

Received January 4, 2021 by Litchfield Planning & Zoning Commission

Public hearing set for March 1, 2021

SPECIFIC STANDARDS AND REQUIREMENTS

FOOD VENDING

1.

Food vending units are licensed, mobile, nonpermanent food trucks, ice cream trucks, mobile ovens, and hot dog stands or properly equipped, DMV-registered food trailers.

Permitted, by approved zoning permit, as accessory to the following Special Exception approved uses Brewpub, Clubs, Distiller, Farms, Micro-Brewery, Philanthropic, Instructional, and Educational, Outdoor Recreational, Public Administrative Services, Public Safety Facilities, Tap/Tasting Room, Winery, and Worship Place. A zoning permit is not required for food vending units in residential districts involving less than three days for personal use or event.

2.

Food vending shall be permitted only on property where the owner of the property is its host; further providing, the host and owner has furnished written permission to the specific food vendor. Portable toilets shall not be permitted. Tables and chairs shall not be permitted. Garbage shall be removed daily. A permit shall not be issued for a site on which zoning, building, health code, life safety code, or inland wetlands violations exist unless and until such violations are remediated to the satisfaction of the enforcing agency or officer, as the case may be.

3.

The host shall be permitted to locate a food truck or food vending equipment/operation upon obtaining a zoning permit from the Litchfield Land Use Department. The applicant shall obtain all required approvals from Torrington Area Health District and the Litchfield Fire Marshal. A zoning permit shall be submitted for a 7 consecutive day permit. The permit may be renewed for a total of 1 additional 7 consecutive day period with a separate permit application, not to exceed a total of 14 days per calendar year. If at any time a violation incurs no renewals will be issued for the remaining of the calendar year. As part of the application, the host shall furnish a sketch depicting the placement of the food vending service area and showing sufficient parking. Food truck sketches shall exceed the minimum parking requirements of each use in Appendix A with six - 9' wide x 20' length parking spaces per vending unit. Mobile ovens and hot dog stand sketches shall exceed the minimum parking requirements of each use in Appendix A with a minimum of four - 9' wide x 20' length parking spaces per vending unit.

4.

No more than one food truck or vending unit shall be permitted on each eligible property. Food vendors shall be limited to the same hours of operation as the host business. The food vending

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WORSHIP PLACE

An establishment for religious worship and other religious ceremonies, including religious education, rectories and parsonages, offices, social services, columbaria, and community programs. This use requires a Special Exception application.

WORSHIP PLACE ACCESSORY

1. A zoning permit is required for an Ecclestial Commercial Kitchen located within a Worship Place as an Accessory Use in all Districts. The purpose is to allow commercial kitchens in worship places to be used for leasing purposes to benefit their congregation and support the maintenance of their physical structures. It is recognized activities presently occur throughout the Town, the intent is to provide a mechanism under which the activities can be monitored by the Zoning Enforcement Officer through issuance of a zoning permit, and not for the purpose of limiting the function of worship places in the Town.

The permit shall contain the name of the Worship Place with the signature of the individual authorized to represent the institution/organization as owner/applicant. The Worship Place is the applicant/owner and host for the accessory use, in turn all violations shall be issued to the Worship Place.

- a. The applicant shall first have applied submitting documentation concerning Building Inspector, Fire Marshal, Litchfield Water Pollution Control Authority, and Torrington Area Health District approvals.
- b. No external evidence of the business is visible.
- c. No business signs are erected.
- d. Off-street parking for use by ecclesiastical commercial kitchen workers shall be provided.
- e. No business, excluding kitchen operations, is conducted on the premises except by mail or telephone.
- f. No pedestrian or automobile traffic other than that normally generated by the worship place is permitted.
- g. No hazardous materials other than those common to a worship place use, such as fuel associated with on-site heating, are stored, used or disposed of on the property.
- h. Refuse areas shall be screened from view and subject to all District setbacks.
- i. There shall be no exterior evidence or storage of goods, supplies or other material associated with the accessory use.
- j. No on-street parking shall be permitted.

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GLOSSARY OF TERMS AND PHRASES

Ecclesiastical Commercial Kitchen

A certified and licensed commercial kitchen located within a Worship Place and leased for outside food service. It is a commercial-grade facility licensed for food service providers to prepare and store food. Space in such kitchens can be leased and shared by multiple entities.

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ZONE CHANGE

Upon receipt of an application for a Zone Change, the Planning and Zoning Commission will set a public hearing noting the date, time, and place of the hearing. Applicants for a zone change are required to send a letter by Certified Return Receipt Mail to the owners of property, as shown on the Assessor's records, within 500' in all directions, including property located across the street. Notice shall be sent no later than ten (10) days prior to the hearing (the date of the hearing may be used in calculating). Prior to the commencement of the public hearing, the applicant shall present the return receipts to the Commission as evidence of meeting this requirement.

The property subject to the proposed zone change will be posted with signage stating the date and time of the public hearing, at least 15 days prior to the hearing and throughout any reconvening of the hearing. The sign shall be located on the property as to be visible and readable from all street(s) or highway(s) property frontage. The sign shall be placed inside the property line and outside of state and town highway easements. The minimum size of the sign shall be to four square feet and a maximum of six square feet.