

# ZONING REGULATIONS

TOWN OF LISBON, CONNECTICUT

LISBON PLANNING AND ZONING COMMISSION

Effective: July 6, 1970

Latest Revision August 1, 2016

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TOWN OF LISBON

*Laura Twich*

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Revised To:

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*April 2, 2002*

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|--------------------|----------------------|-----------------------|---------------------------|
|                    | August 8, 2003       | -----                 |                           |
|                    | February 2, 2004     | February 8, 2004      |                           |
|                    | April 6, 2004        | April 12, 2004        |                           |
| May 4, 2004        | -----                |                       |                           |
|                    | September 7, 2004    | October 1, 2004       |                           |
|                    | October 5, 2004      | October 30, 2004      |                           |
|                    | November 3, 2004     | December 1, 2004      |                           |
|                    | June 7, 2005         | June 30, 2005         |                           |
|                    | July 5 2005          | August 1, 2005        |                           |
|                    | March 7, 2006        | March 21, 2006        |                           |
|                    | June 6, 2006         | June 19, 2006         |                           |
|                    | December 4, 2007     | December 10, 2007     |                           |
|                    | April 1, 2008        | April 11, 2008        |                           |
|                    | June 3, 2008         | June 13, 2008         |                           |
|                    | July 1, 2008         | July 14, 2008         |                           |
|                    | September 24, 2008   | October 1, 2008       |                           |
|                    | January 6, 2009      | February 23, 2009     |                           |
|                    | May 5, 2009          | May 16, 2009          |                           |
|                    | August 4, 2009       | August 4, 2009        |                           |
| August 14, 2009    | -----                |                       |                           |
|                    | August 4, 2009       | August 4, 2009        |                           |
|                    | November 4, 2009     | December 1, 2009      |                           |
|                    | July 6, 2010         | August 2, 2010        |                           |
|                    | May 3, 2011          | July 1, 2011          |                           |
|                    | July 5, 2011         | July 18, 2011         |                           |
|                    | May 1, 2012          | June 1, 2012          |                           |
|                    | May 1, 2012          | July 1, 2012          |                           |
|                    | August 6, 2013       | August 16, 2013       |                           |
| August 16, 2013    | -----                |                       |                           |
| July 1, 2016       | June 7, 2016         | July 1, 2016          | 10.20.1                   |
|                    |                      |                       | <u>FarmWineries</u>       |
| August 1, 2016     | July 5, 2016         | August 1, 2016        | 15.8.2 e.                 |
|                    |                      |                       | <u>Freestanding Signs</u> |

10.20.1 Definitions and Standards. (Revised / Effective: July 1, 2016)

A farm winery shall be any place or premises located on a farm that includes at least five (5) acres of vineyards, in which wine is manufactured and sold. Wine shall mean any alcoholic beverage obtained by the fermentation of the natural sugar content of fruits, such as grapes or apples or other agricultural products, containing sugar. A Farm Winery permit issued pursuant hereto shall authorize the sale in bulk by the holder thereof from the premises where the products are manufactured pursuant to such permit and shall authorize the holder thereof to sell from such farm winery premises to a retailer wine manufactured by the farm winery permittee in the original sealed containers of not more than fifteen gallons per container and to sell or deliver such wine or brandy to persons outside the state. A Farm Winery permit issued hereunder shall also authorize: (1) The offering and tasting of free samples of such wine or brandy to visitors and prospective retail customers for consumption on the premises of the farm winery permittee; (2) The selling at retail from the premises sealed bottles or other sealed containers of such wine or brandy for consumption off the premises; and (3) The selling at retail from the premises wine by the glass and bottle to visitors on the premises of the farm winery permittee for consumption on the premises. No Farm Winery permitted hereunder may sell any such wine or brandy not manufactured in such winery. The farm winery permittee shall produce within the state an average crop of fruit equal to not less than twenty-five per cent of the fruit used in the manufacture of the farm winery permittee's wine. An average crop shall be defined each year as the average yield of the farm winery permittee's two largest annual crops out of the preceding five years, except that during the first seven years from the date of issuance of a farm winery permit hereunder, an average crop shall be defined as three tons of grapes for each acre of vineyard farmed by the farm winery permittee. A Farm Winery permitted hereunder shall be subject to the requirements of Section 10.9.3 of these Regulations. (4) To make and sell gelato on the premises in small batches for individual sales at an amount not to exceed thirty (30) gallons.

10.21 Farm Winery Cafes

10.21.1 Intent. To allow the sale and service of food prepared and to be consumed and/or the accommodation of special group events such as weddings to be held on the site of a Farm Winery. Such activities are to be a complement and secondary to a farm winery use.

10.21.2 Definition. A Farm Winery Café shall be a use incidental, complementary and secondary to a Farm Winery permitted by or legally existing prior to the adoption of Section 10.20 of these regulations. A Farm Winery Café shall be conducted in a permanent building in which hot and cold food can be prepared and served to members of the public seated indoors and/or on a patio area adjoining the building. A Farm Winery Café shall accommodate a maximum of fifty (50) persons seated or standing indoors and fifty (50) persons seated or standing outdoors on a patio area at any one time (for a total of 100 persons seated or standing). Under no circumstances shall be space be occupied by more than 100 persons, with the exception of staff allowed by these regulations. A Farm Winery Café may also conduct special events, such as dinners, luncheons, weddings, corporate parties and/or teas, provided that the service of food and/or wine at such special events shall occur solely on the indoor and/or outdoor seating area described herein. The café (both the indoors and the patio portion) shall be closed to the general public while any such special event is going on. No more than 10 events may be held per year. An event constitutes any portion of a day, where a day is defined by the hours of operation stated in these regulations, where the Farm Winery Café is closed to the general public, as required within this Section. Only wine manufactured at said Farm Winery and food prepared in said Farm Winery Café shall be served at said café and/or such special events. No other alcoholic beverage may be served or consumed on the permit premises in connection with the Farm Winery use, events commonly referred to as BYOB are strictly prohibited.

10.21.3 Standards.

- a. The Farm Winery Café must be located on a single parcel of land on which the Farm Winery is also located and said parcel shall be a minimum of 38 acres.
- b. The maximum hours of operation of a Farm Winery Café shall be 10:00 a.m. to 8:00 p.m. Tuesday through Saturday and 11:00 a.m. through 8:00 p.m. Sunday.

provided the maximum height of such signs shall not exceed 3 feet; provided further, the maximum size of such sign shall not exceed 60 square feet.

- (2) Units where the building frontage is in excess of 30 linear feet, the linear frontage in excess of 30 feet, shall permit wall signs greater than provided in subparagraph 1, above, based on one (1) square foot signage for each linear foot in excess of building frontage in excess of 30 linear feet provided the maximum height of any wall signs shall not exceed 3 feet; provided further, the maximum size of such sign shall not exceed 80 square feet.
- (3) Each unit is limited to one (1) wall sign on the front of the unit that contain the principal entrance for patrons, and one rear wall sign on the rear of the unit situated in said building, which rear wall sign shall solely contain standard size lettering identifying the occupant of the unit and without any logos; maximum size of such sign shall not exceed 80 square feet.
- (4) Building frontage shall be defined as the length of the side of the unit, which contains the main entrance to the unit, which it is within the building containing other units.

15.8.2 Freestanding Signs. (Revised/Effective: August 1, 2016)

- a. One per lot, except as follows:
  - (1) A second sign is allowed if the lot fronts on two streets.
  - (2) An approved 12 screen movie theater as part of an overall (large scale) retail project may have a movie reader board sign allowing up to 80 sq. ft. of advertisement sign area contained within a structure with overall dimensions not to exceed 16 f. high x 15 ft. wide.
  - (3) A monument directional sign measuring up to 15 sq. ft. may be allowed for an approved 12-screen movie theater and tenants located in adjoining buildings.
- b. Area of each not to exceed 16 sq. ft. Sign area not to exceed 6 feet in length.
- c. Height not to exceed six feet above the ground.
- d. Sign shall complement building architecture and landscaping.
- e. In any tract of land used retail sales (large scale) where such facility is located in an IP-1 Zone situated southerly of Route I-395, westerly of Connecticut Route 12 easterly of the South Burnham Highway, and northeasterly of Mell Road, the following signs shall be permitted:
  - i. An illuminated pylon sign at the principal entrance to the shopping complex for the purpose of displaying the names of all retail tenants, which sign, may be 12 feet in width and contain 140 square feet of signage per side and shall not exceed 19 feet in height.
  - ii. If the retail sales (large scale) abuts Route I-395, one monument sign not greater than 16 square feet per side, illuminated; and,
  - iii. Two illuminated monument signs situated on highways other than route I-395, not greater than 16 square feet per side.
  - iv. In any free standing building within a development designated Retail Store (large scale), which building contains not more than 6,000 square feet on its main floor, the following signage shall be permitted:
    - a. A wall sign on the main and principal entrance to the facility not to exceed 105 square feet that may include a distinctive logo.
    - b. A to-go sign extending from the building not to exceed 11 square feet.
    - c. Two wall signs on other than the wall containing the principal entrance not to exceed 110 square feet cumulative.

15.8.3 Canopy Signs. A canopy sign, defined as a sign fixed flat to a canopy structure not extending beyond the structure, is allowed as follows:

- a. Area per sign not to exceed (.1) square feet for each linear foot of canopy used by that business. The canopy cannot be attached to primary structure.

