

**ZONING REGULATIONS AMENDMENTS  
TO MODIFY § 383-47 and § 383-143.9**

The following Town of Orange Plan and Zoning Commission Zoning Text Amendments are proposed to modify the bulk coverage standard applicable to a C-1 parcel where a light industrial use is permitted pursuant to § 383-42I.

**KEY TO PROPOSED AMENDMENT TEXT:**

Proposed text to be inserted is shown as **bold underlined text**

Proposed text to be eliminated (deleted) is shown as ~~strikethrough text~~

*AMEND existing § 383-47 as follows:*

**§ 383-47. Building bulk and coverage.**

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25% **except as otherwise provided in §383-143.9E.**

*AMEND existing § 383-143.9 as follows:*

**§ 383-143.9. Special standards for light industrial use in the Commercial C-1 District. [Added 6-20-2023]**

Light industrial uses permitted in the Commercial C-1 District as provided for in § 383-42I shall conform to the following additional standards:

- A. For the purposes of § 383-42I, "light industrial use" shall include only:
  - (1) Manufacturing, processing, or assembling of goods within enclosed buildings;
  - (2) Laboratories for research, testing and development;
  - (3) Warehousing and wholesale business; and
  - (4) Freight and materials trucking businesses.
- B. Minimum setback: notwithstanding § 383-46A, any building for light industrial use shall be located a minimum of 250 feet from Boston Post Road.
- C. Height: notwithstanding § 383-45B, the maximum height of a building for light industrial use shall be 50 feet.
- D. Parking: notwithstanding § 383-174H, parking for light industrial uses in the Commercial C-1 District shall be provided at a rate of one space per 1,500 square feet of gross floor area.
- E. Coverage: notwithstanding § 383-47(B), the maximum ground coverage for a parcel containing a light industrial use permitted under § 383-42I shall be 35%.

ARTICLE V  
Commercial C-1 District

§ 383-41. Permitted uses.

- A. Stores and other buildings and structures where goods are sold or service is rendered primarily at retail.
- B. Business and professional offices; banks and other financial institutions; medical and dental clinics.
- C. Clothes and fabric cleaning laundry service consisting of on-premises facilities for service at retail, including self-service at retail, including self-service, or agencies for off-premises cleaners and laundries.
- D. Indoor restaurants and other food and beverage service establishments where customers are served only when seated at tables or counters and all of the seats are located within an enclosed building, unless approved under § 383-42D. [Amended 3-7-2006]
- E. Indoor theaters and assembly halls.
- F. Hotels and motels, provided all facilities are connected to the Town sanitary sewerage system.
- G. Motor vehicle service stations and motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing; painting and upholstering. Establishments for the sale of new or used trailers or farm equipment or rental thereof, provided, however, that the sale or rental of such trailers or farm equipment is the primary use of the premises and is not conducted as an accessory use to another use of said premises. Such use may include gasoline pumps and/or the sale of gasoline by special permit.
- H. Undertaker's establishments.
- I. Veterinary hospitals.
- J. Printing and publishing establishments occupying not more than 5,000 square feet of floor area.
- K. Bowling alleys; billiard or pool halls.
- L. Manufacture, processing or assembling of goods for sale only on the premises and at retail.
- M. Painting, plumbing, electrical, sheet metal, carpentry, woodworking, blacksmith, welding, and machine shops occupying not more than 5,000 square feet of floor area.
- N. Churches and places of worship; parish halls; schools; colleges; universities; educational, religious, philanthropic and charitable institutions; membership clubs,

lodges, community houses.

- O. Buildings, uses and facilities of the Town of Orange.
- P. Off-street parking facilities.
- Q. Signs as provided in Article XIX.
- R. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- S. Water supply reservoirs, wells, towers, pump stations, storage facilities and treatment facilities.
- T. Buildings, uses and facilities of the State of Connecticut or federal government.
- U. Accessory uses customary with and incidental to any aforesaid permitted uses.

**§ 383-42. Special uses.**

- A. Drive-through service windows for indoor banks and restaurants and other food and beverage establishments, provided the service windows are incidental to the primary permitted use, and freestanding drive-through bank automated teller machines. As used herein "freestanding drive-through automated teller machines" means automated teller machines which are not accessory to a banking facility on premises. **[Amended 4-21-2009]**
- B. Planned residential development uses in accordance with Article XII. **[Amended 10-4-2000]**
- C. Convenience marts, gasoline pumps and/or the sale of gasoline.
- D. Indoor restaurants and other food and beverage service establishments where customers order and receive their order at a service counter and where the food and/or beverage is intended to be consumed primarily while seated at tables or counters within the establishment. **[Added 3-7-2006]**
- E. A food take-out service incidental to the primary intended use, but shall not include the following: **[Added 3-7-2006]**
  - (1) Establishments where customers are served primarily at food take-out counters.
  - (2) Establishments where customers are served in a manner intended for consumption of food at outside picnic or dining areas.
- F. Outdoor restaurant seating in accordance with § 383-143.4. **[Added 6-15-2010; amended 9-6-2011]**
- G. Carhop restaurant service where food is brought and served in motor vehicles

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1. Editor's Note: Former Subsection E(2), regarding restaurant establishments with carhop service, was repealed 11-16-2010. This ordinance also redesignated former Subsection E(3) as Subsection E(2). See now Subsection G.

parked in a specially designed and designated area. [Added 11-16-2010]

- H. Cannabis establishments, as defined by SB 1201, § 1, as may be amended from time to time. [Added 9-20-2022]
- I. Light industrial uses in accordance with § 383-143.9 when located on a parcel abutting the Light Industrial No. 1 Zone, provided further that: [Added 6-20-2023]
  - (1) Minimum lot size is at least 10 acres.
  - (2) The subject property has frontage on three streets.

**§ 383-43. Prohibited uses.**

- A. Printing and publishing except as permitted under § 383-41J.
- B. Warehousing and wholesale businesses; building contractors' businesses and storage yards; lumber and building materials businesses; freight and materials trucking terminals and businesses; bus terminals; commercial storage, sale and distribution of fuel, except as permitted under § 383-42I. [Amended 6-20-2023]
- C. Research laboratories, manufacture, processing or assembling of goods except as permitted under § 383-41L and § 383-42I. [Amended 6-20-2023]
- D. Adult use establishments as defined in Article XV.
- E. Car washes, including manual and automated washes.
- F. Establishments for the sale and/or rental of new or used automobiles and/or trucks.

**§ 383-44. Lot area, shape and frontage.**

- A. Minimum lot area: 25,000 square feet.
- B. Minimum dimension of square: 125 feet.
- C. Minimum frontage: 50 feet.

**§ 383-45. Height.**

- A. Maximum number of stories: three stories.
- B. Maximum height: 40 feet except as otherwise provided in § 383-143.9C. [Amended 6-20-2023]

**§ 383-46. Setbacks.**

- A. From street line: 50 feet.
- B. From rear property line: 50 feet.
- C. From other property line: 12 feet.

- D. From residence district boundary line: 50 feet.
- E. Projections into setback area: five feet.

**§ 383-47. Building bulk and coverage.**

- A. Maximum floor area: 50%.
- B. Maximum ground coverage: 25%.

**§ 383-48. Site plan.**

Prior to approval of any application for certificate of zoning compliance, a site plan shall be submitted and approved in accordance with the provisions of Article XIII.

**§ 383-143.9. Special standards for light industrial use in the Commercial C-1 District. [Added 6-20-2023]**

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