

# CITY OF TORRINGTON



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To: Planning & Zoning Commission  
From: Martin J. Connor, AICP, City Planner  
Date: November 16, 2020  
Subject: Proposed Zoning Regulation Revisions

Here are some Zoning Text Amendments for your consideration:

1. Allow Tattoo parlor/body piercing studios as a permitted use in the LB – Local Business and DD – Downtown District Zones. Currently they are allowed by Special Exception in the LB Zone and are not allowed in the DD Zone. Change Table of uses Section 3.1 Subsection 4.77 from “e” in LB Zone to “p” and from blank to “p” under DD Zone.
2. Replace “Torrington Area Health District” in Section 7.1.2 G of the Zoning Regulations with Connecticut Department of Energy & Environment (CT DEEP). G. Noise - Noise levels are regulated by the ~~Torrington Area Health District~~ Connecticut Department of Energy & Environment. A violation of the ~~Torrington Area Health District~~ CT DEEP regulations regarding noise shall also be a violation of these regulations.
3. Remove from Definitions Section 2.2 Specific Terms - “Package Store - a building where packaged alcoholic liquors are sold at retail for consumption off premises under a valid package store permit issued by the State of Connecticut.” Explanation: we removed many years ago the separating distance requirement and currently regulate a package store the same as any retail store. The State of CT Liquor Control Commission regulates the number of package stores allowed based on the City or Town’s population.
4. At the suggestion of a local landscape gardener add the following to Section 5.11 Landscaping, Subsection 5.11.2 A General Requirements, “Prior to backfilling any islands requiring trees, any gravel or material used in the construction of the parking areas shall be removed by the site contractor. Any areas to be planted with shrubs &/or perennials shall have any unsuitable material removed, by the site contractor, to a minimum depth of 18” (eighteen inches) & replaced with topsoil by the site contractor.”
5. In the Table of uses Section 3.1, add heading “Section 3.00 Retail Uses.” This heading from the chart is needed. Renumber category 3.00 Sales & Rental of Goods, Merchandise or equipment, no storage or display outside of fully enclosed building renumbered to “3.01.”
6. In Definitions Section 2.2 Specific Terms - Lot Line Front – the lot line separating the lot from a street. Add sentence, “*See Section 5.7.5 for Flag Lots.*” This provides further clarification for Flag Lot situations.

7. Add a new Definition in Section 2.2 Specific Terms – Small Scale Manufacturing and a new use category Section 3.1 Subsection 19.01 Small Scale Manufacturing as a permitted use in the DD, LB, I & IP Zones.

**Small Scale Manufacturing:** An establishment where shared or individual tools, equipment, or machinery are used to make or grow products on a small scale, including the design, production, processing, printing, assembly, treatment, testing, repair and packaging, as well as any incidental storage, retail or wholesale sales and distribution of such products. These small scale producers or maker businesses include businesses producing goods in textile, hardware, wood, metal, 3D printing, and food. This also includes hardware prototyping, consumer product design and prototyping, breweries and distilleries and local food production and packaging.

Rational: Small-scale manufacturing has emerged as a powerful way to tie opportunity to place, and can fill a key missing piece in our downtown and community development efforts. Data suggests that this form of manufacturing is rapidly growing along commercial districts across the country, expanding and diversifying the employment and retail opportunities found in our districts, as well as offering businesses a competitive advantage over online, national chain and big box competitors. The causes are two-fold: Technologies like 3-D printing, high speed sewing equipment and food processors at scale are shrinking the building needs and cost of entry into traditional manufacturing. This is combined with rapidly changing consumer preferences that are tired of homogenous products that can essentially be purchased anywhere. Today's consumers are looking for products with a story, made locally and appealing to their unique individualism. As a result, from micro brewers to apparel and bike manufacturers, many more people are beginning to blend retail, manufacturing and wholesaling opportunities at a much smaller scale, leading to growing tourism, diversified employment, and well-paid job opportunities for local communities.

Assistant City Planner Jeremy Leifert suggests that the Commission look at our Farming Regulations. Here are his thoughts:

*Farming regulations – in keeping with the general purpose of the “Right-to-farm” ordinance adopted in 2013, I had 2 issues to look at:*

*We should take a look at expanding or loosening our regulations on farmstands to be able to allow them in more areas under certain standards or by site plan/zoning permit in some areas currently requiring special exception*

*A possible look at allowing small farm animals (chickens, ducks, small livestock such as goats, sheep) in a limited number on a subset of properties under 3 acres. My initial thoughts were lots of at least 40,000 square feet, and only in larger residential zoning (R-WP, R60, R40, R25, maybe R15 and R15s), and put a top limit on numbers of animals. Just my first thoughts. I'm thinking mostly of the 4H kids or similar that are away from the smaller lots in downtown that may not have 3 acres to work with, but may have large enough lots to have a few animals.*