

SOUTH WILLINGTON VILLAGE MIXED-USE ZONE (SWV) SECTION 5.12



The purpose of the South Willington Village Mixed Use Zone (SWV) is to encourage adaptive reuse, redevelopment and re-investment in the area along the Route 32 corridor in South Willington as a means of achieving balanced growth and efficient land use. The provisions of this section recognize the economic challenges related to successful redevelopment and provides an alternative zoning option to promote private re-investment within this Village area.

Allowed Uses

The following table of uses shall only apply to the South Willington Village Mixed Use Zone (SWV). For a use not listed, the Commission shall decide on the relatedness of the proposed use and the permitted uses listed herein.

“Construction Type” refers to the presence of a building on the subject property. All legally pre-existing uses in existing buildings at the effective date of this Regulation is assumed to be allowed and may continue without additional permitting. Establishing a new use from the table below is split into new uses in existing buildings and construction of new buildings to house the newly proposed use.

Use	Construction Type	Zoning Permit	Special Permit	Prohibited
1. Medical or Professional Office	Existing	x		
	New		X	
2. Art Galleries	Existing	x		
	New		X	
3. Personal Service Shops	Existing	x		
	New		x	
4. Retail; less than 3000 SF	Existing	x		
	New		X	
5. Cafés without table service	Existing	x		
	New		x	
6. Restaurants and/or brewpubs of less than 3000 SF	Existing		x	
	New		x	
7. One- and Two-family Dwellings	Existing	x		
	New	x		
8. Multi Family Dwellings of five or more units, with density determined by soil capacity	Existing		x	
	New		x	
9. Restaurants and/or brewpubs of 3000 SF or greater	Existing		x	
	New		x	
10. Drive Thru Facilities	New			X
11. Motor Vehicle Service and/or Repair	New			X
12. Child and Adult Day Care Centers	Existing	x		
	New		x	
13. Accessory Apartments	Existing	x		
	New	x		
14. Multi-tenant commercial buildings	Existing	x		
	New		x	
15. New construction, except in association with one- and two-family dwellings and agricultural uses			x	
16. Light Manufacturing (minor processing, assembly) 10,000 sf or less	Existing		x	
	New		x	
17. Self-storage or warehouse/distribution facility	New			X
18. Agriculture	Existing	x		
19. Bed and Breakfast Establishments	Existing	x		
	New		x	

DIMENSIONAL REQUIREMENTS

Front and Rear Yard: One-sixth (1/6) of the lot’s road frontage along a public way or 35ft, whichever is less.

Side yard: One half (1/2) of the front yard setback.

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