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5/12/2026

Proposed Changes – Compliance with Public Act 25-01

Add to Section 2.2:

Summary Review - means able to be approved in accordance with CT Public Act 25-01 and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with Sections §7.3 and §7.4 of the Town of Wallingford Zoning regulations and that public health and safety will not be substantially impacted

Deletion of the entirety of *Section 6.22 – Multi-Family Conversions* and *§4.7 Downtown Apartment Overlay District* as Section §6.38 covers all parts of these sections and allows for the same uses

~~§4.7 DOWNTOWN APARTMENT (DA) DISTRICT 6/18/89~~

- ~~A. Purpose - An overlay district to permit and encourage multi-family dwelling units (11/17/07) in existing and new buildings within designated areas of the Downtown;~~
- ~~B. The following uses are permitted subject to approval of a Special Permit in accordance with §7.5:~~
- ~~1. Residential dwelling units in new or existing buildings provided that:~~
 - ~~a. Each lot shall contain a minimum of twenty-five, thousand (25,000)-square feet.~~
 - ~~b. Minimum lot area per dwelling shall be based upon the following:~~

Units/Acre

Units of 1 room	35
Units of 2 rooms	30



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- _____ Units of 3 rooms — 20
- _____ Units of 4 rooms — 15
- _____ Units of 5 or more — 10
- _____ rooms — 11/2/87
- _____ c. The required floor area per dwelling unit shall be:

	Minimum Floor
Unit	Area (Sq. Ft.)
_____ 1 room	300
_____ 3 rooms (1 bedroom)	500
_____ 4 rooms (2 bedrooms)	575

6/18/05

- _____ d. The lot shall be served by sanitary sewers and public water supply.
- _____ e. Bulk requirements in accordance with §5.1. B.
- _____ f. Parking in accordance with §6.11.
- _____ g. Landscaping in accordance with §6.14 except that all parking areas within twenty (20) feet of abutting properties or a street shall be surrounded with a minimum five (5) foot buffer area per §6.14. D.4.

§6.22 MULTI-FAMILY CONVERSIONS

1/30/90

Purpose - To encourage greater densities in residential neighborhoods located in the general vicinity of the Central Business District while maintaining the existing character of the neighborhoods. In addition, it is the purpose of this section to encourage increased off-site parking, fewer curb cuts and improve landscaping standards within the neighborhoods.

Existing legal, multi-family dwellings in R-6 and R-11 zones may be permitted additional dwelling units subject to Site Plan Approval in accordance with Article VII and all of the following conditions:

A. The dwelling shall be served by public water and sewer.

B. All dwelling units (11/17/07) shall have a minimum of three-hundred (300) sq.ft.



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- C. Total number of units (11/17/07) per dwelling shall not exceed the number of stories per dwelling and only one (1) dwelling unit (11/17/07) will be permitted in each story except that basement and cellar dwelling units (11/17/07) will not be permitted. 1/19/92
- D. Only one (1) curb cut will be permitted per dwelling.
- E. All non-sidewalk municipal right-of-way areas shall be landscaped.
- F. No accessory building shall be used or constructed as a dwelling unit.
- G. Parking as per §6.11 except that no front yard parking is permitted.
- H. Landscaping as per §6.14. In addition, landscaping that meets the following requirements will be allowed:
1. Any portion of the property line in the rear yard that does not have a six (6)-foot landscaped buffer will require screening. On corner lots, required on-site parking areas will be screened from the street. Such screening will consist of fences, walls or shrubs of at least three (3) feet in height.
 2. The requirements as described in §6.22.H.1 can be waived by the Commission for any side yard where a shared parking arrangement for two (2) adjacent properties is proposed. Agreement should be filed on the land records with the Town Clerk.
 3. Extent of rear yard landscaping shall comprise of at least twenty-five percent (25%) of the rear yard area.
- I. The entire dwelling shall conform to all requirements of the applicable building, health, fire, sanitary, and zoning codes.

§6.38 MIDDLE HOUSING

- A. Purpose - to permit and encourage middle housing developments, cottage style housing, and creative multi-family development ideas in existing and new buildings within



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designated zoning districts and encourage affordable housing developments by easing of bulk/building and lot requirements.

- B. The Commission shall approve by summary review, a middle housing application, provided it complies with the requirements herein and that public health and safety will not be substantially impacted.

- C. Definitions:

As of right or "as-of-right" – means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations;

Summary Review - means able to be approved in accordance with the terms of a zoning regulation or regulations and without requiring that a public hearing be held, a variance, special permit or special exception be granted or some other discretionary zoning action be taken, other than a determination that a site plan is in conformance with applicable zoning regulations and that public health and safety will not be substantially impacted

New Construction – the process of creating new buildings or infrastructure from the ground up. Does not include additions or expansions to existing buildings.

Middle Housing includes the following:

Cottage cluster- means a grouping of at least four detached housing units, or live work units, that are located around a common open area;

Live work unit - means a building or a space within a building used for both commercial and residential purposes by an individual residing within such building or space; would only be allowed in Commercial, Industrial and Route 5 Zoning Districts

Duplexes, triplexes, quadplexes.

Mixed-use development- means a development containing both residential and nonresidential uses in any single building; and

Townhouse - means a residential building constructed in a grouping of three or more attached units, each of which shares at least one common wall with an adjacent unit and has exterior walls on at least two sides

- D. Middle Housing is permitted subject to Site Plan Approval in accordance with §7.4 in the R-6, R-11, R-15 zoning districts and subject to the following:



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- a. ——— Minimum lot size of the applicable zoning district for new construction only
- a. Buildings and additions shall reflect the residential architectural features of the surrounding area and zoning district
- b. The lot shall be served by sanitary sewers and public water supply.
- c. Bulk requirements in accordance with §5.1.B.
- d. Parking in accordance with §6.11.
- e. Landscaping in accordance with §6.14
- f. **Basement and cellar dwelling units shall not be permitted**

E. Middle Housing is permitted subject to Site Plan Approval in accordance with §7.4 in the I-40, I-20, CA- 12, CA-40, CB-12, and CB-40, **DD-40, T-30, RF-40, CLB, and YLB** zoning districts and subject to the following:

- a. ——— Minimum lot size of the applicable zoning district for new construction only
- a. Buildings and additions shall reflect the residential architectural features of the surrounding area and zoning district
- b. The lot shall be served by sanitary sewers and public water supply.
- c. Bulk requirements in accordance with §5.1.B.
- d. Parking in accordance with §6.11.
- e. Landscaping in accordance with §6.14
- f. **Basement and cellar dwelling units shall not be permitted**

F. — Middle Housing is permitted subject to a Special Permit in accordance with §7.5 in the RF-40 zoning district and subject to the following:

- a. ——— Residential units shall be located on second floor or above only.
- b. ——— The lot shall be served by sanitary sewers and public water supply.
- c. ——— Bulk requirements in accordance with §5.1.B.
- d. ——— Parking in accordance with §6.11.
- e. ——— Landscaping in accordance with §6.14

G. Middle Housing that incorporates an affordable component is permitted subject to Site Plan approval in accordance with §7.4 in the R-6, R-11, R-15, RF-40, I-40, I-20, CA-12, CA-40, CB-12, and CB-40, **DD-40, T-30, CLB, and YLB** zoning districts and subject to the following:

- 1. Affordable Residential dwelling units, consistent with all other requirements of Section 8-30g of the General Statutes of the State of Connecticut, which comprise



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a minimum of 20% of the total dwelling units on site, whether existing or newly constructed, as a development at 60% and/or 80% AMI (Area Median Income) or State Median Income, whichever is lesser, in new or existing buildings provided that:

- a. The application materials required to be submitted shall adhere to all other requirements set forth in Section 8-30g of the General Statutes of the State of Connecticut
- b. Buildings and additions should reflect the residential architectural features of the surrounding area and zoning district
- c. The lot shall be served by sanitary sewers and public water supply.
- d. Parking in accordance with §6.11
- e. Landscaping in accordance with §6.14
- f. **Basement and cellar dwelling units shall not be permitted**

2. Bonuses for affordable developments are as follows:

- a. The Commission may approve bulk standard/lot and building requirements to be reduced or enlarged by up to 20%, as site conditions allow, based upon the specific project and scope for affordable housing developments.
- b. The Commission may approve further bulk requirement bonuses for projects that exceed the 20% minimum requirement for affordable units, up to a maximum of 50%, as site conditions allow, based upon the specific project and scope, on a per application basis.

The following chart details the maximum allowances the Commission may grant for percent reduction or enlargement of bulk standard/lot and building requirements on a tiered basis:

Percent Affordable Units	Percent Reduction/Enlargement*
25%	25%
30%	30%
35%	35%
40%	40%



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45%
50%

45%
50%

*Maximum height allowed is capped at 40% above the maximum for the applicable zone

c. The Commission may also increase the maximum building height allowance up to 40% to accommodate substructure parking for affordable housing developments that meet the minimum 20% of the total dwelling unit requirement. For the purposes of this section, if a foundation of a structure is built below the average finished grade of the adjacent street frontage of the lot, then the height shall be measured from the average finished grade of the surrounding street frontage.



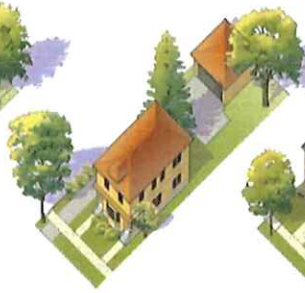
Middle Housing Examples:



1. COTTAGE COURT



2. SIDE-BY-SIDE DUPLEX



3. STACKED DUPLEX



4. FOURPLEX



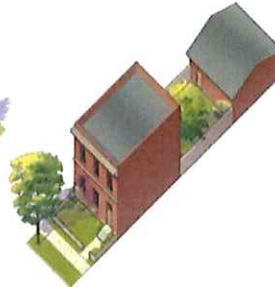
5. SIXPLEX



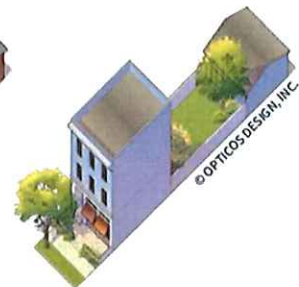
6. EIGHTPLEX



7. COURTYARD



8. TOWNHOUSE



9. LIVE/WORK

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Cottage Cluster Example:



05/17/25



§4.4 (A) CENTRAL LIMITED BUSINESS DISTRICT (CLB)

1/20/91

Purpose - To allow for the limited and controlled use of land for professional offices and multi-family dwelling units (11/17/07) while maintaining the residential character of the structures and properties within the district.

- A. The following uses are permitted:
1. Any use permitted in §4.1. B 10/18/01
- B. The following uses are permitted subject to Site Plan Approval and the following conditions except as per §4.4. (A)C.4: 3/17/91
- a. The residential character of existing buildings and additions must be maintained as per §4.4. E.
 - b. The gross floor area of any dwelling unit (11/17/07) must be a minimum of three-hundred (300) square feet.
 - c. No exterior change shall be made to the existing front of any existing principal dwelling. Additions into side yard areas will be permitted.
 1. Professional, business, medical and dental offices, funeral homes, credit unions and multi-family dwelling units (11/17/07) located in existing structures. 9/17/05
 2. Bed and Breakfast Inns subject to the following conditions:
 - a. The structure shall be owner occupied or have an innkeeper on premise. All applications under this section shall include a listing of all the rooms in the house and which rooms shall be used as guest bedrooms and which shall be used as the owner's/innkeeper's bedroom(s). The maximum occupancy shall be sixteen (16) guests. 3/17/12;
10/16/09



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- b. The residential and historic character and existing architectural detail of the structure shall not be changed.
- c. Additions to the structures to accommodate the bed and breakfast activity shall be limited to not more than twenty percent (20%) of the total floor area of the dwelling. After the initial application is approved and the use is established, any subsequent physical addition to the structure or further expansion of the use within the existing structure beyond the rooms designated as guest bedrooms in the original application, shall require a new application under this section to approve the increased use.
- d. The applicant shall present evidence that the proposed use would be in conformance with the requirements of the Wallingford Health Department as to public sewerage and public water supply.
- e. Off-street parking shall be provided in accordance with §6.11. All such off-street parking shall be substantially screened with a landscape screen at least six (6) feet wide, planted with a mixture of evergreens and deciduous trees and shrubs, which shall be maintained in proper order.
- f. Signs shall be permitted in accordance with §6.9.
- g. Meals may be served only to the occupants of the dwelling and overnight guests at the bed and breakfast.
- h. Additional emergency exits required by the Fire Marshal and/or the Building Inspector shall be designed for the side and/or rear yard and shall be made to appear to be part of the original structure.
- i. Rear yard landscaping shall comprise at least twenty-five percent (25%) of the rear yard area.

10/18/01

- 3. Additions to any existing structure for any use listed in §4.4(A) B.1. 3/14/98

4. Middle Housing per Section §6.38

- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

- 1. A municipal building, telephone exchange, transformer substation, sewer or water pumping stations, with no outside service yards or outside storage of supplies.



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2. Educational or religious use by a non-profit corporation or governmental unit, excluding correctional institutions. 10/2/94; 6/16/23
 3. Uses in this zoning district generating one-hundred (100) peak-hour vehicle trips or more using the standard set forth in the most recent addition of the Trip Generation, ITE, or a more accurate source, if available, subject to the following: 4/16/94; 8/10/86; 10/18/03
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 5/17/96
 1. For an addition to an existing use, which use is now under the provisions of this section, and,
 2. when an addition to an existing use brings that use under the provisions of this section.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak hour vehicle trips or less. This provision shall be permitted to be used one (1) time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
 4. Multi-family dwelling (11/17/07) conversions on any property where a legal non-conforming use exists at the time of application regardless of the legal non-conforming uses. 3/17/91
 5. Adaptive Re-use to Multi-Family as per §6.16. 9/19/92
 6. Excavation and filling of land as per §6.10. 9/19/92
 7. **Deleted** 11/17/07
- D. The following accessory uses are permitted:
1. Accessory uses customarily incidental to a permitted use.
 2. Signs in accordance with §6.9. O.3.
 3. Off-street parking in accordance with §6.11. Parking must be located to the rear of the building.



4. Landscaping and buffer areas in accordance with §6.14.
 5. Accessory buildings as per §6.2. B. 9/19/92
- E. Architectural Design - The scale and mass of buildings and other structures, including, among other elements, the exterior building material, color, roof-line and building elevations shall be of such character as to harmonize and be compatible with other buildings in the district, and to preserve and improve the appearance and beauty of the community.
- F. The following uses require a Special Exception from the ZBA:
1. Child Day Care Centers.
 2. Group Day Care Homes.
 3. Nursery Schools.
- G. The following uses are permitted and do not require any zoning approval:
1. Mobile Food Vendor provided all of the following conditions are met:
 - a. Will not be located/parked on a property for more than ten (10) consecutive days;
AND,
 - b. will not be located/parked on a property for more than twenty (20) days in any 365-day period. 6/14/14

§4.4(B) YALESVILLE LIMITED BUSINESS DISTRICT (YLB)

1/20/91

- Purpose - To allow for the limited and controlled use of land for professional offices and multi-family dwelling units (11/17/07) while maintaining the residential character of the structures and properties within the district.
- A. The following uses are permitted subject to approval of a Zoning Permit in accordance with §8.3.:
1. Any use permitted in §4.1. B. 10/18/01
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII and the following conditions, except as per §4.4(B)C.5: 3/17/91
- a. The existing architectural features of all residential structures and additions should be retained as per §4.4.E. 07/12/24
 - b. Conversions of existing commercial structures and additions should reflect the architectural features of the district as per §4.16.E. 07/12/24
 - c. The gross floor area of any dwelling unit (11/17/07) must be a minimum of



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three-hundred (300) square feet.

1. Professional, business, medical and dental offices, funeral homes and multi-family dwelling units (11/17/07) located in existing structures, except as required by §C.5 below. 3/15/92
2. Bed and Breakfast Establishments subject to the following conditions:
 - a. The structure shall be owner occupied and the site plan approval shall become void if the structure shall cease to be owner occupied. All applications under this section shall include a listing of all the rooms in the house and which rooms shall be used as guest bedrooms and which shall be used as the owner's bedroom(s). The maximum number of rooms shall be used as guest bedrooms shall be a total of five (5).
 - b. The residential and historic character and existing architectural detail of the structure shall not be changed.
 - c. Additions to the structure to accommodate the bed and breakfast activity shall be limited to not more than twenty percent (20%) of the total floor area of the dwelling. After the initial application is approved and the use is established, any subsequent physical addition to the structure or further expansion of the use within the existing structure, beyond the rooms designated as guest bedrooms in the original application, shall require a new application under this section to approve the increased use.
 - d. The applicant shall present evidence that the proposed use would be in conformance with the requirements of the Wallingford Health Department as to public sewerage and public water supply.
 - e. Off-street parking shall be provided in accordance with §6.11. All such off-street parking shall be substantially screened with a landscape screen at least six (6) feet wide, planted with a mixture of evergreens and deciduous trees and shrubs, which shall be maintained in property order.
 - f. Signs shall be permitted in accordance with §6.9.
 - g. Meals may be served only to the occupants of the dwelling and overnight guests at the bed and breakfast.
 - h. Additional emergency exits required by the Fire Marshal and/or the Building Inspector shall be designed for the side and/or rear yard and shall be made to appear to be part of the original structure.
 - i. Rear yard landscaping shall comprise at least twenty-five percent (25%) of the rear yard area. 10/18/01
3. CA uses listed in §4.5 subject to the following:



- a. They are located in a structure or that portion of a structure which contains a legally established CA use at the time of adoption
b. The CA use of the structure or the portion of a structure has never been abandoned.
c. The GFA of the structure dedicated to a CA use may expand by twenty-five percent (25%) of that which existed at the time of adoption of these regulations.
d. Any substantial improvement of a structure shall require that the structure comply with the provisions of §4.4. E.
e. Any structure or portion of a structure containing a professional or business office on the effective date of these regulations shall not be changed to another CA use.
4. Building additions which do not exceed fifty percent (50%) of the existing GFA for professional, business, medical and dental office, funeral homes and apartments.
3/15/92

5. Middle Housing per Section §6.38

- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:
1. A municipal building, transformer substation, sewer or water pumping station, with no outside service yards or outside storage of supplies. 07/12/24
2. Educations or religious use by a non-profit corporation or governmental unit, excluding correctional institutions 10/2/95; 6/16/23
3. uses in this zoning district generating one-hundred (100) peak hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source if available, subject to the following:
4/16/94; 8/10/96; 10/18
a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity rations, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
b. A traffic impact analysis will be required: 5/17/88
1. For an addition to an existing use, which use is now under the provisions of this section, and, when an addition to an existing use brings that use under the provisions of this section.
2. The traffic impact analysis shall cover the entire use, not merely the addition.
3. No traffic impact analysis or Special Permit will be required for an addition



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to an existing Special Permit use if the addition general twenty-five (25) peak hour vehicle trips or less. This provision shall be permitted to be used one (1) time over the life of the use on a specific site.

- d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
4. New office and multi-family dwelling units (11/17/07) subject to:
3/17/91 & 07/12/24
 - a. Lot size must be at least twenty-two, thousand, five-hundred (22,500) sq.ft.
 - b. Building must be set back one-hundred, twenty-five (125) feet from the street line. *10/23/91*
 5. Multi-family dwelling unit (11/17/07) conversions on any property where a legal non-conforming use exists at the time of application regardless of whether or not such conversion results in a reduction or elimination of the legal non-conforming uses. *3/17/91*
 6. Building additions which exceed fifty percent (50%) of the existing GFA for professional, business, medical and dental offices, funeral homes and multi-family dwelling units (11/17/07). *3/15/92*
 7. Adaptive Re-use to Multi-Family as per §6.16 *9/19/92*
 8. Excavation and filling of land as per §6.10. *9/19/92*
 9. **Deleted** *11/17/07*
- D. The following accessory uses are permitted:
1. Accessory uses customarily incidental to a permitted use.
 2. Signs in accordance with §6.9.O.3 *07/12/24*
 3. Off-street parking in accordance with §6.11. *8/17/18*
 4. Landscaping and buffer area in accordance with §6.14.
 5. Accessory buildings as per §6.2. B. *9/19/92*
- E. Architectural design - The scale and mass of buildings and other structures, including among other elements, the exterior building material, color roof line, and building elevations shall utilize existing architectural features as to harmonize and be compatible with other buildings in the district, and to



preserve and improve the appearance and beauty of the community.

07/12/24

F. The following uses require a Special Exception form the Zoning Board of Appeals in accordance with §9.1:

1. Child Day Care Centers.
2. Group Day Care Homes.
3. Nursery Schools.

4. Customary home occupations, including professional and service occupations subject to the following conditions 4/18/09

- a. Such occupation shall be conducted by resident occupants of the residential building except that no more than two (2) persons not a resident of the building, may be employed.
- b. No more than five hundred (500) square feet, or the first floor of the building, whichever is smaller, shall be used for such purposes.
- c. The livable floor area for the residents shall remain at least as large as that required of residences.
- d. No more than four (4) students or pupils at any one time shall be permitted in addition to the resident person and/or employee conducting the use.
- e. The residential character of the building shall not be changed.
- f. The occupation shall be conducted entirely within the residential unit.
- g. Off-street parking shall be provided in accordance with §6.11.
- h. Signs shall be permitted in accordance with §6.9.
- i. No retail sales shall be permitted.

G. The following uses are permitted and do not require any zoning approval:

1. Mobile Food Vendor provided all of the following conditions are met:
 - a. Will not be located/parked on property for more than ten (10) consecutive days, AND,
 - b. will not be located/parked on a property for more than twenty (20) days in any 365-day period.

6/14/14

§4.5 COMMERCIAL (CA) DISTRICTS



Town of Wallingford, Connecticut

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- A. Purpose - To allow general commercial and office development in designated areas located on or near major streets.
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:
1. Educations or religious use by a non-profit corporation or governmental unit, excluding correctional institutions. 10/2/94; 6/16/23
 2. Boarding and rooming houses.
 3. Offices and financial institutions.
 4. Restaurants and other food service facilities with or without a liquor permit.
 5. Funeral homes.
 6. Self-service clothes cleaning establishments.
 7. Theaters for indoor picture projection or dramatic or musical productions.
 8. Hotels and motels with not less than six (6) units, provided that the lot are is equal to not less than two thousand (2,000) square feet for each sleeping accommodation.
 9. Stores and shops where goods are sold and services are rendered primarily at retail, including: 10/2/94
 - a. Bakery, catering establishments or confectionery store.
 - b. Barber shops, beauty parlors, manicurists, sun tanning salons, massage therapists, and similar personal services.
 - c. Book or stationary store.
 - d. Laundry, cleaning and dyeing agencies.
 - e. Clothing, tailoring, dressmaking.
 - f. Drugs, toilet articles, dry goods and notions.
 - g. Florist shop, garden and farm supplies or equipment.
 - h. Furniture, interior decorating, hardware, radios, electrical or household appliances, sporting goods.
 - i. Gift, antique or art or jewelry store.
 - j. Groceries, fruit, vegetables or meats.
 - k. Rental equipment if stored indoors.
 - l. Retail package store, the sale of wine, beer or spirituous liquors.
 - m. Shoes and shoe repairing.
 - n. Dog and cat grooming.
 - o. Printing and publishing establishments in which the floor area shall not exceed two thousand (2,000) square feet.
 10. Clubs.



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11. Cafes and taverns subject to: 11/13/04
 - a. Permanent outdoor patios shall be surrounded by a five (5)-foot tall white, vinyl fence with the finished side facing out.
 - b. Square footage within the patio shall be included as café/tavern square footage for parking purposes.
 12. Temporary construction offices.
 13. Museums or art galleries
 14. Governmental buildings, facilities and uses.
 15. Public utility buildings and facilities.
 16. Dance studios. 5/17/88
 17. Veterinary hospitals for small animals, provided that the animals housed overnight are kept in a building, and that it does not provide boarding.
10/11/89
 18. Adult uses as per §6.20. 9/19/92
 19. Business and Trade Schools. 9/14/96
 20. Middle Housing as per §6.38 5/17/25
- C. The following permitted uses require approval of a Special Permit in accordance with §7.5:
1. Billiard and pool parlors, bowling alleys, skating rinks, and other indoor places of public recreations operated as a business. 10/2/94
 - ~~2. Residential dwelling units subject to the following:
a. Shall not be located on the first floor unless the entire first floor is being legally used for residential purposes at the time of application.
~~5/19/91; 3/19/05~~~~
 3. Temporary mobile office.
 4. Uses in this zoning district generating one hundred (100) hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following:
4/16/94; 8/10/96; 10/18/03
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required:
5/17/88
 1. For an addition to an existing use, which use is now under the provisions of the section, and



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2. when an addition to an existing use brings that use under the provisions of this section.
 3. The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak hour vehicle trips or less.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the applications.
5. Adaptive Re-use to Multi-family as per §6.16. 9/19/92
 6. Excavation and filling of land as per §6.10. 9/19/92
 7. **Deleted** 11/17/07
- D. The following uses are permitted:
1. Automatic amusement devices.
 2. Signs in accordance with §6.9.
 3. Off-street parking and loading in accordance with §6.11 except as noted below:
1/13/17
Remainder of Section deleted 8/17/18
 4. Accessory buildings as per §6.2. B.
9/19/92
 5. Outside storage as per §6.12.
9/19/92
 6. Satellite receiving dishes of two (2) feet or less in diameter not located within a required front yard for a principal structure.
11/19/95
- E. The following uses require a Special Exception from the ZBA:
1. Child day care centers.
 2. Group day homes.
 3. Nursery schools.
 4. Satellite receiving dishes or dish-type antennae in excess of two (2) feet in diameter subject to the following conditions:
 - a. Shall not be located between any street line and the building to which it is accessory.
 - b. If roof mounted, shall not exceed a height of fifteen (15) feet.



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c. Shall be property screened and/or landscaped. 11/19/95

F. The following uses are permitted subject to approval of a Zoning Permit:

1. Structure or roof top mounted antennas, subject to the requirements and procedures listed in §6.25. 5/18/97
2. Mobile Food Vendor, subject to the following:
 - a. Must be removed from the permitted location for at least four (4) hours in any twenty-four (24)-hour period.
 - b. Must be located on private property, and provide written permission from the owner of said property.
 - c. Must be located within permitted parking area, not within any required landscaped area.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two (2) parking spaces in addition to those required for other uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.
 - f. Must be mounted on wheels or other method of moveable design and must be readily moveable. If the operation is not immediately mobile, it shall be considered a "building" and be required to comply with applicable regulations for buildings.
 - g. Must be self-contained; connections to external utilities shall not be permitted.
 - h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per §6.9 shall not be permitted for a mobile food vendor.
 - i. No storage or locations of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
 - j. Shall obtain any necessary approval under the Health Code, Ordinance, or any other state or local requirements. 6/14/14

G. The following uses are permitted and do not require any zoning approval:

1. Mobile Food Vendor provided any of the following conditions are met:



- a. Will not be located/parked on any property for more than twenty (20) days in any 365-day period; OR
- b. Is not located on the same property for more than four (4) hours in any twenty-four (24)-hour period. 6/14/14

§4.11 DESIGN (DD) DISTRICT

- A. Purpose - To allow for a variety of commercial uses while requiring additional landscaping to recognize the areas proximity to residential developments. 4/14/86

- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:
 1. Business or professional offices and financial institutions.
 2. Restaurants, cafes and taverns provided they are not drive-in restaurants subject to:
10/2/94; 11/13/04
 - a. Permanent outdoor patios at restaurants, cafes and taverns shall be surrounded by a five (5)-foot tall white vinyl fence with the finished side facing out.
 - a. Square footage within the patio shall be included as restaurant/café/tavern square footage for parking purposes.
 3. Public utility buildings and facilities. 10/2/94
 4. Stores and shops where goods are sold and services are rendered, primarily at retail.
 5. Barber shops, beauty parlors, manicurists, massage therapists, sun tanning parlors, and similar personal services. 10/2/94
 6. Government buildings, facilities and uses. 10/2/94
 7. Business schools.
 8. Rooming and boarding houses.
 9. Billiard and pool parlors, bowling alleys, skating rinks, and other indoor places of public recreation operated as a business. 10/2/94
 10. Funeral homes.
 11. Printing and publishing establishments in which the floor area shall not exceed two-thousand (2,000) square feet. 10/2/94
 12. RV storage. 11/22/90

 13. Veterinary hospitals for small animals, provided that the animals housed overnight are kept in a building, and that it does not provide boarding. 5/16/92



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14. Educational or religious use by a non-profit corporation. 6/14/08; 6/16/23
15. Middle Housing per Section §6.38

C. The following permitted uses require approval of a Special Permit in accordance with §7.5:

1. Child day care centers.
2. Group day care homes.
3. Satellite receiving dishes or dish-type antennae in excess of two (2) feet in diameter subject to the following conditions:
 - a. Shall not be located between any street line and the building to which it is accessory.
 - b. If roof-mounted, shall not exceed a height of fifteen (15) feet.
 - c. Shall be properly screened and/or landscaped. 11/19/95
4. Uses in this zoning district generating one-hundred (100) peak-hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following:

4/16/94; 8/10/96; 10/18/03

 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required: 5/17/88
 1. For an addition to an existing use, which use is now under the provisions of this section, and
 2. when an addition to an existing use brings that use under the provisions of this section.
 3. The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak-hour vehicle trips or less. This provision shall be permitted to be used one (1) time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by



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the Commission on the application.

5. Theaters for dramatic or musical productions (but not including theaters for indoor picture projection) and may include ancillary use as convention and/or conference facility. 10/2/88
 6. Adaptive Re-use to Multi-family as per §6.16. 9/19/92
 7. Excavation and filling of land as per §6.10. 9/19/92
 8. Golf driving ranges, miniature golf courses, archery ranges, and other places of outdoor recreation operated as a business. 10/2/94
 9. **Deleted** 11/17/07
- D. The following accessory uses are permitted:
1. Uses and structures customarily accessory to the permitted uses.
 2. Signs in accordance with the requirements of §6.9.
 3. In addition to the parking and loading requirements of §6.11, no parking or loading shall be permitted within ten (10) feet of any side or rear property line or within twenty-five (25) feet of the front property line. Landscaped areas of at least ten (10) feet in width shall be provided along the side and rear property lines and of at least twenty-five (25) feet in width along the front property line, all in accordance with §6.14.
 4. Accessory buildings as per §6.2.B. 9/19/92
 5. Outside storage as per §6.12. 9/19/92
 6. Satellite receiving dishes of two (2) feet or less in diameter not located within a required front yard of a principal structure. 11/19/95
- B. Distance Between Uses - There shall be a minimum open space distance of at least fifty (50) feet between any proposed or existing non-residential building or non-residential parking lot within this district and the nearest existing or proposed residential building within this district. At least ten (10) feet of this open space shall be suitably landscaped in accordance with §6.14.
- F. The following uses are permitted subject to a Zoning Permit:
1. Structure or roof-top mounted antennas, subject to the requirements and procedures listed in §6.25. 5/18/97
 2. Mobile Food Vendor, subject to the following: 6/14/14
 - a. Must be removed from the permitted location for at least four (4) hours in any twenty-four (24) hour period.
 - b. Must be located on private property, and provide written permission from the owner of said property.



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- c. Must be located within permitted parking area, not within any required landscaped areas.
 - d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
 - e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall not longer be permitted to utilize said space.
 - f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a “building” and be required to comply with applicable regulations for buildings.
 - g. Must be self-contained; connections to external utilities shall not be permitted.
 - h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per §6.9.C shall not be permitted for a mobile food vendor.
 - i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
 - j. Shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.
- G. The following uses are permitted and do not require any zoning approval:
- 1. Mobile Food Vendor, provided any of the following conditions are met:
 - a. Will not be located/parked on a property for more than twenty (20) days in any 365-day period; OR
 - b. is not located on the same property for more than four (4) hours in any twenty-four (24) hour period.

6/14/14



§4.16 ROUTE 5 DISTRICT (RF-40)

8/10/96

- A. Purpose - To allow for a mixture of uses which are compatible with the district's position as a primary area for commerce, while controlling future uses in order to avoid unacceptable burdens on the infrastructure and quality of life within the district and adjacent areas.
- B. The following uses are permitted subject to Site Plan Approval in accordance with Article VII:

1. Use Group A

- a. Educational or religious use by a non-profit corporation or governmental unit, excluding correctional institutions. 6/16/23
- b. Boarding or rooming houses.
- c. Funeral homes.
- d. Self-service clothes cleaning establishments.
- e. Hotels and motels with not less than six (6) units.
- f. Museums or art galleries.
- g. Governmental buildings, facilities and uses.
- h. Public utility buildings and facilities.
- i. Dance studios.
- j. Veterinary hospitals for small animals, provided that the animals house overnight are kept in a building.
- k. Wholesale trade.
- l. Mini-Warehousing and Self-Storage. 7/14/2023
- m. Building material yards and contractor's equipment storage, provided that all material is kept in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district.
- n. Business schools.
- o. Manufacturing, compounding, processing, packaging and assembling materials and products.
- p. Deleted 5/15/99
- q. Middle Housing as per Section 6.38 5/17/25

2. Use Group B

- a. Offices and financial institutions.
- b. Restaurants and other food service facilities with or without a liquor permit.



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- c. Stores and shops where goods are sold and services are rendered primarily at retail.
 - d. Clubs.
 - e. Cafes and taverns subject to: 11/13/04
 - 1. Permanent outdoor patios shall be surrounded by a five (5)-foot tall white vinyl fence with the finished side facing out.
 - 2. Square footage within the patio shall be included as café/tavern square footage for parking purposes.
 - f. Billiard and pool parlors, bowling alleys, skating rinks, health and/or sports clubs and other indoor places of public recreation operated as a business.
 - g. Theaters for indoor picture projections or dramatic or musical productions.
 - h. Outpatient medical treatment facility.
- C. The following uses require approval of a Special Permit in accordance with §7.5:
- 1. **Use Group A**
 - a. Temporary mobile office.
 - b. Group A uses in this zoning district generation one-hundred (100) peak-hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following 4/16/94; 10/18/03
 - 1. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - 2. A traffic impact analysis will be required: 5/17/88
 - a. For an addition to an existing use, which use is now under the provisions of this section, and
 - b. when an addition to an existing use brings that use under the provisions of this section.
 - c. The traffic impact analysis shall cover the entire use, not merely the addition.
 - 3. A traffic impact analysis will not be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak-hour vehicle trips or less. This provision shall be permitted to be used one (1) time over the life of the use on a specific site.



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- 4. In all cases in which the Commission feels that a peer review of the applicant's traffic analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
c. Excavation and filling of land as per §6.10.
d. Golf driving ranges, miniature golf courses, archery ranges, and other places of outdoor recreation operated as a business.
e. Deleted 11/17/07
f. Motor vehicle repair garages, including welding and tire recapping, provided that all mechanical and repair operations are carried on in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district. 9/17/05
g. Automobile, truck, farm, motorcycle and related equipment dealerships. 9/17/05
h. Vehicle fueling/charging and/or service stations, including auto detailing, car washes, oil change facilities, and similar facilities. Location of dispensing appliance shall be subject to the determination of the Commission per the Special Permit applications; however, under no circumstances shall any gasoline dispensing appliance be located within twenty-five (25) feet of any street or property line. 9/17/05; 7/29/19
i. Adaptive re-use to multi-family as per §6.16. 3/15/97
j. Middle Housing as per Section 6.38 05/17/25

2. Use Group B

- a. Group B uses in this zoning district generating one-hundred (100) peak-hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE, or a more accurate source, if available, subject to the following 4/16/94; 10/18/03
1. Submission of a traffic impact analysis containing existing and projecting traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and projected



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levels of services, existing and proposes sight lines, site generated traffic and traffic distributions, and traffic accident experience.

2. A traffic impact analysis will be required: 5/17/88
 - a. For an addition to an existing use, which use is now under the provisions of this section, and
 - b. when an addition to an existing use brings that use under the provisions of this section.
 - c. The traffic impact analysis shall cover the entire use, not merely the addition.
 - d. Gasoline service station, with or without automobile repair
4/17/98; 2/9/04; 9/17/05
3. A traffic impact analysis will not be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak-hour vehicle trips or less. The provisions shall be permitted to be used one (1) time over the life of the use on a specific site.
4. In all cases in which the Commission feels that a peer review of the applicants traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the applications.

D. The following accessory uses shall be permitted:

1. Automatic amusement devices.
2. Signs in accordance with §6.9.
3. Off-street parking and loading in accordance with §6.11.
4. Accessory buildings as per §6.2.B.
5. Outside storage as per §6.12.
6. Tents for the sale of merchandise subject to:
 - a. Shall be limited to twenty-one (21) consecutive days, two (2) times a year.
 - b. Shall be set back a minimum of fifty (50) feet from the street line.
 - c. Shall be situated on the property so as not to reduce the amount of on-site parking below the amount required by these regulations for the existing use(s) and the tent(s).

E. Special Requirements:

1. Landscaping - In addition to the landscaping requirements contained in §6.14, the following additional requirements shall apply in the RF-40 District.



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- a. Front landscaped area:
 1. There shall be a front landscaped area equal to the required front yard contained in §5.1.C abutting the front property line(s).
 2. The front landscaped area shall contain a minimum of six (6) inches of shade tree diameter per fifty (5) feet.
 3. There shall be a least one (1) shade tree in each fifty (50) linear feet of lot frontage.
 - b. Landscaped parking area:
 1. All uses required to provide thirty (30) or more off-street parking spaces shall provide at least twenty (20) square feet of interior landscaping within the paved portion of the parking area per parking space.
 2. Each separate landscaped area shall contain a minimum of four-hundred (400) square feet and one (1) shade tree.
 - c. Trees:
 1. All trees used to meet the requirements of §6.14 and this section must be able to reach a mature height of thirty-five (35) feet.
 2. All trees shall be a mix of hardy, native species which provide canopy.
2. Sidewalks:
- a. A concrete sidewalk at least four (4) feet in width and built to Town specifications shall be provided through the entire parking lot opposite the main entrance to each retail business with a size of at least forty-thousand (40,000) square feet.
 - b. A concrete sidewalk at least four (4) feet in width shall be provided along all street frontage.
 - c. Sidewalks shall be located within the street R.O.W. along all Town roads, and within the front landscaped area along Route 5.
3. Access:
- a. No additional access shall be permitted to North Main Street south of Route 68.
 - b. Not more than one (1) driveway to Route 5 shall be permitted.
4. Internal Property Connection:
- a. To improve traffic circulation and safety on Route 5 and adjacent roads, the Commission may require that access easements for present and/or future driveway connections of up to two (2) adjacent properties be provided on all sites.
 - b. Each access easement and driveway shall be twenty-four (24) feet wide and shall be located on each site so that when interconnection occurs, parking, loading and/or driveways will not be negatively impacted by the interconnection.
 - c. Driveways shall be built up to the property boundary when required by the



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Commission, and an access easement covering the area of the driveway shall be recorded as a covenant in the Wallingford Land Records and shall run with the land.

- d. When an adjoining property is developed, the developer of said property shall be required to connect to up to two (2) adjoining internal access driveways and shall be required to file access easements on each.
- e. For each access easement required, the minimum landscaping contained in §5.1.C shall be reduced by three percent (3%). No more than two (2) three percent (3%) reductions shall be permitted per site.

5. Building Coverage:

For the purpose of ascertaining building coverage within the RF-40 Zone of structures containing uses as set out in §4.16.B.2, the roof area of walkway canopies in existence on August 10, 1996 shall not be included.

5/17/98

F. The following uses require a Special Exception from the ZBA:

5/18/97

1. Child day care centers.
2. Group day care homes.
3. Nursery schools.
4. Satellite receiving dishes or dish-type antennae in excess of two (2) feet in diameter subject to the following conditions:
 - a. Shall not be located between any street line and the building to which it is accessory.
 - b. If roof mounted, shall not exceed a height of fifteen (15) feet.
 - c. Shall be properly screened and/or landscaped.

G. The following uses are permitted and do not require any zoning approval:

1. Mobile Food Vendor, provided any of the following conditions are met:
 - a. Will not be located/parked on a property for more than twenty (20) days in any 365-day period; OR
 - b. is not located on the same property for more than four (4) hours in any twenty-four (24) hour period.

6/14/14

H. The following uses are permitted subject to a Zoning Permit:

1. Mobile Food Vendor, subject to the following:
 - a. Must be removed from the permitted location at least four (4) hours in any twenty-four (24-hour period).

6/14/14



- b. Must be located on private property and provide written permission from the owner of said property.
- c. Must be located within permitted parking area, not within any required landscaped areas.
- d. If vendor occupies parking spaces, those spaces must be in excess of the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to occupy said spaces.
- e. Must also have available two (2) parking spaces in addition to those required for the other current uses on the site. Should such use(s) on the site change so as to require said spaces so as to comply with parking requirements, the mobile food vendor shall no longer be permitted to utilize said spaces.
- f. Must be mounted on wheels or other method of moveable design, and must be readily moveable. If the operation is not immediately mobile, it shall be considered a “building” and be required to comply with applicable regulations for buildings.
- g. Must be self-contained; connections to external utilities shall not be permitted.
- h. Shall not have any signage beyond that which is affixed to the food service unit; temporary signage per §6.9.C shall not be permitted for a mobile food vendor.
- i. No storage or location of any materials, seating, or other items associated with the mobile food vendor shall be permitted to be kept or located outside of the food service unit.
- j. shall obtain any necessary approvals under Health Code, Ordinance, or any other state or local requirements.

§4.22 TRACY ZONE (T-30)

- A. Purpose - To allow general commercial and office development in designated areas located on or near major streets.
- B. The following uses are permitted subject to approval of a Zoning Permit in accordance with 8.3:
 1. Any use permitted in §4.1B.
 2. Two (2) and three (3) family homes subject to:
 - a. All parking shall be located in side or rear yards.
 3. Structure or roof-top mounted antennas, subject to the requirements and procedures listed in §6.25.
- C. The following uses are permitted subject to Site Plan approval in accordance with Article VII:



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CHAIRMAN-PLANNING & ZONING COMMISSION

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TOWN PLANNER

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1. Educational or religious uses by a non-profit corporation or governmental unit, excluding correctional institutions. 6/16/23
2. Boarding and rooming houses.
3. Offices and financial institutions.
4. Restaurants and other food service facilities with or without a liquor permit.
5. Self-service, clothes-cleaning establishments.
6. Stores and shops where goods are sold and services are rendered primarily at retail.
7. Clubs.
8. Cafes and taverns subject to:
 - a. Permanent outdoor patios shall be surrounded by a five (5)-foot tall white vinyl fence with the finished side facing out.
 - b. Square footage within the patio shall be included as café/tavern square footage for parking purposes.
9. Temporary construction offices.
10. Museums or art galleries.
11. Governmental buildings, facilities and uses.
12. Public utilities buildings and facilities.
13. Dance studios.
14. Veterinary hospitals for small animals, provided that the animals housed overnight are kept in a building and that it does not provide boarding.
15. Business and trade schools.
16. Wholesale trade carried on entirely within a building or enclosure of suitable height to screen the operation from the street and any nearby residence district.
17. Health and/or sports clubs, billiard and pool parlors, dance halls, bowling alleys, and similar places of public recreation operated as a business.
18. Mini-Warehousing and Self-Storage. 7/14/2023
19. Retail lumber, fuel and building material yards and contractor's equipment storage, provided that all material is kept in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district, but excluding the bulk storage of cement and concrete mixing and excluding tanks for petroleum products having a capacity greater than ten-thousand (10,000) gallons.
20. Manufacturing, compounding, processing, packaging and assembling materials and products.
21. Saw and planing mills and woodworking shops.
22. Machine and blacksmithing shops.
23. Outpatient medical treatment facility.
24. **Middle Housing per Section §6.38**



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- D. The following permitted uses require the approval of a Special Permit in accordance with §7.5:
1. Motor vehicle repair garages, including welding and tire recapping, provided that all mechanical and repair operations are carried on in a building or within an enclosure of suitable height to screen the operation from the street and any nearby residence district.
 2. Vehicle fueling/charging and/or service stations, including auto detailing, car washes, oil change facilities, and similar facilities. Location of dispensing appliance shall be subject to the determination of the Commission per the Special Permit application; however, under no circumstances shall any gasoline dispensing appliance be located within twenty-five (25) feet of any street or property line 7/29/19
 3. Automobile, truck, farm, motorcycle and related equipment dealerships.
 4. Temporary mobile office.
 5. Uses in this zoning district generating one-hundred (100) peak-hour vehicle trips or more using the standards set forth in the most recent edition of Trip Generation, ITE or a more accurate source, if available, subject to the following:
 - a. Submission of a traffic impact analysis containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak a.m. and Peak p.m.), existing and proposed sight lines, site generated traffic and traffic distributions, and traffic accident experience.
 - b. A traffic impact analysis will be required:
 1. for an addition to an existing use, which use is now under the provisions of this section, and
 2. when an addition to an existing use brings that use under the provisions of this section.
 3. The traffic impact analysis shall cover the entire use, not merely the addition.
 - c. No traffic impact analysis or Special Permit will be required for an addition to an existing Special Permit use if the addition generates twenty-five (25) peak hours vehicle trips or less. These provisions shall be permitted to be used one (1) time over the life of the use on a specific site.
 - d. In all cases in which the Commission feels that a peer review of the applicant's traffic impact analysis is warranted, the applicant shall be required to reimburse the Town for the cost of the peer review. This payment shall be made to the Town prior to the decision by the Commission on the application.
 6. Adaptive re-use to multi-family as per §6.16.
 7. Excavation and filling of land as per §6.10.



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- 8. Golf driving ranges, miniature golf courses, archery ranges, and other places of outdoor public entertainment operated as a business.
9. Multi-family dwelling units in existing or new buildings, subject to the following:

9/19/09

- a. Each lot shall contain a minimum of twenty-five, thousand (25,000) square feet.

- b. Minimum lot area per dwelling unit shall be based upon the following:

Table with 2 columns: UNIT SIZE, UNITS/ACRE. Rows: One (1) bedroom units (20), Two (2) bedroom units (15), Three (3) bedroom units (10)

- c. The required floor area per dwelling unit shall be:

Table with 2 columns: UNIT SIZE, MINIMUM FLOOR AREA (SQ.FT.). Rows: 1 bedroom (500), 2 bedroom (575), 3 bedroom (650)

- d. The lot shall be served by sanitary sewers and public water supply.
e. Bulk requirements shall be in accordance with §5.1.B.
f. Parking shall be in accordance with §6.11.
g. Landscaping shall be in accordance with §6.14 except that all parking areas within twenty (20) feet of abutting properties or a street shall be surrounded with a minimum of five (5) foot buffer area as per §6.14.D.4.



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- ~~h. Lots abutting the Quinnipiac River shall maintain a minimum fifty (50) foot Greenbelt in accordance with §6.4.B:~~
- E. The following uses are permitted:
1. Automatic amusement devices.
 2. Signs in accordance with §6.9.
 3. Off-street parking and loading in accordance with §6.11.
 4. Accessory buildings as per §6.2.B.
 5. Outside storage as per §6.12.
- F. The following uses require a Special Exception from the ZBA:
1. Child day care centers.
 2. Group day homes.
 3. Nursery schools.
- G. The following uses are permitted and do not require any zoning approval:
1. Mobile Food Vendor, provided any of the following conditions are met:
 - a. Will not be located/parked on a property for more than twenty (20) days in any 365-day period; OR
 - b. is not located on the same property for more than four (4) hours in any twenty-four (24) hour period.
- 6/14/14