

5.3. Business B-2 Zone

A. PURPOSE

The Business B-2 Zone is a non-retail district established to provide opportunities for a variety of businesses, including restaurants, personal services, and other uses that will help to meet the needs of Ridgefield residents.

B. ARCHITECTURAL REVIEW REQUIRED

Any new construction or remodeling of the exterior of a building shall be reviewed by the Architectural Advisory Committee in accordance with the provisions of Subsection 9.3.G of these Regulations.

C. PERMITTED USES

The following uses are permitted within an existing building by:

- issuance of a Zoning Permit by the ZEO in accordance with Subsection 9.1.A provided that no new floor area is created and no additional parking is required.
- approval of a Site Plan application for a change of use by the Planning Director in accordance with Subsection 9.1.C if no new floor area is created but when additional parking is required.

If new floor area is created, the following uses may only be permitted by Special Permit from the Commission (as per Subsection 5.3.D.1).

1. Service establishment or personal service establishment.
2. Business, professional, or medical office.
3. Real estate office.
4. Bank.
5. Sit-down restaurant.
6. Offices for executive, administrative and data processing activities.
7. A single family detached dwelling conforming to the area requirements of the R-20 Zone.
8. Uses accessory to the uses listed in Subsection 5.3.C when located on the same lot.

D. USES REQUIRING SPECIAL PERMIT

The following uses require approval of a Special Permit application in accordance with Subsection 9.2.A:

1. Construction which results in new floor area.
2. Municipal or other governmental uses, including public parking and recreational facilities.
3. Research and development laboratories, including research and development of manufactured, processed or compounded products.
4. The manufacture, production, fabrication, processing, assembling, packing, storing and distribution of:
 - a. precision-electrical or precision-mechanical equipment;
 - b. optical goods, business machines, precision instruments, surgical and dental instruments;
 - c. pharmaceutical, toiletry, and cosmetic; and
 - d. any other use of the same general character as any of the uses listed above.
5. Contractors' yards and structures, including parking of motor vehicles and equipment, if located on a minimum of one (1) acre of land.
6. Storage warehouse if located on a minimum of one (1) acre.
7. Drive through facility, but not permitting use for food service.
8. Group day care homes, as per Subsection 3.3.D.3 of these regulations.
9. Day care centers, as per Subsection 3.2.C.7 of these regulations.
10. Residential uses on the same lot as other uses permitted within the B-2 Zone provided:
 - a. the development is served by public water and sewer,
 - b. adequate off-street parking, as determined by the Commission, will be provided on the premises for the use of residents,
 - c. the number of units does not exceed 1.1 units per acre where such units are free-standing and 2.2 units per acre where the use is a physical part of a commercial structure and located above the first floor,
 - d. the Commission may grant a density bonus of up to thirty percent (30%) in the number of units provided that all of the residential units are deed-restricted as follows:
 - i. age restricted according to state and federal fair housing laws, and
 - ii. the bonus units are designated as affordable housing according to the criteria for affordability set up in CGS 8-30g(6).
11. Fitness center / exercise facility / dance studio / facility for education in the arts.
12. Bowling alleys and other similar indoor recreational activities.
13. Golf driving range and other similar outdoor recreational activities.
14. Golf clubs and other private recreational uses.
15. Commercial kennels.
16. Veterinary hospitals conducted under the personal administration of a licensed veterinarian.

17. Educational, philanthropic, or religious uses.
18. Nonprofit club or other organization providing social, cultural and recreational activities serving a community need or convenience and not including any activity carried on primarily for profit.
19. Funeral homes or funeral director's establishments, but not including any crematory.
20. Indoor theaters.
21. Hotel, motel, or inn.
22. Public utility substations.
23. Principal uses similar to the uses listed in Subsection 5.3.C.
24. Uses accessory to the uses listed in Subsection 5.3.D when located on the same lot.
25. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations involving the sale of new or used motor vehicles provided that:
 - a. the use was in existence as of May 1, 2007,
 - b. the lot contains at least two (2) acres, and
 - c. display of motor vehicles for sale shall only occur within a yard setback with the specific approval of the Commission.
26. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations operated as a gasoline station provided that:
 - a. that the use was in existence as of May 1, 2007,
 - b. the lot contains at least thirty thousand (30,000) square feet.
 - c. lot coverage (building) shall not exceed forty (40) percent, and
 - d. yard setbacks shall be at least 25 feet.
27. Any change in use, floor area or exterior site conditions of any operation legally existing at the time of the adoption of these Regulations involving motor vehicle repair and/or servicing provided that:
 - a. that the use was in existence as of May 1, 2007,
 - b. the lot contains at least thirty thousand (30,000) square feet.

E. DIMENSIONAL STANDARDS

Minimum lot size	10,000 square feet
Minimum frontage	50 feet
Maximum lot coverage	25 percent
Maximum total coverage (buildings, structures, parking, and drives)	75 percent
Minimum front yard setback	30 feet
Minimum side yard setback	None required, but 3 feet if provided
Minimum rear yard setback	None required, but 3 feet if provided
Minimum buffer /setback where property abuts a residential zone	See Subsection 7.1.E of these Regulations
Maximum average building height	40 feet

F. ADDITIONAL STANDARDS

1. See Section 7.0 of these Regulations for additional provisions related to parking, loading, landscaping, signage, and other standards.
2. The Planning Director may refer any Change of Use application to the Commission for review and/or action.

6.2. Aquifer Protection Zone

A. PURPOSE

The Aquifer Protection Zone is adopted to protect the public health by reducing or minimizing the potential for the contamination of groundwater resources in order to ensure a present and future supply of safe and healthy drinking water for present and future generations.

B. AQUIFER TYPES

1. **State-Defined** - In addition to any other local ordinance or State regulation, the provisions of this Section shall apply to the following State-defined aquifer protection areas in Ridgefield:
 - a. Round Pond Aquifer.
2. **Locally-Defined** - The provisions of this Section shall apply to the following locally-defined aquifer protection areas in Ridgefield:
 - a. Titicus Valley Aquifer;
 - b. Upper Titicus Aquifer;
 - c. Sugar Hollow Aquifer;
 - d. Great Swamp Aquifer – North Section;
 - e. West Mountain Aquifer;
 - f. Great Swamp Aquifer – South Section;
 - g. Little Pond Aquifer;
 - h. Branchville Aquifer; and
 - i. Simpaug Aquifer.

C. ZONING PARAMETERS

1. The location and boundaries of the above aquifers are shown on a map entitled "Aquifer Protection Districts," as amended, which is hereby incorporated into and made a part of this Section. The above map is on file at the Ridgefield Town Clerk's Office and the Planning and Zoning Office.
2. The Aquifer Protection Zone is hereby declared to be an overlay to any other zone, and the regulations, restrictions and requirements contained herein shall be in addition to those applicable in the underlying zone.

D. PERMITTED ACTIVITIES

The following activities are permitted within a State-defined aquifer or a locally-defined aquifer:

1. Any activity conducted at a single-family residence without compensation.
2. Any agricultural activity regulated pursuant to CGS 22a-354m(d).
3. Any agricultural activity which employs best management practices, as recommended by the U.S. Soil Conservation Service, for the application of manure, fertilizers or pesticides and management of animal wastes.

E. SPECIAL PERMIT ACTIVITIES (LOCALLY-DEFINED AQUIFER)

The following activities may be permitted within a locally-defined aquifer subject to the granting of a Special Permit by the Commission when in compliance with these Regulations and other local, state, and federal requirements:

1. Gasoline stations, auto repair and service stations, new or used car dealerships, car washing stations.
2. Bulk oil storage/fuel storage.
3. Lawn care services, furniture stripping establishments.
4. Non-municipal storage of road salt / deicing material.
5. Above ground fuel oil storage tank provided that:
 - a. plans showing designs and construction details for the installation of petrochemical tanks have been prepared by a Connecticut licensed professional engineer; and
 - b. such plans have been approved by the Connecticut Department of Environmental Protection.
6. Groundwater heat pump systems supplying heating and cooling provided that engineering plans and details demonstrate that the designs for the system will assure the return of only uncontaminated water to the groundwater.
7. Municipal facilities, services and related uses including, but not limited to:
 - a. municipal garages for the storage, repair and maintenance of motor vehicles and equipment,
 - b. fuel storage and dispensing facilities,
 - c. handling and storage of road salt and deicing materials provided that a plan to prevent leachate contamination shall be submitted depicting structural and nonstructural measures such as, but not limited to, building enclosures, impervious pads and pavements, self-contained drainage system, detention basins, filters, separators or other devices and management practice.
 - d. solid waste recycle and transfer stations,
 - e. storage of roads and parks construction and maintenance material and supplies, and
 - f. municipal sewage and septage treatment facilities.

F. PROHIBITED ACTIVITIES (LOCALLY-DEFINED AQUIFER)

The following uses of land and buildings are specifically prohibited within any locally-defined aquifer protection zone:

1. Hazardous wastewater treatment sites; disposal of hazardous material; storage, manipulation, or transportation of hazardous material, except such hazardous material as is in sealed or unopened containers for resale or maintained in containers for normal household use.
2. Sanitary landfill sites, non-municipal septage disposal lagoons.
3. Underground residential fuel oil tanks, oil, gasoline or hazardous material pipelines.
4. Dry-cleaning and dyeing establishments and laundries that utilize cleaning solvents.
5. Lithography, photo-engraving, plate making, commercial printing and gravure establishments.
6. Photo processing establishments, unless served by municipal sewers.
7. Beauty salons, unless served by municipal sewers.
8. Any other use otherwise permitted within the corresponding zoning district which may discharge hazardous material into the groundwater.