p/z	p/z

SECTION 3