

Proposed Zoning Regulation Definition Revisions  
JDT: October 16, 2023

Global:

- Because accessway is a defined term, globally replace “driveway” with “accessway”.
- Globally replace “principal building” with “primary building”.
- Globally check “principal use” and determine if it should be replaced by “primary use” depending upon context (such as to accommodate mixed use as a principal use).

Definitions:

- **Building, Accessory** - A building or structure that is subordinate and incidental to a primary building, or primary use in the case where such use is not contained within a building, on the same parcel. The term “accessory building” when used in connection with a farm shall include all structures customarily used for farm purposes. Except for farms, no accessory building shall be larger than the principal building.
- **Building, Primary** [replaces “Principal” to account for mixed use;] – A building in which is conducted a primary use, or major portion thereof, of the lot.
- **CT\_SWQM** – The 2023 edition of the Connecticut Stormwater Quality Manual, issued by the Connecticut Department of Energy and Environmental Protection, (publication date of September 30, 2023,) including any amendments or supplements duly issued thereto.
- **Development** – See “Flood Management” related terms.

[Combine “Erosion” and “Grading” Related Terms]

- **Cut** – The removal of earthen material from a location to alter the ground surface.
- **Disturbed Area** – [no change]
- **Earth Disturbing Activity** – Any activity that results in an increase in disturbed area.
- **Erosion** – [no change]
- **Erosion, Accelerated** – [no change]
- **E & S Guidelines** - The 2023 edition of the Connecticut Guidelines for Soil Erosion & Sediment Control, issued by the Council on Soils and Water Conservation in collaboration with the Connecticut Department of Energy and Environmental Protection, (publication date of September 30, 2023,) including any amendments or supplements duly issued thereto.
- **Fill** – Earthen material that is being placed at a location to alter the ground surface or fill in an excavated area.

- **Fill, Imported** – Earthen material brought to a site for placement as part of grading operations.
- **Fill, Clean** – [remove – we shouldn't be attempting to define this as it may have different meanings depending upon the application.]
- **Grade, Existing** – The elevation of the land surface prior to a subject development.
- **Grade, Finished** – The actual or proposed elevation of the land surface after development.
- **Grading** – Any development activity that alters the existing elevation or character of the ground surface.
- **Sediment** – Solid earthen material, organic or inorganic, that is in the process of or has been relocated as a result of, or in association with, erosion.
- **Sedimentation** – The process of the transportation and deposition of sediment.
- **Soil** – Any unconsolidated organic or inorganic earthen material located or originating at or near the ground surface.

[End of Erosion and Grading terms]

- **Highway** - A duly accepted (in accordance with state statute) public highway, or a travelway declared to be a public highway by a standing state or federal court ruling.
- **Improvement** [as related to development] – Any man-made alteration or change to a lot as a result of development.
- **Lot, also Parcel** – A tract of land owned, and the transfer deed therefor with description thereof recorded on the Land Records, as a separate unit of real estate.
- **Riprap** – A collection of stones, generally ranging in size from large cobbles to small boulders, and generally of a reasonably consistent size distribution for a given application, which are placed on an area of ground surface in a manner to essentially cover the ground surface and thereby stabilize it, typically from erosion or structural failure.
- **Site Plan** – A plan for the proposed use of a particular site, purporting to indicate all the information, as may be reasonably depicted on an improvement drawing, required by the Regulations for that use.
- **Special Permit** – A permit approval issued by the Commission in accordance with the Regulations to allow a particular use to occur or be located at a particular parcel, where such use is allowed by the Regulations at such parcel, after conducting a public hearing on the subject application and duly considering the various applicable criteria and considerations set forth therefor in the regulations.
- **Street** - A public highway, or a private non-abandoned travelway, used or intended to be used to be a primary means of vehicular access between different towns, between different areas of the same town, or to more than three lots in the same area owned, or intended to be owned, by multiple different parties. Subsequent to Bloomfield adopting subdivision regulations, the layout of a street must be, or must have been, approved by the Town Plan and Zoning Commission (or its predecessor) as part of a

valid, not-expired, subdivision approval, or by some other governmental agency duly empowered to take such action via a process intended and duly authorized to enact such approval.

- **Use** - The purpose or activity for which land, buildings, structures, facilities, or developed features are designed, arranged, intended, occupied, or maintained.
- **Use, Accessory** - A supporting use customarily incidental to, appropriate to, and subordinate to a primary use, and being on the same parcel as such primary use except as expressly otherwise provided for within these Regulations.

A new lot that contains an existing accessory use or building shall not be created unless each and every such existing accessory use or building is accessory to an established primary use in accordance with these Regulations.

Where circumstances and context so dictate, primary uses, as may otherwise be allowed within these Regulations, may be considered to be accessory uses. As these Regulations are permissive with respect to use, any allowed use not identified within these Regulations as an allowed principal use in the subject zone shall be considered an accessory use.

The following uses, (which represent a non-exhaustive list,) are strictly accessory uses in all zones, except as associated with a public use or purpose as promulgated by a public or quasi-public agency: access drives, parking, outdoor lighting, signs, fences and walls, landscaping, and outdoor display, dining, and storage.

- **Use, Mixed** - The principal use for a parcel that is composed of multiple primary uses.
- **Use, Primary** - A dominant use of a parcel. Outside of the context of mixed use, as defined herein, a parcel only has one primary use, which is the principal use of the parcel. Where the principal use of a parcel is "mixed use", a primary use is a use that is allowed as a principal use under the relevant context of the regulations as applied to the parcel, which use is coexistent with other primary uses for the subject parcel.
- **Use, Principal** - The paramount use of a parcel. Allowed principal uses in any relevant context are specifically identified within these regulations.
- **Vacant Land** - Land effectively in a natural state, effectively undeveloped, or having all other primary uses abandoned. Vacant land may be a primary use; however, where any other primary use exists on a parcel, vacant land shall be accessory to such primary use(s). Vacant land is allowed by right as a principal use in all zones.