

## 11-2 Permitted Uses

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In an AAA Residence District, no land, building, or structure shall be used, and no building shall be hereafter erected, altered, or added to, unless otherwise provided in these regulations except for one (1) or more of the following uses:

### 11-2.1 Principal Uses

#### 11-2.1.1

One (1) single-family dwelling per lot.

#### 11-2.1.2

Residential Nursery limited to the planting and growing of nursery vegetation and shrubs on the premises, their maintenance and incidental seasonal sales. Such activities shall not include any activity not directly associated with the growth and maintenance of plants and shrubs on the premises.

#### 11-2.1.3

Truck garden or farm; provided that any such farm on which animals or poultry are raised or kept for commercial purposes shall be at least five (5) acres in size. Accessory and appurtenant uses including a produce stand for incidental seasonal sales and the storage of commercial vehicles directly associated with such use are permitted on the premises; provided that all such commercial vehicles are garaged.

#### 11-2.1.4

A Community Residence which houses six (6) or fewer intellectually disabled persons and two (2) staff persons and which is licensed by the State.

#### 11-2.1.5

A family Day Care Home registered pursuant to §19a-87b of the Connecticut General Statutes.

#### 11-2.1.6

Temporary Lighted athletic fields on town owned public school property subject to Site Plan approval by the P&Z Commission pursuant to the provisions of [§32-19A](#) as applicable.

### 11-2.2 Special Permit Uses

The following uses are permitted subject to Special Permit and Site Plan Approval in accordance with [§43](#), herein:

#### 11-2.2.1

Government buildings, facilities and uses including: recreation facilities, municipal office buildings, administrative headquarters, fire stations, police facilities, sewage and refuse disposal facilities, vehicle and material storage depots, parking lots, sanitary landfill operations and other similar buildings, facilities and uses.

#### 11-2.2.2

Schools, day care centers, and group day care homes.

#### 11-2.2.3

Non-commercial camps, non-commercial recreational clubs, and other private non-commercial recreational uses.

#### 11-2.2.4

Places of worship, including related educational activities and any accessory buildings necessary for the functioning of the primary institution.

#### 11-2.2.5

Cemeteries.

#### 11-2.2.6

Golf and country clubs.

#### 11-2.2.7

Museums and libraries, and other similar community cultural uses.

#### 11-2.2.8

Public utility buildings and facilities necessary for the services of the surrounding residential area.

#### 11-2.2.9

Riding academies, boarding stables, and commercial kennels if located on a lot of at least ten (10) acres.

#### 11-2.2.10

Private, non-commercial boathouses, landings, and docks. No boat shall be occupied or used as a dwelling or dwelling unit.

#### 11-2.2.11

Commercial nursery, truck garden or farm for the sale of produce from the premises if located on a lot of at least five (5) acres, including greenhouses, sale-rooms and appurtenant uses such as the storage of commercial vehicles associated with the use of the premises.

#### 11-2.2.12

Railroad rights-of-way, railroad commuter stations and bus stations.

#### 11-2.2.13

Related accessory buildings, structures and uses.

### 11-2.3 Special Permit Uses Subject to Special Conditions

The following uses are permitted subject to the conditions provided for in §32 and Special Permit and Site Plan Approval in accordance with §43, herein:

#### 11-2.3.1

Senior housing.

#### 11-2.3.2

Hospitals and other medical institutions.

#### 11-2.3.3

Excavation and filling of land.

#### 11-2.3.4

Home Caterers.

#### 11-2.3.5

Group Home for Seniors.

#### 11-2.3.6

Group Home for Youth.

#### 11-2.3.7

Residential Facility for School Based Education Program

### **11-2.3.8**

Conversion of School Buildings to Housing

### **11-2.3.9**

Related accessory buildings, structures and uses.

### **11-2.3.10**

Managed Residential Communities

### **11-2.3.11**

Affordable and Middle Income Housing on Town-Owned Property

### **11-2.3.12**

Historic Residential Structures

### **11-2.3.13**

Supportive Housing

### **11-2.3.14**

Permanent Lighted athletic fields on town owned public school property.

### **11-2.3.15**

Home Occupation, Level 2, as defined in §5-2, Home Based Business.

### **11-2.3.16**

Inclusionary Two-Family and Multifamily Dwellings.

### **11-2.3.17**

Senior Residential Community.