

- 4.2.4 Police stations, fire stations, or other municipal buildings.
- 4.2.5 Home Occupations per Section 10.5.
- 4.2.6 Excavation, removal and filling of earth materials pursuant to Section 10.4.
- 4.2.7 Rear lots.
- 4.2.8 Open Space Developments. (See Section 10.12)
- 4.2.9 Commercial agricultural buildings.
- 4.2.10 Year round retail outlets for agricultural/horticultural products, where 75% of such products are grown on site.
- 4.2.11 Seasonal Campgrounds.
- 4.2.12 Wireless telecommunication facilities not permitted under Section 4.1 of these Regulations provided the requirements of Sections 10.17 and 10.18 of these Regulations are met.
- 4.2.13 Non-motorized public parks and playgrounds developed by non-profit/not for profit entities and/or municipal organizations, excluding paint ball and/or similar activities.
- 4.2.14 Golf Course Development.
- 4.2.15 Bed and Breakfast establishments. (See Section 10.7)
- 4.2.16 Cemeteries.
- 4.2.17 Farm Wineries and Farm Winery Cafes. (Added April 2, 2002)
- 4.2.18 Farm Animals Exhibit Area
- 4.2.19 Specialized Agricultural Building
- 4.2.20 Private Event Facility as a seasonal accessory use to a single family owner occupied use of property in a residential district in accordance with Section 10.26 of these Regulations.
Revised/Effective: October 1, 2017
- 4.2.21 Farmers' Market (See Section 10.27). (Revised/Effective April 1, 2018)

- m. The applicant shall be permitted to have one (1) identification sign at the facility driveway which shall not exceed 6 square feet in size and which shall not be internally illuminated.
- n. Except as provided in subsection (o) below, sound systems to be used at a Private Event Facility shall be located within buildings on the facility premises and noise emissions, at the property line of the property accommodating the Private Event Facility shall not exceed the maximum night time decibel standards promulgated by the State of Connecticut Department of Energy and Environmental Protection for a residential receptor. No music shall be played after 11:45 p.m.
- o. Acoustic, non-amplified music may be played within a designated and approved outdoor patio area adjacent to the Private Event Facility building; provided, however, that no such music may be played after 9:00 pm.
- p. A Private Event Facility shall be a seasonal use only and may only be operated during the period May 1 to November 15 of each year.

10.27 Farmer's Market. A Farmer's Market is a permitted in the R-40, R-60 or R-80 zone subject to site plan review, special permit approval and the conditions and standards noted below. (Revised/Effective: April 1, 2018)

10.27.1 Intent. Provide for a seasonal market as approved by the Planning and Zoning Commission where local and regional vendors and organizations may sell and/or promote their products or services as noted herein to increase access to healthy, affordable, and culturally appropriate foods, and support agriculture, economic development and community socialization in a manner herein prescribed for the benefit of farmer and consumer alike.

10.27.2 Standards

- a. The Farmers' Market shall be located on Town owned property with seasonal operation limited to one day per week as authorized by the Planning and Zoning Commission.
- b. Regional products grown and/or produced, including value-added farm products, are permitted. This provision applies to all vendors on site, excluding authorized non-food related non-profit and informational vendors, and any guest entertainment.
- c. The Farmers' Market Committee shall, at the time of application submission, present its plan and operating rules for seasonal operation of the market, including days/hours of operation, maintenance, security, insurance, and Market Master/Manager contact information.
- d. Parking for customers shall be provided on site in accordance with the requirements of section 13.9.4 x. The additional parking space permitted for product loading and delivery may be provided behind perimeter vendor booths, provided all design requirements are met. The Market shall also provide for an appropriately located bicycle parking/storage area on site.
- e. The Farmers' Market shall provide for adequate recycling, sanitary facilities and waste collection and removal. All requirements of the Uncas Health District shall be met.
- f. Craft vendors such as local or regional handcrafted jewelry, pottery, artwork, woodwork, and similar artisans, shall be limited to no more than 30% of all vendors at maximum capacity; however, a minimum of four (4) craft vendor booths shall be permitted on any given day. Destination type food vendors, (such as coffee roasters, frozen creamery, kettle corn and the like) shall not be considered craft vendors.
- g. No more than one (1) Food Truck and 2 non profit/informational vendors shall be permitted at each Farmers' Market event. Any guest Food Truck shall also comply with the requirements of section 10.27 2 b.

h. Utility appurtenances such as small generators, heating and cooling systems and necessary distribution lines of a temporary nature, shall be permitted subject to compliance with all applicable code requirements and proper design techniques to promote public health and the general welfare.

i. Guest entertainment in the form of acoustic instrumentation and vocals may be permitted as a condition of the special permit. This shall not preclude sound system amplification for the purpose of public announcements or information.

j. The Farmers' Market exhibit area and associated vendor booths may be located in accordance with the setback requirements for accessory structures specified in section 8 of these regulations.

- n. Nursery School/Day Care: 1.5 space per employee on the maximum shift, + adequate drop off and pick up area(s) with a minimum of 4 spaces.
- o. Elderly Housing: Independent Living - 1.75 spaces per dwelling unit; Congregate Housing - 1 space per dwelling unit, plus 1 space per employee on maximum shift;
- p. Nursing Home: .5 spaces per bed, + 1 space per employee on the maximum shift.
- q. Drive-in/Carry-out Restaurant (Fast Food): 1 space per 2 permanent seats + 1 space per employee on the maximum shift + 1 space per 50 sq. ft. of floor area devoted to customer service.
- r. Bank/S&L/Credit Union: 1 space per employee on the maximum shift + 1 space per 200 sq. ft. of floor area accessible to the general public.
- s. Lumber Yard/Building Material Sales/Construction Supply Sales/Service: 1 space per employee on the maximum shift + 1 space per 250 sq. ft. of floor area accessible to the general public.
- t. Auto Sales/Service: 1 space per employee on the maximum shift + 1 space per 500 sq. ft. of internal display area + 1 spacer per 2,000 sq. ft. of outdoor display area +2 spaces per service bay.
- u. Home occupation: 1 space per 250 sq. ft. of area devoted to the home occupation + minimum 1 space per employee, no less than a minimum of two spaces shall be provided.
- v. Manufacturing: 1 space per employee on the maximum shift + 1 space per fleet vehicle.
- w. Golf Course: 50 spaces per nine holes.
- x. Farmers' Market: 1 space per vendor booth at maximum capacity plus 1 product delivery space for vendor vehicles per section 10.27 d. (Revised/Effective: April 1,2018)
- y. Intentional left blank
- z. Intentional left blank
- aa. Intentional left blank
- bb. Intentional left blank

13.10 Handicapped Parking.

Handicapped parking spaces shall be provided as prescribed in the Connecticut State Building Code and/or Americans with Disabilities Act.

13.11 Off-Street Loading Requirements.

13.11.1 Size. Each required loading berth shall be at least 12 feet wide, 50 feet long and 15 feet high. Such berth shall be in addition to an access driveway and required parking spaces.

13.11.2 Location. All permitted or required berths shall be on the same lot as the use to which they are accessory. No entrance or exit for any off-street loading area shall be located within 50 feet of any street intersection. Such loading berths may be enclosed or outside, but in no case shall they be located in a front yard.

13.11.3 Access. Unobstructed access, at least 12 feet wide, to and from a street shall be provided. Such access may be combined with access to a parking lot.

13.11.4 Number. For every structure used for commercial or industrial purposes, or for public institutions and facilities, loading berth requirements are as follows:

Floor area of	10,000 - 25,000 sq. ft.:	1 berth
	25,000 - 40,000 sq. ft.:	2 berths
	40,000 -150,000 sq. ft.:	3 berths
	each additional 50,000 sq. ft.:	1 additional berth

13.12 Setbacks and Screening. Any parking area of over 3 spaces, and the driveway providing access to such area, serving any use other than a single or two family dwelling and which abuts a residentially zoned lot, shall be set back a minimum of 15 feet from that property line. In addition, such parking area shall be screened from the adjacent property.

13.13 Parking Lot Design. Parking areas shall be designed so as to minimize their visual impact. Suggested

15.4 Authority to Erect Signs. Signs may be authorized as one of the following: 1) signs allowed by right, no permit required; 2) signs permitted by the Zoning Enforcement Officer; 3) signs for uses approved by site plan review, permitted by the Commission. Signs not so authorized are not permitted. All authorized signs must comply with Section 15.1 and 15.2, Intent and Purpose.

15.5 Prohibited Signs.

- a. Billboards, defined as signs directing attention to a business, service, or commodity elsewhere than on the lot where the sign is located.
- b. Flashing Signs, including any sign or device on which an artificial light source is not maintained stationary and constant in intensity and color at all times when in use.
- c. Non-weatherproof signs, including signs made of cardboard, paper, or other impermanent material, except for temporary signs not to exceed two days.
- d. Hazardous and distracting signs, including any signs which:
 - 1) may be mistaken for traffic signals or emergency vehicles
 - 2) produce illumination, which causes a hazardous or unsuitable light level on adjacent property.

15.6 Signs by right - no permit required. The following signs are authorized without a zoning permit, provided there is no illumination and according to the following standards. External illumination is allowed, unless otherwise noted, upon issuance of a permit from the Zoning Enforcement Officer. All signs in this section shall be set back 10' from property line.

- a. Public Interest signs. A sign erected in the public interest, including but not limited to: identification signs for public buildings and places; historic markers; warning signs. Signs shall be limited to 3 square feet.
- b. Special events signs. Temporary signs associated with political, social, or service organizations. Such signs shall be removed within 1 week after the event occurs. Signs not to exceed 6 square feet, no illumination.
- c. Residential Identification. One sign per lot, freestanding or wall, erected to identify occupants of the premises, not to exceed 4 square feet, no illumination.
- d. Non-profit organization and Farmers' Market signs. One on-premises identification sign, area not to exceed 12 sq. ft. and height not to exceed 6 ft., no illumination. In non-residential zones, if applicable, commercial sign standards may be applied. (Revised/Effective: April 1, 2018)
- e. Real Estate signs. In residential zones, signs for sale or rental, one sign per lot, not to exceed 6 square feet, no illumination. In nonresidential zones, signs for sale or rental, one per street frontage, each not to exceed 32 square feet, no illumination.
- f. Temporary agricultural sales signs. Two signs per legal use on premises, each sign not to exceed 16 square feet in area and 6 ft. in height, no illumination.
- g. Construction signs. Signs advertising development of the site shall not exceed 32 square feet, 8 feet in height, one per street frontage, no illumination. Such signs may be erected not earlier than the start of construction and may remain on display during the period of construction.
- h. Internal direction signs. Signs directing traffic onto or within a property, area not to exceed 2 square feet per sign.
- i. No Trespassing, No Hunting, No Fishing, Posted, Beware of Dog or other such signs in sufficient number to meet State law requirements, maximum 2 sq. ft. each sign

15.7 Signs by Permit from the Zoning Enforcement Officer.

- a. Commercial, non-advertising signs. One wall sign providing identification of occupants, hours or other non-advertising message, not to exceed 3 square feet per business.
- b. Offsite directional signs for uses located within the Town of Lisbon. Such signs may be permitted for a permitted use, which is located, more than .5 miles from State Routes 12, 169 or 138, provided other provisions of these Regulations are complied with, and subject to the following:
 1. The area of the sign may not exceed two square feet, and no more than 4 signs per use. The property where the signs are located shall be limited to no more than 2 directional signs.
 2. Design is harmonious with surrounding neighborhood.
 3. No illumination.
 4. When a sign is on private, town, and/or state property a letter from the property owner

hours during a 24-hour period, and as defined by the General Statutes.

Day Care, Group Home. A group day care home provides a program of supplementary care to not less than seven nor more than twelve related or unrelated children outside their own homes on a regular basis for a part of the 24 hours in one or days of the week.

Density. The number of units on lots permitted on a parcel of land expressed as the maximum number of units or lots per acre.

Development. Any construction or site work, including grading, to improve real estate.

Disturbed Area. An area where the ground cover is destroyed or removed such that the bare soil is exposed.

Dwelling, Single-Family. A detached dwelling unit, other than a mobile home, designed for occupancy by only one family.

Dwelling, Two-Family. A building containing two dwelling units and designed for occupancy by not more than two families.

Dwelling Unit. A dwelling or portion of a dwelling intended to provide for the needs of one family for residential purposes in an independent, self-sufficient manner.

Elderly Housing. A building or group of buildings which are located on a single parcel of land, share common management with in-unit and yard area uses and owner agreements included in a common interest ownership document and enforced primarily through the common interest ownership association and wherein each single family unit is occupied by:

1. A person 55 years of age or older as occupant.
2. A cohabitant of an occupant pursuant to 1) above.
3. A cohabitant pursuant to 2) above who survives the occupant who is 55 years of age or older.
4. A cohabitant pursuant to 2) above where the occupant who is 55 years of age or older has entered into a long-term continuing care facility.
5. Children 18 years of old or older may reside with their parent(s).
6. In no event may a dwelling unit be occupied by more than four (4) residents.

Excavation. The removal from any land within the Town of Lisbon of earth, peat, sand, gravel, clay, quarry stone, or other natural earth products.

Family. One or more persons occupying a single dwelling unit, provided that no such family shall contain more than six persons unrelated to the others by blood or marriage.

Farmers' Market. A market established to operate at a given site in a fixed location which is open to the public and operated seasonally by a committee appointed by the Board of Selectman for such purpose, and which sells regionally grown and/or produced products in accordance with applicable regulations.

(Revised/Effective: April 1, 2018)

Frontage. The length measured along that side of a lot abutting on a street.

Golf Course Development. A playing course of at least 9 holes, which may also include as accessory uses, such as a clubhouse, restaurant, pro shop, shower facility, locker room, maintenance building, entrance way, and additional recreational facilities, as specified

Home Occupation. Any of the following occupations, when carried on as an accessory use to a one-family dwelling in accordance with the conditions and requirements of Section 10.5 of these regulations: telephone answering service; dressmaking and tailoring; home handicrafts; fine art work studio; needlework; the office of a lawyer, accountant, architect, engineer, or other recognized profession or trade, uses such as hair salons shall not be consider home occupations. In interpreting this Section, no retail and/or wholesale shall be allowed on the premises and there shall be no visits by customers and/or clients at the dwelling.