

# DESIGNED COMMERCIAL ZONE (DC) SECTION 5.04



Zone purpose: The purpose of the Designed Commercial Zone (DC) is to allow for the creation of a high-quality, integrated, commercial development within the Town of Willington which meets the shopping and service needs of the entire Town and encourages a diversity of uses which are complementary both with the surrounding area and among the various uses.

## PERMITTED USES

***Uses and use categories permitted as a matter of right, subject to an Administrative Zoning Review and all requirements of the DC Zone and any applicable provisions of these Regulations:***

- Farms, except that the raising of livestock shall require a parcel at least five (5) acres in area; and provided that no stable or manure pit is within one hundred (100') feet of any lot line.
- Retail and/or personal services within an existing building up to 5000SF
- Business services, banking, real estate, general or professional offices up to 5000SF
- Cafes, Coffee Shops, Bistros or similar food service establishment for which alcohol is not to be served.

## SPECIAL PERMITS

***Subject to the Issuance of a Special permit from the Planning and Zoning Commission***

- Governmental, philanthropic, educational, religious and charitable uses by a duly incorporated non-profit or governmental unit.
- Clubs, owned or operated by a duly incorporated non-profit, as defined.
- Golf courses. Section 4.3 Designed Commercial Zone (DC)
- Hotels, Motels, Inns, Bed & Breakfast Establishments
- Rest and convalescent homes, subject to the provisions of Section 6.14.
- Business services, banking, real estate, general or professional offices in new buildings or in excess of 5000SF.
- Dry-cleaning, repair of shoes, tailors, nail salons and other similar personal services in new buildings and/or in excess of 5000SF.
- Parks and Playgrounds, Recreational Activities with or without buildings
- Motor vehicle gasoline and service station, subject to Section 6.8.
- Motor vehicle limited repair and services, subject to Section 6.9.
- Motor vehicle and motor equipment storage and sales operations, and the display or sale of heavy machinery, trucks, motor homes, or trailers, subject to Section 6.10.
- Retail Trade, including shopping centers/malls in new buildings and/or in excess of 5000SF
- Restaurants (with or without alcohol), taverns, distilleries and/or brewpubs, subject to Section 6.12.
- Indoor Entertainment and/or Theaters,(excluding drive-in theaters),however, that total seating shall not exceed one thousand (1,000).
- Indoor Entertainment as a principal use or as an accessory use, subject to the provisions of Section 6.22
- Agricultural related activities, animal husbandry and horticultural services.
- Railroad/rapid rail transit lines.
- Nursery school, Day Care Center, or similar educational facility.
- Commercial propagation and growing of flowers, plants, and nursery stock, on parcels not less than two (2) acres, subject to Section 6.15.
- Garages for the parking of more than two (2) commercial motor vehicles.
- Buildings, uses and structures accessory to a DC Zone principal use, including automobile parking lots or garages, per Section 4.3 of these Regulations.
- Co-located wireless telecommunication facility.
- School Bus Parking and Related Facilities.
- Veterinary Hospitals subject to Section 6.16, (1) Minimum Parcel Size. [added effective 9-1-2007] 25. Dog Kennels on parcels no smaller than five (5) acres, subject to Section 6.16, [effective 8-1-11].

\*Please see Section 5 of the regulations for further explanation on all uses listed

## Prohibited Uses

***In addition, the following operations and uses are expressly prohibited in the DC Zone:***

- Garbage and refuse processing or incineration.
- Animal slaughter, distillation of bones, rendering of fat or reduction of animal matter or manufacture of animal glue.
- Refining of oil or other petroleum products or by-products.
- Amusement centers, and other commercial amusement establishments; the foregoing shall not be construed to prohibit health clubs, indoor tennis and/or racquetball, and other similar health/fitness establishments.
- Horse, dog, auto, or other race-tracks.
- Junk yards.
- Correctional institutions, including halfway houses or other supervised group quarters.
- Outdoor discharge of firearms.
- Live entertainment, indoor or outdoor, as a principle use, except as provided in Section 3.5.
- Carnival and Amusement Uses; Outdoor Concerts or Festivals.

## DIMENSIONAL REQUIREMENTS

Minimum lot area: 5 acres  
Lot frontage: 300 FT  
Front yard setback: 50 FT  
Side yard setback: 75 FT  
Rear yard setback: 75 FT

[To apply for a permit please click here.](#)