East Haddam Zoning Regulations – May 2024

Definitions

New *AUTOMOBILE SALES AND RENTALS - The use of any building, land area or other premise for the display and sale or rental of new or used automobiles, panel trucks or vans, trailers or recreation vehicles and including any warranty repair work and other repair service conducted as an accessory use.*

Garage, Commercial: Any lot, building or part thereof, used for the storage, service or repair of motors, or motor vehicles for remuneration, including any rental, lease or sale of motor vehicles.

9.10.2. The following uses are permitted by Special Exception approval of the Commission **SP EX = Special Exception Review, NP = Not Permitted**

Permitted Uses	Main Commercial Center	Moodus Village
Adult Day Care Services	**NP**	**SP EX**
Automobile Service Station	**NP**	**SP EX**
Automobile and Machinery Repair	**NP**	**SP EX**
Automobile Sales, Rentals , & Repair	***NP***	***SP EX***
Beauty and Barber Services	**SP EX**	**SP EX**
Child Day Care Services	**NP**	**SP EX**
Dance Studio & Health & Fitness Club	**SP EX**	**SP EX**
Financial Institutions / Banks Drive-through Windows	**SP EX**	**SP EX**
Greenhouse and Nurseries (No outside storage on front lots in the Main Comm. Center.)	**SP EX**	**SP EX**
Retail Trade - Hardware, Lumber, Apparel & Accessories, Jewelry, Book, Groceries, Bakeries, Antique Shop (No outside Storage in the Main Comm Center.)	**SP EX**	**SP EX**
Funeral Homes	**NP**	**SP EX**

Motor Vehicle - Limited Sales and General Repair

Motor vehicle limited sales and general repair is permitted by Special Exception in the Moodus Center District with the following conditions:

a. There shall be no products displayed for sale in the front yard.

OR Outside parking / storage / display of motor vehicles for sale shall be:

Located only in areas of the lot as shown on a Site Plan approved by the Commission and such areas shall be located at least: 30**???** feet from the front property line.

b. There shall be no storage of motor vehicles in the front yard.

OR Vehicles parked outside overnight at a motor vehicle sale and repair facility, other than service or operator-owned vehicles, shall be limited to registered vehicles or vehicles for sale that are parked in designated parking areas as set forth in a Site Plan approved by the Commission and, in no case, shall vehicles parked outside be parked so as to.

1. Obstruct emergency access to facilities in case of fire,

2. Obstruct sight lines for traffic on adjoining streets, or

3. Be located within setback lines.

c. There shall be no outside storage of inoperable motor vehicles or motor vehicle parts.

d. Every premises used for motor vehicle limited sales and/or general repair shall be screened from any adjacent residential property and/or residential zone by a suitable opaque fence (which shall bear no advertising), or planting screen, not less than six (6) feet in height and providing year-round screening.

e. All areas for the parking and storage of operable motor vehicles, including customer and employee vehicles, shall be surfaced with an asphaltic, bituminous, cement or other properly bound pavement so as to provide a durable and dustless surface, and shall be so graded and drained as to dispose of all surface water accumulation within the area. All parking of vehicles shall be in a neat and orderly manner, preferably in individual spaces permanently marked on the pavement surface.

g. Any lighting used to illuminate any sign, or any area of the premises shall be so arranged as to reflect the light away from any public street or right-of-way and from any adjoining premises located in a residential zone or any premises used for residential purposes in any zone. See Section 26 Outdoor Lighting Regulations.