

ZONING

177 Attachment 2

Town of West Hartford
Schedule of Permitted Accessory Uses

[Amended 4-26-1971; 1-13-1981; 7-14-1981; 5-25-1982; 5-10-1983; 4-30-1985; 10-22-1985; 4-21-1987; 6-9-1987; 9-22-1987; 11-14-1989; 4-23-1991; 6-25-1991; 10-24-1995; 7-29-1997; 5-25-1999; 6-27-2000; 8-14-2001; 9-14-2004; 12-13-2005; 3-28-2006; 10-24-2006; 5-22-2007; 4-11-2011; 6-28-2011; 10-28-2014; 1-13-2015; 3-28-2017; 6-13-2017; 7-17-2018]

Permitted Accessory Uses	One-Family Residence Districts							Multifamily Residence Districts							Business Districts							Industrial Districts						
	R-80	R-40	R-20	R-13	R-10	R-6	EP	RM-4	RM-3	RM-2	RM-1	RM-MS	RCO and RM/O	RO	RP	BOL ¹	BO	RI	BN	BND	BS	BC and CBDH	BG	IP	IE	IR	IG	
1. Keeping of not more than 3 nontransient roomers or boarders in any dwelling unit	P	P	P	P	P	P		P	P	P	P	P	P	P	P		P	P	P	P		P						
1A. Keeping of not more than 3 nontransient roomers or boarders in any dwelling unit for which a family permit for a housekeeping unit composed of 3 or fewer individuals not related by blood or marriage as specified in § 177-2 of this chapter is issued	A	A	A	A	A	A		A	A	A	A	A	A	A	A		A	A	A	A		A						
	No restrictions on commercial vehicles																											
2. Private garage for motor vehicles	X	X	X	X	X	X		X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	X	X	X	
3. Off-street parking and loading facilities for:																												
(a) Motor vehicles							X									X	X	X	X	X	X	X	X	X	X	X	X	
(b) Motor vehicles bearing current Connecticut passenger registration	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X													
(c) Either 1 van or 1 pickup truck per dwelling unit	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X													
(d) Not more than 2 unregistered motor vehicles																X	X	X	X		X	X	X	X	X	X	X	
(e) Not more than 1 unregistered motor vehicle	X	X	X	X	X	X		X	X	X	X	X	X	X	X													
4. Parish house, parsonage, church schoolrooms	A	A	A	A	A	A		A	A	A	A	A	A	A	A		A	A	A	A	A	A	A					
5. Signs as specified in § 177-33	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
6. Swimming pools, provided that they meet the requirements set forth by ordinance	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	
7. Noncommercial greenhouse, boathouse, fallout shelter	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X		X	X	X	X	X	X	X	X	
8. As an incidental part of the conduct of a retail business, manufacturing and packaging of articles to be sold at retail on the premises, provided that not more than 50% of the floor space occupied by such retail business is devoted to such manufacturing and packing use																												
9. Any accessory building or use, except that an accessory use of not more than 3 days' duration for any 1 event for a charitable or philanthropic purpose or for a seasonal farmers' market on the premises of a commercial or industrial use, place of worship, school or college, library or museum, religious institution, park or recreational facility and private nonprofit membership club is permitted as a "P" use. Customary accessory uses for such charitable or philanthropic purposes shall include but are not limited to rummage sales, bazaars, fairs and plant sales. Tag sales of no more than 3 days' duration and no more than 2 times in a calendar year shall be permitted accessory use to a residence.	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	

KEY:

A = Permitted use subject to issuance of a building and/or zoning permit and subject to § 177-42A.

B = Permitted use subject to issuance of a building and/or zoning permit and subject to § 177-42B.

C = Permitted use subject to approval of Town Council pursuant to § 177-42B and subject to § 177-42B.

P = Permitted use subject to issuance of a building and/or zoning permit.

X = Permitted accessory use subject to the same permits and review procedures as the main use to which it is an accessory.

Not marked = Not a permitted use in the particular zoning district.

NOTES:

¹ For detailed use regulations in the BOL District, see § 177-7.

WEST HARTFORD CODE

Permitted Accessory Uses	One-Family Residence Districts							Multifamily Residence Districts							Business Districts							Industrial Districts					
	R-80	R-40	R-20	R-13	R-10	R-6	EP	RM-4	RM-3	RM-2	RM-1	RM-MS	RCO and RM/O	RO	RP	BOL ¹	BO	RI	BN	BND	BS	BC and CBDH	BG	IP	IE	IR	IG
10. Amusement devices, as specified in § 177-31 and licensed under §§ 3-11 through 3-16 of the West Hartford Code ²																		X	X	X	X	X	X	X	X	X	X
11. Service of food and beverages by waiters or waitresses at customers' tables outside of the enclosed restaurant on the premises of an existing restaurant.	A	A	A	A	A	A	²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
12. Family day-care home	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
13. Retail firearms store																					X	X	X				
14. Circular driveway, as specified in § 177-32E(13)	X	X	X																								
15. Child day-care center operating before and after regular school hours only if accessory to an existing public, private or parochial school or college which is the main use on the site	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
16. Drive-up window-counter service at restaurants																										X	X
17. Provision of temporary seasonal outdoor dining on the premises of an existing restaurant which does not sell alcoholic beverages, provided that there are no more than 4 tables, with 4 chairs per table. Location of outdoor furniture shall not obstruct the pedestrian right-of-way or emergency access							³												P	P	P	P	P	P	P	P	P
18. Temporary seasonal outdoor sale of green grocer products, i.e., fresh fruits, vegetables, as well as hot or cold fresh or prepared foods and home garden plants and flowers, as an accessory use to an existing food store/food market, provided that the display area stand is not located in a required parking or driveway area. Location of any product display stand shall not obstruct the pedestrian right-of-way and shall not obstruct building or site egress, emergency access or create site sight obstructions to vehicular traffic																			P	P	P	P	P	P	P	P	P
19. Car wash facilities																							A	B	B	B	B
20. Drive-up window dispensing only prescription medications at retail pharmacies, provided that a surveillance system meeting the requirements of the Chief of Police is operating during the hours of business																							A				
21. Adult day-care center	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A			A				
22. Adult group day-care facility	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A			A					
23. Adult day-care home	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A	A	A			A					
24. Kennel	A	A	A	A	A	A	A	A	A	A	A	A	A	A		A		A		A		A	B			B	B
25. Closed loop geothermal systems and solar energy systems permitted as accessory uses pursuant to § 177-37.3	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
26. Fuel cells permitted as accessory uses pursuant to § 177-37.3	A	A	A	A	A	A	A	A	A	A	A	A	A	A	X	X	X	X	X	X	X	X	X	X	X	X	X
27. Food truck, permitted as an accessory use within the parking area of an existing business, provided that the location does not interfere with the safe circulation of vehicular and pedestrian traffic. No more than 2 food trucks shall be permitted on any one property at the same time and shall not be permitted within 500 feet of any building which houses a restaurant. Sales from any food truck shall be permitted between the hours 7:00 a.m. and 10:00 p.m. on any calendar day, provided that the food truck meets the statutory and regulatory requirements of the Director of Health.																											P
28. Keeping of honeybees	P	P	P	P	P	P																					

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NOTES:
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² Editor's Note: Secs 3-11 through 3-16 of the 1972 Code were repealed 5/25/1982.
³ See § 177-3D(6).