



Petition for Text Amendment to the Zoning/Subdivision Regulations/Form-Based Code

TOWN PLANNING AND ZONING COMMISSION

This petition is for an amendment to the: Zoning Regulations Subdivision Regulations Form-Based Code

Town of Windsor 860 285-1980
Name of Applicant Phone #
275 Broad Street, Windsor, CT 06095 planning@townofwindsorct.com
Applicant's Address E-mail Address

Please re-write the entire section with the proposed deletions in [brackets] and proposed additions underlined (you may attach the proposed amendments to this application form).

Landscape Contractor's Yard subject to the requirements of Section 15.2.5A

Please explain your reason(s) for amending the text: To distinguish landscape contractor's yards from horticultural nurseries and remove redundant language from multiple sections.

Please explain how this change will improve the Zoning/Subdivision Regulations or Form-Based Code: By providing clarity and brevity.

How will the change affect the Town's adopted Plan of Conservation and Development? No effect

Eric Bang 2/8/24
Applicant's Signature Date

Office Use Only*****

Fee \$ Ck. No. App. rec'd by: Andrea Comm. Action/Date:

Additions are underlined and deletions are ~~struck through~~.

2.2 Definitions

LANDSCAPING CONTRACTOR'S YARD – Any lot, structures, or premises where vehicles, landscaping equipment, plants, and supplies are parked, stockpiled, and stored, both indoors and outdoors, for use by a landscaping contractor, including offices and interior space for minor maintenance of equipment, which may include snow plowing equipment and supplies, but excluding the lease, wholesale, or retail sale of landscaping equipment, materials, or supplies on the premises.

HORTICULTURAL NURSERY – Any lot, structures, or premises primarily used to grow and sell annual and perennial flowers, grasses, vegetables, trees, shrubs, and other plants, which may include the ancillary sale of seeds, bulbs, mulches, soil conditions, fertilizers, and pesticides at wholesale or retail.

8.6 Special Uses

J

Landscape Contractor's Yard subject, to the requirements of Section 15.2.5A. ~~Sale of nursery stock and related products provided that:~~

- ~~(1) nursery and related products as referred to in this Section shall be shrubs, trees, plants, seeds, and landscape material such as mulch, stones, etc. This shall not allow the sale of gardening/farming implements such as rakes, shovels, lawn mowers, or vehicles;~~
- ~~(2) compliance with the applicable site development requirements of Section 3;~~
- ~~(3) no parking shall be allowed within the required front yard;~~
- ~~(4) a small office may be allowed as incidental to the operation of this use; and~~
- ~~(5) the Commission may require that any storage of bulk material and the overnight parking of vehicles be inside a building, otherwise, these shall not occur within 100 feet from any street or property line and shall be screened from abutting properties.~~

10.5 Special Uses

10.5.12 Landscape Contractor's Yard, subject to the requirements of Section 15.2.5A-Sale of Nursery Stock and Related Products (see also Section 10.5.11)

~~Sale of nursery stock and related products shall be subject to the following conditions.~~

~~A~~

~~The sale of gardening/farming implements such as rakes, shovels, lawn mowers, or vehicles is prohibited.~~

~~B~~

~~Compliance with parking and other applicable site development requirements of Section 3.~~

~~C~~

~~No parking shall be allowed within the required front yard.~~

~~D~~

~~A small office may be allowed as incidental to the operation of this use.~~

~~E~~

~~The Commission may require that storage of bulk material and the overnight parking of vehicles be inside a building; otherwise, these shall not occur within 10050 feet of any street or property line and shall be screened from abutting properties by berms, fences, walls, and/or hedges.~~

~~F~~

~~Horticultural nurseries shall include landscape contractor's yards approved under this section prior to March 13, 2024.~~

SECTION 15 – SPECIAL USES

15.2 Special Uses Permitted in Any Zone

15.2.3 Horticultural Nurseries and Landscape Contractor's Yards

~~Horticultural nurseries may be allowed by special use, provided that there is no storage or structure within 50 feet of any property line.~~

A

Horticultural Nurseries

The sale of nursery stock and related products shall be subject to the following conditions:

- (1) The sale of gardening/farming implements such as rakes, shovels, lawn mowers, or vehicles is prohibited.
- (2) Compliance with parking and other applicable site development requirements of Section 3.
- (3) No parking shall be allowed within the required front yard.
- (4) A small office may be allowed as incidental to the operation of this use.

- (5) The Commission may require that storage of bulk material and the overnight parking of vehicles be inside a building; otherwise, these shall not occur within 50 feet of any street or property line and shall be screened from abutting properties by berms, fences, walls, and/or hedges.

B

Landscape contractor's yards approved as nurseries under this Section prior to March 13, 2024 shall remain special uses and, where necessary, reapproved and/or amended under the requirements of this Section (see Sections 8.6J and 10.5.12 for new landscape contractor's yards).