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SECTION 2 DEFINITIONS

For the purpose of these regulations, certain terms or words shall be defined as below. Words in the present tense include the future; the singular number includes the plural, and vice versa. The word "lot" includes the word "plot". The word "building" includes the word "structure". The word "shall" is mandatory, and not directory. The word "used" shall be deemed also to include "designed, intended or arranged to be used". Unless otherwise specified, all distances shall be measured horizontally.

ACCESSORY USE OR BUILDING: A subordinate use or building or structure customarily incidental to and located on the same lot with the principal use or building or a contiguous lot under the same ownership.

ACTIVE SENIOR HOUSING: Housing designed for seniors, 55 years or older and providing several, but not all of the services and facilities required for Assisted Living and/or Congregate Living Facilities. Furthermore, it is a housing facility or community that fully complies with the provisions of the United States Fair Housing Act 42 USC Section 3601 et seq. as amended, (and Connecticut State Statutes Section 46a-64b, as amended, as it pertains to "Housing for Older Persons.") This includes compliance with any and all rules promulgated by the United States Department of Housing and Urban Development which govern implementation of such Act and compliance with all rules and restrictions promulgated by the Town of Groton and set forth in this zoning regulation. (New Eff: 3/1/05)

ADULT DAY CARE FACILITY: A facility established to offer activity programs authorized by the Department of Mental Retardation including training in one or more of the following areas: self-care, activities on daily living, personal and social adjustment, work habits and skills, speech and language development. Such a facility may also offer a recreational program involving activities which may be of a social, athletic or purely diversionary nature. This definition does not include facilities that provide overnight care and accommodations. (New Eff: 8/1/92)

ANTENNA: A device used to receive or transmit telecommunications or radio signals. Such signals shall include, but not be limited to, radio, television, cellular telephone, paging, personal communication services (PCS), and microwave communications. Examples include panels, microwave dishes, and single poles known as whip antennae. (New Eff: 4/15/97)

ASSISTED LIVING FACILITY: Housing designed for more fragile seniors, including such facilities licensed and designed to meet the needs of seniors with Alzheimer or other dementia-related illnesses, that provides nursing services, communal dining facilities and meal services, and/or assistance with personal care activities of daily living to clients living within a managed residential community having supportive services that encourage

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clients, aged 55 or older, to maintain a maximum level of independence. (New Eff: 5/31/97; 12/10/2004)

BASE FLOOD: A flood having a one percent chance of being equaled or exceeded in any given year; a 100 year storm. (New Eff: 2/10/95)

BASE FLOOD ELEVATION: The level, referenced to mean sea level, to which the flood waters of the base flood rise at any particular location. (New Eff: 2/10/95)

BASEMENT: For flood management purposes, any area of a building having its floor subgrade (i.e., below ground level) on all sides. (New Eff: 2/10/95)

BEST MANAGEMENT PRACTICES (BMPs): Schedules of activities, prohibitions of practices, general good house keeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems. BMPs also include treatment practices, operating procedures, and practices to control site runoff, spillage or leaks, sludge or water disposal, or drainage from raw materials storage.

BOARD: The Zoning Board of Appeals of the Town of Groton.

BREAKAWAY WALL: A wall that is not part of the structural support of a building and is intended through its design to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or supporting foundation system. (New Eff: 2/10/95)

BUILDING: Any structure having a roof and intended for the shelter, housing, or enclosure of persons, animals, or materials. Any other structure more than eight feet high shall be considered as a building, including a fence or wall, but excluding an electric transmission line or an electric light, telegraph, or telephone pole, highway, or railroad bridge or flagpole. Uncovered decks, 30 inches or more above grade, shall be considered a building. (Eff: 7/1/98)

For flood management purposes, "structure" means a walled and roofed building that is principally above ground, a manufactured home, and a gas or liquid storage tank. (Eff: 2/10/95)

BUILDING AREA: The ground area enclosed by the walls of a building together with the area of all covered porches and other roofed portions and uncovered decks 30 inches or more above grade. (Eff: 7/1/98)

BUILDING COVERAGE: The percentage which the aggregate building area of all buildings on the lot bears to the area of the lot.

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BUILDING HEIGHT: The vertical distance from the average finished grade within ten feet from the walls of the building to the highest point of flat, shed, or mansard roofs including the top of a parapet or to the mean level between the eaves and ridge for gable, hip, or gambrel roofs. The height of structures having roofs or outside top coverings other than those listed here, or structures having no roof at all, shall be defined as the vertical distance from average finished grade to their highest point. (Eff: 8/1/97)

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 Town of Groton or by the Town of Groton Planning Commission as part of an approved subdivision.

CAMA: A Computer Aided Mass Appraisal system used by the Groton Assessor to establish fair market value for all land and improvements within the Town of Groton. (New Eff: 2/16/01)

CAMPGROUND: A lot upon which two or more campsites are located, established or maintained for occupancy by the general public as temporary living quarters for recreation or vacation purposes.

CAMPSITE: A plot of land within a campground intended for the accommodation of one tent, recreation vehicle, or other individual camping unit on a temporary basis not to exceed 30 days in any 12 month period.

CANOPY TREE: **A large deciduous tree having a minimum height of twenty five (25) feet at maturity, typically used as a means of providing shade within and adjacent to parking areas, play areas or other such open spaces, as a means of reducing excessive heat, reducing stormwater temperatures from pavement areas and for other like beneficial purposes.**

CERTIFICATION: A signed, written approval by the Planning Commission, its designated agent, or the New London County Soil and Water Conservation District, that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.

CERTIFIED EROSION CONTROL SPECIALIST: **An individual who has knowledge of soil properties, erosive stormwater runoff, erosion rates, vegetative establishment, sediment capture, sediment detention and sediment control products and is a recognized specialist in soil erosion and sediment control evidenced by successfully completing the Certified Erosion Control Specialist program.**

CHILD DAY CARE CENTER: A facility which offers or provides a program of supplementary care to more than twelve (12) related or unrelated children outside their own homes on a regular basis for a part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Health Services "Public Health Code Regulations for Child Day Care Centers and Group Day Care Homes",

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Sections 19a-79-1 through 19a-79-8 inclusive, and Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances. (New Eff: 10/31/89)

CLUB, LODGE OR ASSOCIATION: An association of persons which is the owner, lessee, or occupant of an establishment operated solely for a recreation, social, fraternal, religious, political, or athletic purpose whose activities are confined to the members and guests, are not extended to the general public, and include the establishment so operated; but does not include such clubs the chief activity of which is a service customarily carried on primarily for business or gain.

COMMISSION: **Unless otherwise specified, shall mean t**~~The Zoning Commission of the Town of Groton.~~

COMMUNITY RESIDENTIAL COUNSELING FACILITY: A residential building or group of buildings in which counselors and staff members provide counseling, rehabilitation, evaluation and other supportive services to detoxified resident persons or their dependents seeking to arrest, reverse, or ameliorate the compulsive use of alcohol or drugs pursuant to an organized and structured program. This definition shall not include community correction programs under the jurisdiction of the Department of Correction pursuant to Section 18-100 of the Connecticut General Statutes or court ordered treatment programs under Section 17a-653 to 17a-656 of the Connecticut General Statutes. (New Eff: 7/1/93)

CONGREGATE LIVING FACILITY: Housing designed for seniors, 55 years or older, who require little, if any, assistance with activities of daily living and who may have some home health care-type services provided to them by in-house staff or an outside agency, offering communal dining facilities and meal services and including, but not necessarily limited to, services such as housekeeping, organized social and recreational activities, and transportation services. (New Eff: 5/31/97; 12/10/2004)

COURT: An open space, other than a yard, on the same lot with a building, which space is bounded on three or more sides by the walls of such a building.

CRITICAL ROOT ZONE: **A circular area measured outward from a tree trunk, representing the essential area of the roots that must be maintained for the tree's survival and typically associated with the "drip line" or otherwise one foot of radial distance for every inch of tree diameter at breast height (i.e. 4 ½ feet above grade), but in no case less than an eight foot radius.**

DAY SPA: A commercial establishment, which offers patrons multiple services such as personal hygiene, grooming, relaxation therapy, and hydro therapy, and licensed massage therapy as defined by Connecticut General Statutes, and which may offer incidental light nourishment or refreshment for patrons. (New Eff: 11/8/00)

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DEVELOPMENT: Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation, drilling operations or storage of equipment or materials. (Eff: 2/10/95)

DIRECTOR OF HEALTH: The duly appointed Director of Health of the Town of Groton or his deputy.

DISTURBED AREA: An area where ground cover is destroyed or removed, leaving the land subject to accelerated erosion.

DWELLING, ONE FAMILY: A detached building designated for or occupied by one family.

DWELLING, TWO FAMILY: A detached building designated for or occupied by two families living independently of each other.

DWELLING, MULTI-FAMILY: A dwelling or group of dwellings on one lot containing separate living units for three or more families having separate or joint entrances, services, or facilities.

DWELLING UNIT: A dwelling or part of a dwelling occupied or intended to be occupied by one family for residence purposes.

ELEVATED BUILDING: In A and A1-30 flood zones, a non-basement building built to have the top of the elevated floor located above the ground level by means of pilings, columns (i.e., posts or piers) or shear walls or by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

In V and V1-30 flood zones, a non-basement building built to have the bottom of the lowest horizontal structural member of the elevated floor located above the ground level by means of pilings, columns (i.e., posts or piers) or shear walls parallel to the flow of water and adequately anchored so as not to impair the structural integrity of the building during a flood up to the magnitude of the base flood; it includes a building otherwise meeting the definition of "elevated building" in the following sentence, even if the lower area is enclosed by means of breakaway walls, if such walls meet the standards of Section 6.6-7 C. of these regulations.

In all other locations, a non-basement building built to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls. (Eff: 2/10/95)

EROSION: The detachment and movement of soil or rock fragments by water, wind, ice or gravity.

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FAMILY: Any number of individuals related by blood, marriage, or adoption, living together as a single housekeeping unit. A group of not more than four persons keeping house together, but not necessarily related by blood or marriage, may also be considered a family. (Eff: 9/4/93)

FAMILY DAY CARE HOME: A facility which consists of a private family home caring for not more than six (6) children, including the provider's own children not in school full time, where the children are cared for not less than three (3) nor more than twelve (12) hours during a twenty-four (24) hour period and where care is given on a regularly recurring basis. During the regular school year, a maximum of three (3) additional children who are in school full time, including the provider's own children, shall be permitted, except that if the provider has more than three (3) children who are in school full time, all of the provider's children shall be permitted. Said facility shall be considered to conform to this definition if it operates either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Human Resources "Statutes and Regulations for Family Day Care", Connecticut General Statutes Section 17-31q inclusive, as amended, and any other applicable regulations, statutes or ordinances. This definition shall be deemed not to represent an intensification of use of a property. (New Eff: 10/31/89)

FLOOD BOUNDARY AND FLOODWAY MAP: The official map on which the Federal Emergency Management Agency (FEMA) has delineated the boundaries of the floodway. (New Eff: 2/10/95)

FLOOD HAZARD AREA: The maximum area of the flood plain which is likely to be flooded by a 100 year flood, or any area for which mudslides can reasonably be anticipated.

FLOOD INSURANCE RATE MAP (FIRM): An official map on which the Federal Emergency Management Agency (FEMA) has delineated both the areas of special flood hazard and the risk premium zones. (New Eff: 2/10/95)

FLOOD INSURANCE STUDY (FIS): The official report from the Federal Emergency Management Agency (FEMA) which contains examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations. (New Eff: 2/10/95)

FLOOD, 100 YEAR: That level of flooding having a one percent probability of occurrence in any year. (Eff: 2/10/95)

FLOOD PLAIN AREA: The relatively flat area or low lands adjoining the channel of a river, stream, watercourse, canal, or any body of standing or tidal water, which has been or may be covered by flood water.

FLOODPROOFING: Any combination of structural and nonstructural additions, changes, or adjustments to properties and structures, primarily for the reduction or

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elimination of flood damage to lands, water, and sanitary facilities, structures, and contents of buildings.

FLOODWAY: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FLOOR: The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

FLOOR AREA: The floor area of a building shall be the sum of the gross horizontal areas of the several floors of that building measured from the interior faces of the exterior walls. Floor area shall include the area of basements when used for non-residential purposes but need not include a basement or portion of a basement used for storage or housing of mechanical or central heating equipment.

FLOOR AREA, PUBLIC: Includes the floor area of a building which is accessible to visitors, patrons or the general public and does not include those areas of the building used exclusively by employees of the establishment.

FLOOR AREA RATIO: The total floor area of a building or buildings divided by the area of the zoning lot on which it sits. (New Eff: 1/1/02)

FUNCTIONALLY DEPENDENT FACILITY: A facility which cannot be used for its intended purpose unless it is located in close proximity to water, such as docking or port facility necessary for the loading and unloading of cargo or passengers, shipbuilding, ship repair, or seafood processing facilities. The term does not include long-term storage, manufacture, sales or service facilities.

FUNCTIONALLY DEPENDENT USE: A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities. (New Eff: 2/10/95)

GRADING: Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

GREEN ROOF: **A roof that is purposely designed and built to accommodate natural plantings as a means of treating stormwater, reducing stormwater runoff, reducing energy use, providing habitat and/or forage and for other like purposes generally associated with more sustainable building practices.**

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GROUP DAY CARE HOME: A facility which offers or provides a program of supplementary care to not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four (24) hours in one or more days in the week, which is operated either as a for profit or nonprofit business, and meets all the requirements of the State of Connecticut Department of Health Services "Public Health Code Regulations for Child Day Care Centers and Group Day Care Homes", Sections 19a-79-1 through 19a-79-8 inclusive, and Connecticut General Statutes Sections 19a-77 through 19a-87 inclusive, as amended, and any other applicable regulations, statutes or ordinances. (New Eff: 10/31/89)

HAZARDOUS MATERIAL: Any substance, virgin or waste, which is hazardous under any federal law or regulation including Section 9002 of the RCRA, CERCLA, CFR 40 (Section 116.4), Federal Hazardous Substances Act, Toxic Substance Control Act, EPA Priority Pollutants List, State statute or regulation, and any material which has flammable, corrosive, reactive, toxic, or other physical, chemical, or infectious characteristics which poses an actual or potential hazard to water quality, human health, or environment if discharged.

HOME OCCUPATION: An accessory use which produces a good or service for financial gain, is conducted entirely within and/or from a principal dwelling, carried on by the residents thereof, and which use is incidental and subordinate to the residential use of the dwelling. (Eff: 6/1/91)

HOTEL/MOTEL: A building providing lodging for compensation for 12 or more persons with or without meals and/or kitchen facilities, and intended primarily for the accommodation of transients.

IMPERVIOUS COVER: The area of a building site or lot that is covered by materials that prevent the infiltration of surface water into the ground beneath. Such materials shall include roofs, paved driveways, concrete slabs, sealed-joint paving blocks or stones, and pools. Impervious cover shall be expressed in terms of square footage or acreage, and percentage of total site or lot area. (New Eff: 1/11/02)

INVASIVE PLANTS: **A group of harmful non-native plants that, once introduced, can proliferate in the environment, crowding out or destroying indigenous plants. A complete list of such invasive plants can be found at the State of Connecticut DEP and includes such plants as barberry, euonymous, bittersweet, and purple looserife.**

KENNEL: Any lot on which 4 or more dogs or cats, six months old or older, are available for sale or boarded for compensation.

LARGE-SCALE CONFERENCE/ENTERTAINMENT FACILITIES: An indoor or outdoor land use attracting large numbers of both local and regional visitors for conference and/or entertainment purposes, including, but not limited to, business meetings, sporting events, concerts, family events and amusements, and trade shows. A

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large-scale conference facility is defined as having a minimum of 175 hotel rooms and/or greater than 20,000 square feet of meeting and exhibition space and could include meeting and exhibition rooms, guest rooms, suites, resort amenities, dining and food services, personal services for the occupants of the facility, and entertainment. A large-scale entertainment facility is defined as having a minimum seating capacity of 2,000 seats or capacity for 2,000 visitors during peak hours and could include arenas, amphitheaters, megatheaters, stadiums and ball parks, other sports facilities, and theme parks. (New Eff: 10/1/97)

LARGE-SCALE DESTINATION-ORIENTED COMMERCIAL: Single purpose/user commercial building, having a gross floor area of 100,000 square feet or greater, serving local and regional consumer needs. (New Eff: 10/1/92)

LOT: A plot or parcel of land occupied or capable of being occupied by one principal building and the accessory buildings or uses incidental to it including such open spaces as are required by these regulations. In the case of multi-family dwellings and public, institutional, commercial, or industrial buildings, a group of buildings under the same ownership may be considered as occupying the same lot.

LOT, CORNER: A lot at the intersection of and abutting on two or more streets where the angle of intersection is not more than 135 degrees or where the intersection is rounded by a curve having a radius of less than 100 feet.

LOT, INTERIOR: A lot other than a corner lot or through lot.

LOT, THROUGH: A lot other than a corner lot which abuts two or more streets which do not intersect at the lot.

LOT LINE: The established division line between lots or between a lot and a street.

LOT LINE, FRONT: All dividing lines between a street and the lot shall be considered front lot lines.

LOT LINE, REAR: The line bounding a lot at the rear and approximately parallel to and at the maximum distance from the front lot line.

LOT LINE, SIDE: The line or lines bounding a lot which extend from the street towards the rear in a direction approximately perpendicular to the street. In the case of corner lots, or through lots, all lines extending from streets shall be considered side lot lines.

LOT, MINIMUM WIDTH OF: The distance between the side lot lines measured in a straight line at right angles to the mean direction of such side lot lines, which line of measurement shall touch, but not be in front of, the building line. In the case of a corner lot, the minimum width shall be similarly measured and, for the purpose of this measurement only, the front lot line and the lot lines adjacent thereto shall be considered as side lot lines.

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LOWEST FLOOR: The lowest floor of the lowest enclosed area (including basement).
(Eff: 2/10/95)

LOW IMPACT DEVELOPMENT (LID): A range of development practices and operational methods, all having the objective of reducing or mitigating environmental impacts. LID may include use of stormwater infiltration, clustering of buildings to reduce land clearing and grading, use of overland (sheet) flow and grass swales, use of pervious pavement or other pervious materials, shared or deferred parking, “rain gardens” and other similar techniques.

MANUFACTURED (MOBILE) HOME: A transportable single family dwelling unit in one or more sections which is suitable for year round habitation, and equipped with a means to connect to water, sanitary and electric facilities. A manufactured home shall include prefabricated, modular and/or unitized dwellings placed on permanent foundations and mobile homes which are dwelling units built on chassis. It shall not refer to travel trailers, campers, or similar units designed for recreation or other short term uses.

For the purpose of flood management regulations, a manufactured home means a structure, transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes park trailers and recreational vehicles placed on a site for 180 consecutive days or longer and intended to be improved property. This definition shall not include recreational vehicles placed on sites for fewer than 180 consecutive days and which are fully licensed and ready for highway use; a recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices and has no permanently attached additions. A manufactured home park or subdivision means a parcel, or contiguous parcels, or land divided into two or more manufactured home lots for rent or sale. (Eff: 2/10/95)

MANUFACTURED HOME PARK OR SUBDIVISION (EXISTING): A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which such homes are to be affixed (including, at a minimum, the installation of utilities, construction of streets and either final site grading or the pouring of concrete pads) is completed before the effective date of the Flood Protection Regulations (i.e., April 15, 1977). (New Eff: 2/10/95)

MEAN SEA LEVEL: Means, for purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

MOBILE HOME: See Manufactured (Mobile) Home definition . (Eff: 2/10/95)

MOBILE HOME PARK: See Manufactured (Mobile) Home definition. (Eff: 2/10/95)

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NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES): A body of federal law regulating discharges to waters of the United States and administered in part by the State of Connecticut Department of Environmental Protection.

NATIVE PLANTS: Plants having their natural origin in the region which, taken together with other plants, land forms, soils, and other natural conditions, create a healthy and self-sustaining eco-system, capable of supporting a diverse range of species, and requiring little if any special maintenance (irrigation, pesticides, fertilizers, etc.).

NEW CONSTRUCTION: Within areas of special flood hazard and risk premium zones, any structure for which the start of construction commenced on or after the effective date of the initial Flood Insurance Rate Map (i.e., April 15, 1977), as well as any subsequent improvements to such structure. (New Eff: 2/10/95)

NON-CONFORMING BUILDING: A building, the use or construction of which does not conform to all the applicable provisions of these regulations.

NON-CONFORMING LOT: A parcel of land that does not meet the area or width requirements for the zoning district in which it is located.

NON-CONFORMING USE: A use of land, building, or premises which is not a use permitted by the provisions of these regulations for the district in which such land, building or premises are situated.

NURSING HOME: A chronic and convalescent nursing home, or a rest home with nursing supervision, as defined and licensed by the Connecticut State Department of Health.

OPEN SPACE: A space, not occupied by a building or other roofed structure, on the same lot as the principal building.

PREMISES: A lot as defined in this section.

PROFESSIONAL OFFICE: The office of a member of a recognized profession including doctors or physicians, dentists, optometrists, ministers, architects, engineers, lawyers, and other recognized professional occupations. The issuance of a state or local license for regulation of any gainful occupation need not be deemed indicative of professional standing.

RECREATIONAL VEHICLE: A vehicular type unit with a maximum size of 400 square feet, primarily designed as temporary living quarters for recreational, camping or travel use, which either has its own motive power or is mounted on or is drawn by another

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vehicle. The basic entities are: travel trailer, camping trailer, truck camper and motor home (self propelled). (Eff: 2/10/95)

RESIDENTIAL LIFE CARE COMMUNITIES: A service-enriched community comprised of a building or group of buildings located on one or more contiguous parcels of land containing dwelling units including such housing and facilities defined hereunder as congregate living facilities, assisted living facilities, and nursing homes, with or without licensed nursing or health care facilities, primarily for the aged. Said category of uses shall also contain meeting rooms, dining rooms and central kitchen, and recreation rooms or areas for the use of the residents of such facility and their guests appropriate to the facility. Any facility covered by this definition may also contain offices used for the management and operation of the facility as well as services such as, but not limited to, a general store, beauty shop, and laundry for the use of the residents of such facility. In addition, other individuals having permanent and/or temporary difficulties with one or more essential activities of daily living such as feeding, bathing, grooming, dressing or transport may also be housed in any of the housing options noted herein. Dwelling units are either multi-bedroom units or individual housing units. The units may be rented, leased, or purchased. (Eff: 5/31/97; 12/10/2004)

RESTAURANT, FAST-FOOD: Any establishment whose business involves the sale of pre-prepared or rapidly prepared foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order and obtain the product at a central location separate from the tables or counters used for consumption on site. This definition includes convenience stores which sell prepared food for on-site consumption. (New Eff: 12/16/88)

RESTAURANT, STANDARD: Any establishment whose business involves the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that an employee normally takes the seated customer's order and serves the food or beverages at tables and/or counters located inside or outside the building. (New Eff: 12/16/88)

RESTAURANT, TAKE-OUT ONLY: Any establishment whose business involves the sale of foods, confections or beverages to the customer in a ready-to-consume state, and whose method of operation is such that customers normally order the product at a central location and take the product off the site for consumption elsewhere. This definition includes convenience stores which sell prepared food for off-site consumption. (New Eff: 12/16/88)

ROOMING AND BOARDING HOUSE: Any dwelling in which at least 3 persons but less than 12 persons are housed or lodged for hire or otherwise without separate kitchen facilities, with or without meals. If 12 or more persons are housed or lodged, such building shall be considered a hotel or motel.

SEDIMENT: Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site or origin by erosion.

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SELF-SERVICE STORAGE FACILITY: Any real property designed and used for the renting or leasing of individual self-contained units of storage space to occupants who are to have access to such units for storing and removing personal property only, and not for residential purposes. (New Eff: 12/9/96)

SEWER SYSTEM, COMMUNITY TYPE: A sewer system operated by the Town of Groton and/or a political subdivision or a private central plant approved by the State of Connecticut for sewage treatment consisting of a primary and secondary treatment and the production of a substantially clear effluent. Community type sewer system cannot be interpreted to mean a septic tank and leaching field.

SIGN: Any letters, words, figures, symbols, trademarks, or any other graphic representation which advertises, calls attention to, or indicates any premise, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever, and painted, printed, or constructed and displayed in any manner whatsoever, for exterior observation.

SIGN AREA: The surface area of any sign is the entire area within a single continuous perimeter, enclosing the extreme limits of lettering, representations, emblems, or other figures, together with any material or color forming an integral part of the display or used to differentiate the sign from the background against which it is placed. Only one side of a double-faced sign shall be used in computing the total area of said double-faced sign, providing that the two surfaces are joined at an angle of no greater than 60 degrees. The area of a sign composed of characters or words attached directly to a large, uniform building wall surface shall be the smallest rectangle which encloses the whole group of said characters or words.

SIGN, ACCESSORY: Any sign, or any other advertising device that advertises, calls attention to, or indicates the person occupying the premises on which the sign is erected or the business transacted thereon, or advertises the property itself or any part thereof, as for sale or to let, and which contains advertising matter pertaining to the business conducted on the premises only.

SIGN, BANNER: Any sign of fabric or similar material that is periodically mounted or affixed to a building or between poles, usually to advertise some special or sale event. (New Eff: 3/1/93)

SIGN, BULLETIN/MENU: Any sign attached to a building, other than a wall sign, for the purpose of advertising a menu, sale event, special of the day, or other information which may change from time to time. (New Eff: 3/1/93)

SIGN, DIRECTLY ILLUMINATED: Any sign designed to give forth any artificial light directly or through any transparent or translucent material from a source of light connected to such sign.

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SIGN, FLAG (Advertising): Any sign of fabric, hung from a pole in the traditional manner of flags, for the express purpose of advertising or calling attention to a business. National, state or municipal flags shall not be included under this definition. (New Eff: 3/1/93)

SIGN, FREE-STANDING: Any sign erected or affixed to the land and any and every exterior sign that is not attached to a building.

SIGN, INDIRECTLY ILLUMINATED: A sign illuminated with a light so shielded that no direct rays therefrom are visible elsewhere than on the lot where said illumination occurs. If such shielding is defective, such sign shall be deemed a directly illuminated sign.

SIGN, NON-ACCESSORY: Any billboard, sign, or other advertising device that does not come within the foregoing definition of any accessory sign.

SIGN, PROJECTING: A sign which is attached to the wall or a building and which extends more than fifteen inches from the face of such wall, including a sign erected at the corner of a building.

SIGN, TEMPORARY: A banner, pennant, poster, or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, or other like materials and intended to be displayed for a limited period of time.

SIGN, WALL: A sign which is attached to the wall or other plane surface of a building, with the face in a plane approximately parallel to such wall or surface, and not extending more than fifteen inches from such wall or surface.

SITE PLAN: An accurate, scale plan prepared by a registered architect, landscape architect or engineer, showing buildings and uses, parking, loading and circulation, open space and landscaping, signs and lighting, utilities and other existing and proposed features required in Section 8.4 of these regulations.

SOIL: Any unconsolidated mineral or organic material of any origin.

SOIL EROSION AND SEDIMENT CONTROL PLAN: A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

START OF CONSTRUCTION: Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of

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streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of a building, regardless of whether such alteration affects the external dimensions of such building. (Eff: 2/10/95)

STREET: A public way or a way opened to public use or other right-of-way giving access to the lot, but excluding an alley used for service access only. "Street" shall be deemed to include the entire width of the right-of-way.

STREET LINE: The line dividing the street and the lot.

SUBSTANTIAL IMPROVEMENT: Any combination of repairs, reconstruction, alteration or improvements to a structure taking place over a one (1) year period, in which the cumulative cost equals or exceeds 50% of the market value of the structure. The market value of the structure should be (1) the appraised value of the structure using the cost approach to value method, prior to the start of the initial repair or improvements, or (2) in the case of damage, the value of the structure prior to the damage occurring. For the purpose of this definition, "Substantial Improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either (1) any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register of Historic Places or a State Inventory of Historic Places. (Eff: 2/10/95)

TELECOMMUNICATION FACILITY: Towers and/or antennae and accessory structures and equipment used in receiving or transmitting telecommunications or radio signals from a mobile communication source and transmitting those signals to another wireless site, and other communication source or receiver or to a central switching computer which connects the mobile unit with land based telephone lines. (New Eff: 4/15/97)

TELECOMMUNICATION TOWER: The structure designed to support equipment and antennae used to transmit and/or receive telecommunications or radio signals. Examples of such structures include, without limitation, freestanding towers, guy towers, monopoles, and lattice towers. (New Eff: 4/15/97)

UNDERGROUND STORAGE: Storage below ground level, but it shall not include storage in freestanding containers within a building or basement.

UNIVERSAL DESIGN FEATURES: Such housing features that are incorporated into the site and building design of Residential Life Care and Active Senior Housing

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communities, including lever door handles, minimum 36" wide interior/exterior doors, hallways, and stairs, deeper and shorter steps to allow for retrofitting ramps, non-slip flooring with level thresholds, grab bars at residential toilets and showers and seat or walk in access to showers, security wiring, personal alarm system connected to onsite management and/or off-site emergency alarm organization, Connecticut Building Code compliant bath/shower for accessibility, ability for living, sleeping, and eating to be accommodated on a single floor level, and garage door openers and access from garage directly to home if garage provided. (Eff. 12/10/2004; New Eff: 3/1/2005)

UTILITIES: Utilities shall include water, sewer, gas, electricity, telephone and television lines and cables.

VEHICLE: Shall include all automobiles, trucks, vans, camp trailers, house trailers, mobile homes, motorcycles, or any other motorized, wheeled vehicle designated or used for highway purposes and required to be registered by the State of Connecticut Motor Vehicle Department. (New Eff: 5/1/89)

WASTE HANDLING/REDUCTION FACILITIES: Facilities for the transfer and waste reduction of materials including: municipal solid waste, construction and demolition materials and bulky waste; composting including all aforementioned byproducts as well as sewer sludge; separation and remanufacturing of recyclables; educational and scientific facilities to further the retrieval methods and uses for the recyclables collected through the waste stream. (New Eff: 1/2/91)

WATER SYSTEM, COMMUNITY TYPE: A system operated by the Town of Groton or a political subdivision or a duly licensed water company.

XERISCAPE: **An approach to landscaping that uses drought-tolerant plants, stone and other like materials in naturalized settings, as a means of reducing water use and maintenance costs.**

YARD, FRONT: An open space between the building and the front lot line, extending the full width of the lot, or in the case of a corner lot, extending along all streets.

YARD, REAR: An open space between the building and the rear lot line, extending the full width of the lot.

YARD, SIDE: An open space between the building and a side lot line, extending from the front yard to the rear yard. Any yard not a rear yard or a front yard shall be deemed a side yard.