

**ABANDONMENT:** To cease/discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, renovation or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

**ACCESSORY APARTMENT:** A second [dwelling unit](#) contained within or added onto an existing [single-family dwelling](#) and which is clearly subordinate to the main [dwelling unit](#). A second kitchen not part of a self-contained subordinate [dwelling unit](#) shall not constitute an accessory apartment.

**ACCESSORY BUILDING OR STRUCTURE:** A building or [structure](#), part of, customarily incidental, and subordinate to the [principal permitted use](#), [building](#), or structure on the same [lot](#) or on a contiguous lot under the same ownership.

**ACCESSORY USE:** (see [USE, ACCESSORY](#))

**ACT:** For the purpose of regulating inland wetlands, “act” shall mean the Inland Wetlands and Watercourses Act, Sections 22a-36 through 22a-45 of the General Statutes, as amended.

**ACTIVE ADULT HOUSING:** A managed residential development with the occupancy limited to those aged 55 and over, as permitted by state and federal fair housing laws.

**ACTIVE ADULT SUBDIVISION:** (see [SUBDIVISION, ACTIVE ADULT](#))

**ACTIVE RECREATION:** Recreational activities requiring a lined court or field or involving formal picnic areas (with tables, barbecues, trash containers, etc.).

**ADDITIONAL HABITABLE FLOOR AREA:** Habitable floor area in an existing [single-family dwelling](#) that received a Building Permit within three years prior to the receipt of an application for an [accessory apartment](#), and shall include any habitable floor area proposed to be added as part of the application.

**ADULT-ORIENTED ESTABLISHMENT:** As defined under Chapter 11, Article VII, Section 11-111 of the Town of Windsor, Connecticut Code of Ordinances.

**ALCOHOLIC BEVERAGE:** As defined in Section 30-1 of the Connecticut General Statutes.

**AMUSEMENT DEVICE, MECHANICAL OR ELECTRONIC:** Any electronic or mechanical device intended to be operated for a fee as a test of knowledge or skill for amusement, competition, or sport. Amusement devices shall include, but not be limited to, devices commonly known as pinball machines; basketball, bowling, shuffleboard, and skeeball games; and electronic video games, including personal computers configured and offered for gaming purposes.

**ANIMAL HOSPITAL:** A facility where animals are given medical or surgical treatment and may be boarded during the course of their treatment and recovery (see also [VETERINARIAN OFFICE](#)).

ANTENNA: A device used to receive or transmit electromagnetic waves including but not limited to whip antennas, panel antennas, and [dish antennas](#).

ANTENNA, DISH: A parabolic [antenna](#) for transmitting or receiving signals (e.g., radio or television) from earth-orbiting satellites.

ANTENNA, GROUND MOUNTED: An [antenna](#) mounted directly on the ground or on a telecommunication [tower](#).

ANTENNA, ROOF MOUNTED: An [antenna](#) mounted on the roof of a building or [structure](#) other than a telecommunication [tower](#).

ANTENNA, SIDE MOUNTED: An [antenna](#) mounted on the side of a building or [structure](#) other than a telecommunication [tower](#).

ANTENNA MOUNT: The [structure](#) or surface on which an [antenna](#) is mounted.

AQUIFER: A geologic formation consisting of water saturated stratified drift deposits of sands and/or gravels yielding significant potable water to public water supply wells.

ARCADE FOR MECHANICAL AMUSEMENT DEVICES: An establishment housing more than six [mechanical amusement devices](#) (see also [AMUSEMENT DEVICE, MECHANICAL OR ELECTRONIC](#)).

ASSISTED LIVING: Nursing services and assistance with activities of daily living provided to clients living within a managed residential community with supportive services that encourage clients primarily age 55 or older, or clients with chronic and stable conditions as determined by a physician or healthcare practitioner per Regulations of Connecticut State Agencies, Section 19-13-D105(e)(7) to maintain a maximum level of independence.

BASE FLOOD ELEVATION (BFE): The elevation of the crest of the base flood or 100-year flood, or the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the [floodplains](#) of coastal and riverine areas.

BASEMENT: A room or story partly underground with at least one-half of its height above the [average grade](#) of the adjoining ground (see also [CELLAR](#)).

BED AND BREAKFAST (B&B): A use conducted entirely within an owner-occupied [single-family dwelling](#), which is subordinate to the [principal use](#) as a residence and involves the [overnight](#) rental of up to four rooms and breakfast service to overnight guests.

BERM: An earthen bank used for visual screening or mounded against a building for insulation or aesthetic purposes.

BODY-PIERCING: Piercing or creating a channel through any part of the human body, other than an ear lobe, for the purpose of inserting jewelry or other decorative object.

**BOG:** A [wetland](#) distinguished by evergreen trees and shrubs underlain by peat deposits, poor or very poor drainage, and highly acidic conditions.

**BOLLARD:** A post of metal, wood, concrete, or a combination thereof, that is used to block motor vehicle passage, protect [structures](#) from motor vehicle collision, or serve as a light fixture.

**BOUNDARY MARKER PIN:** A metal stake driven into the ground by a land surveyor to mark a corner or change in direction of a lot boundary line (see also [BOUNDARY REFERENCE PIN](#) and [MERESTONE](#)).

**BOUNDARY REFERENCE PIN:** A [boundary marker pin](#) established a referenced distance from a lot corner when it is impractical to establish a pin at a corner due to a physical impediment such as a large boulder, tree, or water body.

**BUFFER STRIP:** An area of land, including landscaping, berms, walls, and fences that is located between potentially conflicting land uses and is intended to mitigate negative impacts of the more intense use on the less intense use.

**BUILDING:** An enclosed or semi-enclosed [structure](#) on a permanent foundation that meets or exceeds all applicable standards of the Building Code currently in effect in the Town of Windsor for permanent structures.

**BUILDING, PRINCIPAL:** A building used to conduct the [principal use](#) permitted on the [premises](#).

**BUILDING CONNECTOR:** An enclosed walkway connecting separate buildings on separate lots.

**BUILDING COVERAGE:** The percentage of a lot covered by buildings.

**BUILDING HEIGHT:** The vertical distance measured from the [average level of the finished grade](#) along all walls of the building to the highest point of the roof for A-frame, dome, and flat roofs (including the top of any parapet); to the deck-line for mansard roofs; and to the average height between the eaves and ridgelines for gable, gambrel, hipped, saltbox, or shed roofs. Chimneys, spires, mechanical rooms, and other appurtenances shall not be counted towards building height, so long as they comprise no more than 25% of the aggregate roof area.

**BUILDING LINE:** A line parallel to a [street](#) at a distance equal to the required [front yard](#) or at a greater distance when otherwise established by the Commission; a line shown to be a [building line](#) on a plan of [subdivision](#) signed by the Commission.

**BUILDING ORIENTATION:** The relationship of a building's longest axis to the true south compass point.

**CAPPED SEWER:** A sanitary sewer installed in a subdivision that is temporarily capped to prevent its usage until it is connected to the MDC's sanitary sewer.

**CARWASH:** Any facility designed to wash motor vehicles.

CARWASH, SEMI-AUTOMATIC: A [carwash](#) that uses automatically operated mechanical equipment to convey, wash, and dry motor vehicles while occupied by the driver.

CELLAR: A room or story with more than one-half of its height below the [average grade](#) of the adjoining ground (see also [BASEMENT](#)).

CLEAR CUTTING: The harvest of timber in a fashion that removes all trees to a minimum size of 2" diameter at breast height.

CLUB: An organization incorporated under the provisions of the membership corporation or benevolent orders laws and any establishment owned, leased, occupied, and/or operated by such an organization solely for a recreational, social, patriotic, political, benevolent, or athletic purpose, but not for financial gain. A club shall cater only to its members or guests accompanying them. A "club member" is a person who maintains his/her active membership by payment of dues and whose name and address are entered on the list of active members.

CLUSTER SUBDIVISION: (see [SUBDIVISION, CLUSTER](#))

COLLECTIVE OR COMMUNAL SEWER SYSTEM: A temporary sewage system and treatment plant serving a limited number of homes in a subdivision until a connection can be made to an impending MDC sewer line.

COLLECTOR DRIVE: A driveway within a [parking lot](#) that distributes traffic to feeder drives and gives access to emergency vehicles.

CO-LOCATION: The use of a single [antenna mount](#) or site by more than one [licensed carrier](#) or locating a [wireless telecommunication facility](#) on an existing [structure](#) (e.g., water tower) or building.

COMMERCIAL KENNEL: (see [KENNEL, COMMERCIAL](#))

COMMERCIAL SECURITY STRUCTURE: Security doors, security gates, security grates, window guards, security (vehicular) barriers, barbed or razor wire, or similar fixed or movable physical barriers designed to protect the contents or occupants of a commercial establishment.

COMMERCIAL VEHICLE: Any motor vehicle other than an automobile, sport utility vehicle, motorcycle, motor-scooter, minivan, passenger van, conversion van, light-duty pickup truck, or similar vehicle registered and intended exclusively for personal use, or a farm, lawn or garden tractor.

COMPUTER DATA CENTER: Area containing computer servers and not computer work station areas.

CONFERENCE CENTER: A facility providing guest rooms, meeting rooms, [restaurants](#) and other accommodations and services supporting the needs of the surrounding commercial developments.

**CONGREGATE HOUSING:** A form of residential housing consisting of independent living units supplemented by congregate meals, housekeeping, health and personal services, for households in which the resident owner or lessee is 62 years of age or older and has temporary or periodic difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, or dressing.

**CONTINUAL FLOW:** A flow of water that persists for an extended period of time; this flow may be interrupted during periods of drought or during the low flow period of the annual hydrological cycle, June through September, but recurs in prolonged succession.

**DAY CARE CENTER:** A facility providing a program of supplementary care to more than twelve related or unrelated children/adults outside their own home on a regular basis for three to twelve hours a day, which may be an accessory facility to exclusively serve employees of a commercial facility.

**DAY CARE HOME, FAMILY:** A private [family](#) home providing a program of supplementary care to not more than six children/adults, including the provider's own children/relatives, where the children/adults are cared for on a regular basis for three to twelve hours a day, and where the principal provider of the services resides on the [premises](#). Family day care homes shall not be regulated differently from a [single-family dwelling](#).

**DAY CARE HOME, GROUP:** A private [family](#) home providing a program of supplementary care to seven to twelve related or unrelated children/adults on a regular basis for three to twelve hours a day, and where the principal provider of the services resides on the [premises](#).

**DECK:** A porch-like [structure](#) or portion of a structure, usually constructed of wood and structurally supported at least eight inches above the [finished grade](#) (see also [PATIO](#)).

**DENSITY OF OCCUPANCY:** The number of families or [dwelling units](#) allowed per acre of developable land.

**DEPOSIT:** For the purposes of the Inland Wetlands and Watercourses Regulations includes, but shall not be limited to fill, grade, dump, place, discharge or emit.

**DEVELOPABLE LAND:** For the purposes of calculating density, that part of a lot free of any inland wetlands or watercourses; areas designated as [Special Flood Hazard Area](#); or slopes greater than 25% (see also [UNDEVELOPABLE LAND](#)).

**DISABLED PERSON:** A person who is declared permanently and totally disabled by the Social Security Administration, the State Department of Income Maintenance, or by signed statements from two medical doctors.

**DISCHARGE:** For the purpose regulating inland wetlands, “discharge” shall mean emission of any water substance or material into waters of the State whether or not such substance causes pollution.

**DORMITORY:** A building or group of buildings used for the purpose of accommodating students, faculty, members of religious orders, or farm workers with sleeping quarters, with or

without communal kitchen facilities and administered by a legitimate educational or religious institution, or working farm(s). The term dormitory includes convents, seminaries, and monasteries, but does not include [clubs](#), fraternity houses, or sorority houses.

**DWELLING**: Any building that contains one or more [dwelling units](#) used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied exclusively for residential purposes.

**DWELLING, MULTI-FAMILY**: A [dwelling](#) containing three or more [dwelling units](#) on the same lot under one ownership with the units arranged as garden or terrace apartments, as townhouses, or attached dwellings, or on separate lots with interior [lot lines](#) dividing the lots along the party-walls.

**DWELLING, SINGLE-FAMILY**: A [dwelling](#) containing one [dwelling unit](#) only, on one lot.

**DWELLING, TWO-FAMILY**: A [dwelling](#) containing two [dwelling units](#) attached at the side by a party-wall located on the same [lot](#) under one ownership or on separate lots with an interior [lot line](#) dividing the two lots along the party-wall.

**DWELLING UNIT**: A single unit providing complete independent living facilities for one or more persons or one [family](#) only, including permanent provisions for living, sleeping, eating, cooking, and sanitation.

**EFFICIENCY UNIT**: A one-room [dwelling unit](#), exclusive of any bathroom, kitchen, laundry, pantry, foyer, corridor, closet, or dining area with less than 70 square feet of floor space.

**ELDERLY PERSON**: A person who is 62 years of age or older.

**ELECTRONIC MESSAGE CENTER**: A [sign](#) that uses computer-generated or electronic means to change advertising copy, messages, or color, including signs that flip or rotate.

**ENVIRONMENT**: For the purposes of the Inland Wetlands and Watercourses Regulations, “environment” means the physical, biological, social, and economic surroundings and conditions that exist within an area that may be affected by a proposed action including land, air, water, minerals, flora, fauna, and noise.

**ENVIRONMENTAL ASSESSMENT**: A process to determine if a proposed action listed under Department of Environmental Protection regulations Section 22a-1a-4(b)(2) may have a significant impact on the wetlands or watercourses.

**ENVIRONMENTAL IMPACT EVALUATION**: A detailed written document concerning the impacts of a proposed action on the [wetlands](#) or [watercourses](#).

**ESSENTIAL TO THE FARMING OPERATION**: For the purpose of regulating inland wetlands, “essential to the farming operation” shall mean that the proposed activity is necessary and indispensable to sustain farming activities on the farm.

**FALL ZONE:** For the purposes of regulating the location of telecommunications and wind generation [towers](#), “fall zone” means the distance equaling the [tower height](#) from any [lot line](#) of the proposed site, except in those instances where the proposal meets co-location requirements.

**FAMILY:** One person; a group of two or more people related by blood, marriage, civil union, domestic partnership, legal adoption, or legal guardianship; or a group of not more than five unrelated people, living and cooking together in the same [dwelling unit](#) as a single housekeeping unit. A family may also include domestic help, but does not include roomers, boarders, or lodgers.

**FARM:** A tract of land containing three or more acres, used in whole or in part for agricultural purposes, which may include the keeping of domestic and other animals when permitted by these Regulations.

**FARMER’S MARKET:** One or more vendors located on a common parcel of land for the purpose of selling agricultural products, including value-added farm goods such as jams, jellies, sauces and baked goods prepared in accordance with applicable state statutes and regulations, as well as hand-crafted items.

**FEASIBLE:** For the purposes of regulating inland wetlands, “feasible” shall mean able to be constructed or implemented consistent with sound engineering principles.

**FEEDER DRIVE:** A driveway within a [parking lot](#) that primarily serves adjoining parking spaces.

**FEMA:** The Federal Emergency Management Agency.

**FILM STUDIO RESIDENCES:** Residences within a film studio, occupied on a non-permanent basis by people associated with the film studio.

**FILM STUDIO:** Facility to produce films containing offices, computer data centers, stages, film editing, green rooms, mill, paint shop, commissary, studio residences, and other uses that are incidental to the film studio. No artistic productions shall be produced which motion picture industry standards would consider pornographic.

**FIRST CUT:** (see [FREE-SPLIT](#))

**FLOOD INSURANCE RATE MAP (FIRM):** The official map of the community on which the Federal Emergency Management Agency ([FEMA](#)) has delineated both the [Special Flood Hazard Areas](#) (100-year [floodplain](#)) and the insurance and risk premium zones applicable to a community. FIRMs published after January 1990 may also show the limits of the regulatory floodway.

**FLOOD INSURANCE STUDY (FIS):** The official study of a community in which the Federal Emergency Management Agency ([FEMA](#)) has conducted a technical engineering evaluation and determination of local flood hazards, flood profiles, and water surface elevations. The Flood Insurance Rate Maps ([FIRMs](#)), which accompany the FIS, provide both flood insurance rate zones and [base flood elevations](#), and may provide the regulatory floodway limits.

**FLOODPLAIN**: Any land area susceptible to being inundated by water.

**FOOTCANDLE**: A unit of illuminance equivalent to the illumination produced by one candle at a distance of one foot and equal to one lumen per square foot (see also [LUMEN](#)).

**FREE-SPLIT**: The first division of a legal lot of record that existed prior to the adoption of these Regulations (July 16, 1955), into no more than two parcels that conform to all applicable Zoning Regulations.

**FUEL FILLING STATION**: Buildings and [premises](#) where the [principal use](#) is the retail sale of fuels, but may also include the sale of convenience foods and limited automotive services (as described in Section 15.2.1).

**GRADE OR GROUND LEVEL**: The average elevation of the finished surface of the ground adjacent to the midpoints of the exterior walls of a building or [structure](#).

**GROSS FLOOR AREA**: The area of all floors, measured within the outside perimeter of the exterior walls of a building, including hallways, stairs, closets, the thickness of interior walls, columns and other features.

**GROSS VEHICLE WEIGHT RATING (GVWR)**: The maximum rated weight capacity of a vehicle, including the weight of the base vehicle, all added equipment, driver and passengers, and all cargo loaded into or on the vehicle.

**HELISTOP**: An area designed and used for the takeoff, landing, and parking of one helicopter, but excluding terminal facilities or facilities for fueling, maintenance, or storage of helicopters.

**HISTORIC AREA**: For the purposes of locating telecommunication and wind generation [towers](#), “historic area” shall mean Windsor’s Historic District as defined in the Town of Windsor Code of Ordinances, Section 14-56; properties listed on the National Register of Historic Places; or areas within 250 feet of such district or properties.

**HOME OFFICE**: A home-based business owned and operated by the resident(s) of the [dwelling unit](#) for office use, including, but not limited to, initiating or receiving phone calls, mail, e-mail, or faxes; preparing or maintaining business records, word and data processing; and off-[premises](#) telephone and mail order sales.

**HOME-BASED BUSINESS**: Any business, occupation, or activity undertaken for gain within a residential [structure](#) by the owner or occupant that is incidental and secondary to the use of the structure as a [dwelling unit](#) in the following general hierarchy of intensity:

**HOME-BASED BUSINESS, MAJOR**: The use of a portion of a dwelling for a home-based business involving two or more non-resident employees or six or more patron, client, or associate visits and/or deliveries per week.

**HOME-BASED BUSINESS, MINOR**: The use of a portion of a dwelling for a home-based business, which may include one non-resident employee and involve no more than five patron, client, or associate visits and/or deliveries per week.

**HOTEL:** A building or group of buildings providing lodging accommodations for transient guests, where access to guest rooms is generally through a common interior corridor (see also [CONFERENCE CENTER](#) and [HOTEL, EXTENDED-STAY](#)).

**HOTEL, ALL-SUITE:** A full-service [hotel](#) exclusively providing hotel suites to all transient guests (see also [HOTEL SUITE](#)).

**HOTEL, EXTENDED-STAY:** A building or group of buildings providing lodging accommodations for long-term transient guests in suites with one or more rooms, exclusive of any bathroom, laundry, pantry, foyer, corridor, closets, or dining alcove with less than 70 square feet of floor space, but including a separate kitchen area. Extended-stay hotel suites shall not be considered dwellings.

**HOTEL, FULL-SERVICE:** A [hotel](#) providing amenities and services including, at a minimum, but not limited to: [restaurants](#), lounges, recreation facilities, banquet facilities, meeting rooms, and may also include a [conference center](#) (see also [CONFERENCE CENTER](#)).

**HOTEL SUITE:** A connected series of [hotel](#) guest rooms to be used together (see [HOTEL, ALL-SUITE](#) and [HOTEL, EXTENDED-STAY](#)).

**HOUSEHOLD HEAD:** The resident owner or lessee of a [dwelling unit](#).

**HYDROPHYTIC VEGETATION:** Plant-life that thrives in wet conditions. The sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present.

**IMPERVIOUS COVERAGE:** The percentage of a lot covered by [impervious surfaces](#).

**IMPERVIOUS SURFACE:** A hard, man-made surface that prevents the percolation of stormwater into the soil including building roofs, excepting eaves; [streets](#), [parking lots](#), sidewalks and other paved surfaces; [swimming pools](#); and other impenetrable surfaces.

**KENNEL, COMMERCIAL:** The boarding, grooming, or training of dogs of any age not owned by the owner of the [premises](#), and/or the breeding, raising, or training of four or more dogs, four or more months old, for commercial gain.

**LICENSE:** For the purpose of regulating Inland Wetlands shall mean the whole or any part of any permit, certificate of approval or similar form of permission which may be required of any person by the provisions of Connecticut General Statutes sections 22a-36 to 22a-45 inclusive.

**LICENSED CARRIER:** A company authorized by the Federal Communications Commission (FCC) to build and operate a wireless telecommunication facility.

**LIGHT FIXTURE, FULL CUT-OFF TYPE:** A luminaire designed to prohibit any light dispersion or direct glare to shine above a 90-degree horizontal plane from the base of the luminaire.

**LIGHT FIXTURE, FULLY-SHIELDED:** A fully-shielded luminaire that can control light glare in any direction.

**LIGHT GLARE:** Excessive light emitted from a luminaire that can impair night vision.

**LIGHT POLLUTION:** Excess light that is emitted into the atmosphere above the 90-degree horizontal plane from a luminaire, which can cause unwanted sky glow, light trespass, and glare into an abutting property or right-of-way.

**LIGHT TRESPASS:** Direct light from an artificial light source on one property that is intruding into an area where it is not wanted or does not belong on another property.

**LIGHT, DIRECT:** Light emitted directly from a lamp, off of a reflector or reflector diffuser, or through a refractor or diffuser lens of a luminaire.

**LIGHT, INDIRECT:** Light reflected or scattered off surfaces other than those associated with the light fixture.

**LIGHTING, OUTDOOR:** The night-time illumination of an outside area or object by any man-made device located outdoors that produces light by any means.

**LIMITED ACCESS HIGHWAY:** A highway with controlled access points intended to serve regional or interstate traffic.

**LIMITED ENTERTAINMENT AREA:** Restaurant floor area, devoted at any time to the combined uses of cocktail lounge, bar, dance floor, stage, or standing room for the viewing of entertainment, not to exceed 25 percent of the gross floor area (including storage areas) of the restaurant.

**LIVE-WORK UNIT:** A [dwelling unit](#), part of which may also be used as a business establishment by the resident(s) of the unit.

**LIVING AREA:** The net floor area of a [dwelling unit](#), exclusive of garages, breezeways, unheated porches, [basements](#), [cellars](#), and utility rooms.

**LOT:** A parcel or parcels of land under the same ownership, capable of being lawfully built upon and/or used in compliance with these Regulations.

**LOT, CORNER:** A [front lot](#) that abuts two or more [streets](#), resulting in two or more [front yards](#).

**LOT, FLAG:** A [lot](#) located to the rear of a [front lot](#) with a narrow access strip of at least 25 feet in width providing access to the [street](#).

**LOT, FRONT:** A [lot](#) abutting a [street](#) that generally meets the minimum [lot width](#) requirement when measured at the minimum [front yard](#) setback from the street.

LOT, NON-CONFORMING: A lot of record, lawfully established and maintained, which no longer conforms to the land use standards or use regulations of the underlying zone.

LOT, THROUGH: A [lot](#) with [frontage](#) on two or more [streets](#) that do not intersect adjacent to the lot.

LOT AREA: The area of a [lot](#) in acres or square feet.

LOT FRONTAGE: The [lot line](#) of a lot, measured along the [street line](#) (see also [LOT](#)).

LOT LINE: A boundary separating a lot from another lot or a right-of-way.

LOT LINE, FRONT: A boundary separating a [lot](#) from a [street](#), or in the case of a [flag lot](#), a boundary separating a flag lot from a front lot and located generally parallel to the street that provides access to the lot (see also [STREET LINE](#)).

LOT LINE, REAR: A boundary line separating two [lots](#) and located generally opposite the [front lot line](#), except that a [corner lot](#) or a [through lot](#) shall not be required to have a [rear lot line](#).

LOT LINE, SIDE: A boundary line separating two [lots](#) that is neither a [front lot line](#), nor a [rear lot line](#).

LOT OF RECORD: A [lot](#) that 1) is shown on an approved subdivision plan or 2) is separately described in a deed filed in the office of the Town Clerk prior to July 16, 1955, which conformed with all applicable ordinances at the time it was created and has not been subsequently subdivided .

LOT WIDTH: The width of a [lot](#) measured in a straight line between the two points where the [building line](#) intersects the [side lot lines](#), except that it shall not include any portion of the lot used for vehicular access to any other lot. In the case of a [corner lot](#), lot width shall be measured parallel to the narrower of the two [front lot lines](#) (see also [LOT FRONTAGE](#)).

LUMEN: A standard unit of measurement of the brightness (luminous flux) of a light source (see also [FOOTCANDLE](#)).

MAJOR TREE: A shade tree measuring three to three and one-half inches or more in diameter breast height at time of planting, a flowering tree measuring two and one-half to three inches or more in diameter breast height at time of planting, or an evergreen tree measuring six to eight feet or more in height to the base of the leader at time of planting.

MAJOR DECIDUOUS TREE: A shade tree measuring three to three and one-half inches or more in diameter at breast height at time of planting or a flowering tree measuring two and one-half to three inches or more in diameter at breast height at time of planting.

MANAGEMENT PRACTICE: A practice, procedure, activity, structure or facility designed to prevent or minimize pollution or other environmental damage or to maintain or enhance existing environmental quality. Such management practices include, but are not limited to: erosion and

sedimentation controls; restrictions on land use or development; construction setbacks from [wetlands](#) or [watercourses](#); proper disposal of waste materials; procedures for equipment maintenance to prevent fuel spillage; construction methods to prevent flooding or disturbance of [wetlands](#) and [watercourses](#); procedures for maintaining continuous stream flows; confining construction that must take place in [watercourses](#) to times when water flows are low and fish and wildlife will not be adversely affected.

**MARSH:** A [watercourse](#) that is distinguished by the absence of trees and shrubs and the dominance of soft-stemmed herbaceous plants. The water table in marshes is at or above the ground surface throughout the year and areas of open water six inches or more in depth are common, but seasonal water table fluctuations are encountered.

**MATERIAL:** For the purpose of regulating inland wetlands shall mean any substance, solid or liquid, organic or inorganic, including but not limited to: soil, sediment, aggregate, land, gravel, clay, bog, mud, debris, sand, refuse or waste.

**MERESTONE:** A granite post installed to the Town of Windsor Engineering Standards and Specifications to designate the legal limits of a [street](#) or other boundary.

**METROPOLITAN DISTRICT DATUM:** Height above sea level value shown on the Metropolitan District Geodetic & Topographical Survey Map.

**MOBILE FOOD VENDOR:** A person who goes from town to town or place to place within a town, selling food in a ready-to-consume state, from within or alongside a mobile vending vehicle or cart.

**MOBILE HOME:** A portable vehicular structure built on a chassis-type frame designed to be inhabited when parked and capable of being moved from site to site on its own chassis and not permanently sited or mounted on a foundation.

**MOTOR VEHICLE JUNKYARD:** A [lot](#) used for the maintenance or storage of two or more unregistered motor vehicles or two or more vehicles, or equivalent parts thereof, no longer in condition for legal use on public [streets](#), but excluding a lot containing a licensed "general repairer" as provided for in Chapter 246 of the Connecticut General Statutes.

**NOT SENSITIVE:** For the purposes of locating telecommunication and wind generation [towers](#), "not sensitive" shall mean all areas not categorized as sensitive (see [SENSITIVE AREA](#)).

**NURSERY:** A place where plants are grown for sale, transplanting, or experimentation.

**OFFICE FLEX SPACE:** One- to two-story buildings incorporating offices, research-laboratories, manufacturing, warehousing, assembly, packaging, and/or storage of articles or their wholesaling and distribution.

**OPEN SPACE SUBDIVISION:** (see [SUBDIVISION, OPEN SPACE](#))

**OPEN SPACE:** Undeveloped land that is preserved in perpetuity for protection of natural resources, natural features, scenic resources, or community character; used for passive recreation; or improved for active recreation.

**OTHER AREAS:** For the purposes of locating telecommunication and wind generation [towers](#), “other areas” shall mean Windsor Center, its Fringe Areas, and the Wilson Study Area (south of Putnam Highway), as depicted in the Plan of Conservation and Development, and [Special Flood Hazard Areas](#) or within 250 feet of Special Flood Hazard Areas along the Farmington or Connecticut Rivers.

**OUTSIDE STORAGE FACILITY:** A secure facility for the seasonal outside storage of boats, campers, trailers, recreational vehicles, or similar items.

**OVERNIGHT:** Any period of time of any duration whatsoever between the hours of 10 P.M. and 7 A.M. on any day of the year.

**PARKING DEMAND:** The actual number of parking spaces utilized by a use(s) at a given hour and day of the week.

**PARKING DEMAND, NET-PEAK:** The cumulative [peak parking demand](#) of multiple uses during the busiest hour of the week in a mixed-use development.

**PARKING DEMAND, PEAK:** [Parking demand](#) during the busiest hour(s) of the day or week.

**PARKING LOT:** An area of land, other than a [street](#), used as an [accessory use](#) for the temporary parking of more than three motor vehicles. Parking lots shall include enclosed, semi-enclosed, and underground parking [structures](#). Structured parking shall not be counted as gross floor area for the purposes of calculating the required number of parking spaces as per Section 3.3.5.

**PARKING SPACE, OBLIQUE:** A parking space constructed at an angle of 45 or 60 degrees to the drive that provides access to it.

**PARKING SPACE, STANDARD:** A 9 feet wide by 18 feet long parking space constructed perpendicular (90 degrees) to the drive that provides access to it.

**PASSIVE SOLAR ENERGY TECHNIQUES:** Site design techniques that maximize solar heat gain, minimize heat loss, and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural ventilation during the cooling season.

**PATIO:** An improved or graded area located on the ground with no structural supports other than subsurface base material or retaining walls. A patio located [at grade](#) shall not be considered a [structure](#) (see also [DECK](#)).

**PAWN SHOP:** An establishment where money is loaned on security of personal property left in pawn and pledged as collateral for the loan and where pawned property may be redeemed by the seller in a fixed period of time or sold to the general public.

**PAWNBROKER:** Any person whose business consists primarily of loaning money on security of personal property left in pawn and pledged as collateral for the loan and where pawned property may be redeemed by the seller in a fixed period of time or sold to the general public.

**PERMIT:** (see [LICENSE](#))

**PERMITTEE:** The person to whom a license has been issued.

**PERSONAL SERVICE ESTABLISHMENT:** An establishment primarily engaged in providing services to meet personal needs including but not limited to barber shops; beauty, nail, or tanning salons; dry cleaners and laundries; shoe or small appliance repair shops; and tailor shops.

**PHOTOMETRIC PLAN:** A graphical representation of illuminance used to show the level and/or evenness of a lighting design and how light fixtures will perform on a given site.

**POLLUTION:** For the purpose of regulating inland wetlands, pollution shall mean the harmful thermal effect or the contamination or rendering unclean or impure of any waters of the state by reason of any waste or other materials discharged or deposited therein by any public or private sewer or otherwise so as directly or indirectly to come in contact with any waters. This includes, but is not limited to, erosion resulting from any filling or excavation activity.

**PRE-APPLICATION SCRUTINY:** A review of subdivision plan or similar proposal by a Commission to assist a developer in preparing satisfactory plans.

**PREMISES:** A building together with the [lot](#) on which it is situated.

**PROCESSED AGGREGATE BASE CONDITION:** The stage of construction of a roadway that is determined by the Town Engineer to satisfactorily accommodate construction and emergency vehicular traffic.

**PROFESSIONAL OFFICE:** Offices of persons rendering professional services, limited to architects and landscape architects; attorneys; certified massage therapists; certified public accountants; chiropractors and osteopaths; dentists and oral surgeons; enrolled agents; naturopaths; ophthalmologists and optometrists; physical therapists; physicians; planners; podiatrists; professional engineers and land surveyors; psychologists, psychiatrists, and licensed clinical social workers; speech and language pathologists and audiologists; registered investment advisors and registered representatives; and veterinarians (as defined in Section 20-196-3 of the Regulations of Connecticut State Agencies).

**PRUDENT:** For the purposes of regulating inland wetlands, “prudent” shall mean economically and otherwise reasonable in light of the social benefits to be derived from the proposed regulated activity provided cost may be considered in deciding what is prudent and further provided a mere showing of expense will not necessarily mean an alternative is imprudent.

**RATED NAMEPLATE CAPACITY:** The maximum rated output of electrical power production equipment such as a [wind turbine](#). This output is typically specified by the manufacturer with a "nameplate" on the equipment.

**REGULATED ACTIVITY:** Any operation within or use of a wetland or watercourse involving removal or deposition of material, or any obstruction, construction, alteration or pollution, of such wetlands or watercourses, but shall not include the specified activities in section 22a-40 of the Connecticut General Statutes. Furthermore, any clearing, grubbing, filling, grading, paving, excavating, constructing, depositing or removing of material and discharging of stormwater on the land within 150 feet measured horizontally from the boundary of any wetland or watercourse is a regulated activity with no activity in the closest 50 feet unless by exception permitted by the Commission. The Agency may rule that any other activity located within such upland review area or in any other non-wetland or non-watercourse area is likely to impact, or affect wetlands or watercourses and is a regulated activity.

**RELIGIOUS INSTITUTION:** A place of religious worship or assembly maintained and controlled by a religious organization, which may include a rectory, convent or parsonage; private school; meeting hall; administrative offices; licensed child or adult daycare; playground; and/or cemetery.

**REMOVE:** For the purpose of regulating inland wetlands, remove shall include, but shall not be limited to, drain, excavate, mine, dig, dredge, suck, grub, clear-cut timber, bulldoze, dragline or blast.

**RENDERING UNCLEAN OR IMPURE:** For the purposes of regulating inland wetlands, “rendering unclean or impure” shall mean any alteration of the physical, chemical or biological properties of any waters of the state, including, but not limited to, change in odor, color, turbidity or taste.

**RESERVE PARCEL:** A [street](#) right-of-way width parcel of land set aside to provide access into and allow future subdivision of adjoining land.

**RESIDENTIAL AREAS:** For the purpose of locating telecommunication and wind generation [towers](#), “residential areas” shall mean areas located in, or within 250 feet of, a Residential Zone.

**RESTAURANT:** A food service establishment whose principal function is the preparation and service of meals to customers.

**RESTAURANT, ACCESSORY:** A [restaurant](#) that is accessory to a [principal use](#), is generally restricted to patrons or employees of the principal use, and is not overtly advertised to the public. Accessory restaurants shall include office cafeterias, theater snack bars, department store and drug store lunch counters or snack bars, grocery store delicatessens, and similar food service establishments.

**RESTAURANT, FAST-FOOD:** A [restaurant](#) characterized by high customer turnover; payment upon order or receipt of food; sales of foods and non-alcoholic beverages for on- or off-[premises](#) consumption; and foods and beverages are pre-prepared or available after a short waiting period and are primarily served in or on disposable wrappers, containers, or plates.

**RESTAURANT, FULL-SERVICE:** A [restaurant](#) characterized by low customer turnover, sales of hot meals and alcoholic beverages for on-[premises](#) consumption, generally with

table service, and may also include limited entertainment facilities (see also [LIMITED ENTERTAINMENT AREA](#)).

**RESTAURANT, LIMITED-SERVICE:** An [restaurant](#) characterized by low to moderate customer turnover; sales of food and beverages, including alcoholic beverages limited to tap beer and/or wine only; and no entertainment facilities. Limited-service restaurants shall also include but not be limited to cafeterias, caterers serving a la carte meals, coffee shops, delicatessens, donut shops, ice-cream parlors, snack bars, and other similar food service establishments.

**RE-SUBDIVISION:** A change in a map of an approved or recorded [subdivision](#) or re-subdivision, if the change: (a) affects any [street](#) layout shown on the map; (b) affects any area reserved on the map for public use; or (c) diminishes the size of any [lot](#) shown on the map and creates an additional building lot, if any of the lots shown on the map have been conveyed after the approval or recording of the map (see also [SUBDIVISION](#)).

**RIGHT-OF-WAY:** An area dedicated to public or private use for pedestrian and vehicular movement, which may also accommodate public utilities.

**SELF-STORAGE FACILITY:** A [structure](#) or group of structures in a secure compound, containing individual storage units of varying sizes for the self-service storage of personal property.

**SENSITIVE AREA:** For the purposes of locating telecommunication and wind generation [towers](#), “sensitive area” shall mean [historic areas](#), [residential areas](#), [other areas](#), and [streets](#).

**SIGN:** Any device, banner, pennant, valance, fixture, placard, supergraphic, or [structure](#) that uses any color, material, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public. Signs shall not include any flag or seal of any governmental body; lettering or trademarks on registered vehicles in active use, or lettering or trademarks on any equipment considered incidental to the main use of the business, such as fuel pumps and tire racks, provided that it is an integral part of the equipment (see also [SUPERGRAPHIC](#)).

**SIGN, ANIMATED:** A [sign](#) that involves motion of any part or creates the illusion of motion through the flashing, animation, or scrolling of lights, copy, or images (see also [ELECTRONIC MESSAGE CENTER](#)).

**SIGN, ARCADE:** A type of [directional sign](#) suspended above and perpendicular to a covered sidewalk or arcade in front of a multi-tenant commercial building, identifying an establishment to pedestrians on the sidewalk and generally not visible to passing motorists.

**SIGN, BUSINESS:** A [sign](#) advertising or directing attention to a business, commodity, or service conducted, sold, or offered on the [premises](#) where the sign is located. Business signs shall include those of individual retail, wholesale, warehouse, industrial, or commercial establishments.

SIGN, CANOPY: A [sign](#) placed on the panels of a permanent canopy or erected above and supported by the canopy, and extending no higher than the eaves or the top of a parapet wall.

SIGN, CHANGEABLE COPY: A non-animated [sign](#) or portion thereof with characters, letters, or illustrations that can be manually changed without altering the surface of the sign, at a frequency not to exceed once per day.

SIGN, CONSTRUCTION: A [sign](#) erected on a site to be developed or being developed.

SIGN, DIRECTIONAL: A [sign](#) that improves the flow and safety of vehicular and pedestrian circulation of a site through the use of messages such as "entrance," "parking," and "shipping and receiving".

SIGN, FARM STAND: A [sign](#) directing attention to the sale of agricultural products grown on the [premises](#).

SIGN, FREESTANDING: A [sign](#) placed on the ground or supported by a [structure](#) other than a building placed in or on the ground.

SIGN, IDENTIFICATION: A [sign](#) on the [premises](#) indicating only the name of a professional or office building; an occupied residential development; industrial area or park; a commercial shopping center; or the name of a school, park, religious institution, hospital or other public or quasi-public facility.

SIGN, INDIRECTLY ILLUMINATED: A [sign](#) illuminated by devices that project artificial light from either behind an opaque surface (halo lighting) or onto the outside surface of the sign and involves no translucent surfaces.

SIGN, INTERNALLY ILLUMINATED: A [sign](#) with an internal light source, which maintains visibility in darkness by projecting light through a translucent surface. This includes signs with a translucent illuminated background, signs with an opaque background and translucent illuminated copy or logos, and [neon signs](#).

SIGN, NAMEPLATE: A [sign](#) on the [premises](#) indicating the name and/or the activity of the occupant or occupants of a professional or office building, or the name and nature of a major home-based business.

SIGN, NATURALLY ILLUMINATED: A [sign](#) depending on natural light for illumination.

SIGN, NEON: A [sign](#) made of shaped glass tubing, illuminated by electrically-charged neon or similar inert gas.

SIGN, OFF-PREMISES: A [sign](#) not related in its subject matter to the use of the [premises](#) on which it is located.

SIGN, PROJECTING: A [sign](#) supported solely by a building and projecting more than 18 inches.

SIGN, PUBLIC INTEREST: A [sign](#) informing the public of matters of public interest associated with political, fraternal, social, or service organizations.

SIGN, PUBLIC WARNING: A [sign](#) informing the public of danger, hazard, trespass, infringement, or request.

SIGN, REAL ESTATE: A [sign](#) offering for sale or lease the property that it is located on, which may include reference to the owner or agent.

SIGN, ROOF: A [sign](#) erected above roof level or extending higher than the eaves or the top of a parapet wall.

SIGN, SPECIAL EVENT: A [temporary sign](#) announcing a business opening, festival, or similar special event.

SIGN, TEMPORARY: Any [sign](#), banner, pennant, valance or advertising display constructed of cloth, fabric, cardboard, or other light material intended to be displayed for a short period of time.

SIGN, WALL: A [sign](#) erected on a wall of a building and extending no higher above roof level than the eaves or the top of a parapet wall.

SIGNIFICANT IMPACT: For the purposes of regulating inland wetlands, “significant impact” shall mean any activity, including, but not limited to, the following activities, which may have a major effect: 1. Any activity involving a deposition or removal of material which will or may have a substantial effect on the wetland or watercourse or on the wetlands or watercourses outside the area for which the activity is proposed. 2. Any activity which substantially changes the natural channel or may inhibit the natural dynamics of a watercourse system, or 3. Any activity which substantially diminishes the natural capacity of an inland wetland or watercourse to support aquatic, plant or animal life and habitats; prevent flooding; supply water; assimilate waste; facilitate drainage; provide recreation or open space; or perform other functions. 4. Any activity which is likely to cause or has the potential to cause substantial turbidity, siltation, or sedimentation in a wetland or watercourse. 5. Any activity which causes a substantial diminution of flow of a natural watercourse or groundwater levels of the wetland or watercourse. 6. Any activity which is likely to cause or has the potential to cause pollution of a wetland or watercourse. 7. Any activity which damages or destroys unique wetland or watercourse areas or such areas having demonstrable scientific or educational value.

SOIL SCIENTIST: An individual duly qualified in accordance with standards set by the Federal Office of Personnel Management.

SOLAR ACCESS: The access to unobstructed direct sunlight required by a solar collector for its efficient operation, generally determined as having the southern walls of a building receiving uninterrupted sunlight between the hours of 9:00 A.M. and 3:00 P.M. on December 21.

SOLAR ENERGY FACILITY: Solar thermal collectors, arrays of photovoltaic cells, and related equipment used to generate electrical energy, heat air or water, or store solar energy.

**SPECIAL FLOOD HAZARD AREA (SFHA):** The land in the [floodplain](#) within a community subject to a one percent or greater chance of flooding in any given year. SFHAs are determined utilizing the [base flood elevations](#) (BFEs) provided on the flood profiles in the Flood Insurance Study (FIS) for a community. BFEs provided on Flood Insurance Rate Maps (FIRMs) are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location. SFHAs include, but are not necessarily limited to, the land shown as Zones A, A1-30, AE, AO, AH, and the Coastal High Hazard Areas shown as Zones V, V1-30, and VE on a FIRM. The SFHA is also called the Area of Special Flood Hazard.

**SPITE STRIP:** A parcel of land, usually unbuildable due to extreme narrowness or depth, which is used solely to prevent access from one parcel to another or to an adjacent roadway, common driveway, or access easement.

**STORAGE FACILITY, OUTSIDE:** (see [OUTSIDE STORAGE FACILITY](#))

**STORY:** That portion of a building, other than a [half-story](#) or [cellar](#), between any floor and the ceiling or roof above it (see [BASEMENT](#), and [CELLAR](#)).

**STORY, HALF-:** An attic beneath a gable, gambrel, or hip roof where no more than 50% of the gross floor area has a ceiling height of seven and one-half feet or more, exclusive of dormered floor area that comprises less than 10% of the gross floor area.

**STREET:** Any public or private roadway located within a right-of-way designed, maintained, and used as a public thoroughfare in accordance with the laws of the State of Connecticut and the ordinances of the Town of Windsor, or recorded in the office of the Town Clerk if constructed and accepted before the passage of state and local regulations.

**STREET, ARTERIAL:** A [street](#), often a state highway, primarily intended to carry regional traffic and serve major activity centers.

**STREET, COLLECTOR:** A [street](#) intended to serve commercial and industrial areas and/or distribute traffic between [arterial streets](#) and neighborhoods.

**STREET, LOCAL:** A [street](#) primarily intended to provide access to abutting properties and not serve major through traffic.

**STREET, SERVICE:** A cul-de-sac, [street](#), or drive giving access to [multi-family housing](#), or parking and recreation facilities in a Design Development.

**STREET, THROUGH:** A [collector street](#) that provides continuous circulation and serves as a collector of [service streets](#) in a Design Development.

**STREET LINE:** The [lot line](#) dividing a [street](#) from other private or public land (see also [LOT LINE, FRONT](#)).

**STREET PLAN:** A plan of recommended future [street](#) layouts approved by the Town Planning and Zoning Commission.

**STRUCTURAL ALTERATION:** Any change to the supporting members of a [structure](#) such as bearing walls, columns, beams, or girders, or any substantial change to the roof or exterior walls, with the exception of required repairs.

**STRUCTURE:** Anything constructed or erected that requires location on, in, or under the ground, or attachment to something located on, in or under the ground.

**STUDIO:** An establishment designed for recording, editing, and/or broadcasting of audio/video, or the creation or display of art or photography.

**SUBDIVISION:** A division of a parcel of land into three or more parts or [lots](#) for the purpose, whether immediate or future, of sale or building development expressly excluding development for agricultural purposes, and includes re-subdivisions (see [RE-SUBDIVISION](#)).

**SUBDIVISION, ACTIVE ADULT:** A subdivision limited to households with at least one person 55 years of age or older and no residents under 18 years of age.

**SUBDIVISION, CLUSTER:** An open space subdivision that allows tighter clustering of [dwelling units](#) to afford maximum preservation of natural, scenic, or other resources.

**SUBDIVISION, OPEN SPACE:** A subdivision of a tract of land into smaller [lots](#) than permitted by the zoning requirements, provided that the density of occupancy is not increased and the resulting surplus land is dedicated to the Town or other responsible steward for open space or agricultural purposes.

**SUBDIVISION REVISION:** Any modification to an approved subdivision or re-subdivision (see [SUBDIVISION](#) and [RE-SUBDIVISION](#)).

**SUBMERGED LANDS:** Those lands that are inundated by water on a seasonal or more frequent basis.

**SUPERGRAPHIC:** A painted design covering all or a major portion of a wall, building, or [structure](#). A supergraphic is considered a [sign](#) if it contains any text, logo, or pictorial depiction of any product or service, or identifies any business on the [premises](#).

**SWAMP:** A watercourse that is distinguished by the dominance of wetland trees and shrubs.

**SWIMMING POOL:** Any [structure](#) capable of containing water to a depth of at least two feet with a surface area of 100 square feet or more, intended for swimming, bathing, or recreational use.

**TATTOOING:** The indelible marking or coloring of the skin of any person by pricking in coloring matter and/or by producing scars.

**TATTOO AND/OR BODY-PIERCING ESTABLISHMENT:** An establishment whose principal business activity is the practice of [tattooing](#) or [body-piercing](#).

**TON:** A short-ton or 2,000 pounds.

**TOWER:** A [structure](#) or [antenna mount](#) intended to support [antennas](#) or [wind turbines](#) including self-supporting lattice, guyed and monopole towers.

**TOWER BASE:** The point where a [tower](#) is attached to its foundation.

**TOWER BASE EQUIPMENT:** A building, [structure](#), or cabinet at the [tower base](#) containing service, electrical, and back-up power equipment.

**TOWER BASE HEIGHT:** For the purposes of regulating the height of [towers](#), [tower base](#) height means the maximum [building height](#) in the [underlying zone](#) plus ten feet.

**TOWER HEIGHT:** The distance from the ground elevation to the topmost point of a telecommunication or wind generation [tower](#), including any [antenna](#), [wind turbine](#) blade, or other apparatus.

**TRANSFER STATION:** A facility at which solid waste and recyclables are transferred from collection vehicles, sorted, and/or consolidated for shipment to a landfill or recycling facility in another vehicle.

**TRUCK TERMINAL:** Land and buildings used for the rapid transfer of a load from one vehicle to another or one party to another, not to include [transfer stations](#). The terminal cannot be used for permanent or long-term accessory storage for [principal land uses](#) at other locations. The terminal facility may include storage areas for trucks.

**UNDERLYING ZONE:** The zoning district underlying a [lot](#).

**UNDEVELOPABLE LAND:** For the purposes of calculating density, that portion of a [lot](#) containing inland wetlands or watercourses, areas designated as [Special Flood Hazard Area](#), or slopes greater than 25% (see also [DEVELOPABLE LAND](#)).

**UPLAND REVIEW AREA:** Land within one hundred-fifty (150) feet measured horizontally from the boundary of any watercourse or wetland as defined in these regulations and determined by a registered soil scientist where activity may occur with the granting of a permit from the Inland Wetlands & Watercourses Commission. The Commission shall take into consideration all relevant facts and circumstances, including but not limited to: (1) the environmental impact that the proposed activity in the defined area will have on wetlands or watercourses; (2) feasible and prudent alternatives to the proposed activity that would cause less or no environmental impact to the wetlands or watercourses; (3) the relationship between the short-term and long-term impacts of the proposed activity on wetlands or watercourses and the maintenance and enhancement of long-term productivity of such wetlands or watercourses; and (4) Irreversible and irretrievable loss of wetland or watercourse resources which would be caused by the proposed upland activity, including the extent to which such activity would foreclose a future ability to protect, enhance or restore such resources, and any mitigation measures which may be considered as a condition of issuing a permit for such activity including, but not limited to, measures to (A) prevent or minimize pollution or other environmental damage, (B) maintain or enhance existing environmental quality, or (C) in the following order of priority: Restore, enhance or create productive wetland or watercourse resources.

USE: The specific purpose for which a building, [structure](#), or land is designed, arranged, intended, or may be occupied or maintained under these Regulations.

USE, ACCESSORY: A [use](#) customarily incidental and subordinate to the [principal use](#) on the same [lot](#) or on a contiguous lot under the same ownership. An [accessory use](#) other than required off-street parking shall be no more than 25 percent of the [principal use](#) or building.

USE, NON-CONFORMING: A legal [use](#) that existed prior to the adoption of these Regulations, or any amendment thereof, that does not presently conform to these Regulations or its amendments.

USE, PRINCIPAL: The permitted primary [use](#) of a building, [structure](#), and/or [lot](#).

USE, SPECIAL: [Uses](#) and features that, due to their unique characteristics, cannot be distinctly classified or regulated in a zoning district without consideration of the impact of such uses and features on neighboring uses and the surrounding area, compared with the public need for them at their intended locations.

VEHICLE, COMMERCIAL: Any over-the-road motor vehicle designed and used for the transportation of materials, merchandise, freight, or paying passengers, including school buses.

VEHICLE, RECREATIONAL: Any type of vehicle used primarily for recreational use including but not limited to motor homes, campers, camping trailers, boats, and associated trailers.

VETERINARIAN OFFICE: An office for the practice of veterinary medicine, which does not include the incidental boarding of animals during their treatment and recovery.

VETERINARY HOSPITAL: (see [ANIMAL HOSPITAL](#)).

VISIBLE: For the purposes of regulating the location of telecommunications and wind generation [towers](#), “visible” means that the [tower base](#), [tower base equipment](#), and lower part of a tower is visible to a higher degree than for a tower that is not visible, as viewed by an observer from any [sensitive area](#).

VISIBLE, NOT: For the purposes of regulating the location of telecommunications and wind generation [towers](#), “not visible” means the [tower base](#), [tower base equipment](#), and lower part of a tower is behind a building of at least one story in height or a stand of trees (with an average height greater than 20 feet and that in the winter screens at least 80% of the base, base equipment and lower part of a tower), as viewed by an observer from any [sensitive area](#) (see also [VISIBLE](#)).

WAREHOUSE: A facility predominantly used for the storage, wholesale, and/or distribution of manufactured products, supplies, and equipment, but excluding [truck terminals](#), [transfer stations](#), and bulk storage facilities for storing hazardous or noxious materials.

WASTE: For the purpose of regulating inland wetlands, “waste” shall mean sewage or any substance, liquid, gaseous, solid, or radioactive, which may pollute or tend to pollute any of the waters of the Town.

**WATER QUALITY STANDARDS:** Standards consistent with the federal Clean Water Act established under Connecticut's Clean Water Act (Chapter 446k of the C.G.S.) for the purpose of improving the water resources of the state by establishing broad policy and goals for permitting discharges to the waters of the State and for the abatement of pollution. They are part of a program to protect the public health and welfare, promote economic development, and to preserve and enhance the quality of State waters for present and prospective future use for public water supplies, propagation of fish and aquatic life and wildlife, recreational, agricultural, industrial, and other legitimate uses.

**WATERCOURSE:** A river, stream, brook, waterway, lake, pond, marsh, swamp, bog, and all other bodies of water, natural or artificial, vernal or intermittent, public or private, which are contained within, flow through or border upon the Town or any portion thereof not regulated pursuant to section 22a-28 through 22a-35 of the General Statutes.

**WATERCOURSE, INTERMITTENT:** A [watercourse](#) delineated by a defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for a duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

**WETLANDS:** Land, including submerged land regulated under CGS Section 22a-28 through 22a-35, inclusive, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial, and [floodplain](#) by the National Cooperative Soils Survey of the U.S. Department of Agriculture, as may be amended from time to time. Wetlands may include filled, graded, or excavated sites that possess an aquic (water saturated) soil moisture regime as defined by the National Cooperative Soils Survey.

**WETLANDS, RARE:** For the purposes of regulating inland wetlands in Windsor, "rare wetlands" shall mean Mill Brook, Silver Birch Pond, Lang bog, Goodwin 1, Spring Dam Pond, West Brook, Northwest Park Bog, Northwest Park Wetland 5, and River Island as described by Clements 1981 wetland inventory as having "habitats uncommon in this region which, because of the habitat type or functional importance are unique in Windsor".

**WIND FACILITY:** All equipment and [structures](#) utilized in connection with the conversion of wind to electricity. This includes, but is not limited to, transmission lines and support structures, storage, collection and supply equipment, transformers, service and access roads, and one or more [wind turbines](#).

**WIND FACILITY, ON-SITE:** A [wind facility](#) located at a residential, commercial, industrial, agricultural, institutional, or public facility that will generate more than 50% of the electricity consumed by the facility.

**WIND FACILITY HEIGHT:** The vertical distance from the average finished ground level at the main [tower](#) edges to the highest point of the [structure](#), including any blade, lightning rod, or antenna. If a blade extends above the tower at any point in its arc, then the tip of the rotor blade at its highest point or blade-tip height shall be used.

WIND MONITORING OR METEOROLOGICAL TOWER: A temporary [tower](#) equipped with devices to measure wind speeds and direction, used to determine how much wind power a site can be expected to generate.

WIND TURBINE: A device that converts kinetic wind energy into rotational energy that drives an electrical generator. A wind turbine typically consists of a [tower](#), accelerator platform or nacelle body, and one or more rotors, with two or more blades for each rotor.

WIRELESS TELECOMMUNICATIONS FACILITY: A [tower](#) or [mount](#), [antennas](#), and [other equipment](#) used to provide wireless telecommunications services.

YARD: An area that lies between the [principal building](#) or group of buildings and the nearest [lot line](#).

YARD, FRONT: A [yard](#) extending across the full width of a [lot](#) and lying between the [front lot line](#) or [street line](#) and the minimum [building line](#).

YARD, PRACTICAL FRONT: The average depth of the [front yards](#) (or setbacks) of all developed [lots](#) located on the same side of the [street](#) between the two nearest street intersections.

YARD, REAR: A [yard](#) extending across the full width of a [lot](#) and extending a minimum required distance from the [rear lot line](#).

YARD, SIDE: A [yard](#) extending from the [front yard](#) to the [rear yard](#), or in the absence of a [rear yard](#), to another side yard, and extending a minimum required distance from a [side lot line](#).