

SPECIAL EXCEPTION USES IN ANY DISTRICT
NEW REGULATION
ADD: ARTICLE III, SECTION 3J, (page 7)
PROPOSED CONVERSION OF OLD BARN BUILDINGS

SPECIAL EXCEPTIONS
NEW REGULATION
ADD TO: ARTICLE VIII, SECTION 14, (page 50) NEW SECTION 14
PROPOSED CONVERSION OF OLD BARN BUILDINGS

To encourage the economic viability of maintaining, restoring and reusing old barns which no longer are associated with farming or agriculture. Existing old barn buildings may be converted to other uses subject to the following conditions. A special exception is required.

- A. The owner of the parcel on which the old barn building is located shall occupy either the principal dwelling on the parcel or a principal dwelling on a parcel abutting the old barn building parcel.
- B. The applicant shall present documentation to prove the building proposed for conversion was constructed no less than 10 years prior to the date of application.
- C. Any use of an old barn shall not significantly alter the exterior appearance of the building, provided that its foundation and structural elements may be rebuilt or reinforced, and the building may be modified to increase safety and to comply with application laws, codes, regulations, and insurance underwriting requirements.
- D. In the event that the historic barn is destroyed by fire, explosions, or acts of God, the barn may be reconstructed and the adaptive reuse re-established with the approval of the Planning and Zoning Commission providing the Commission shall determine that the replacement structure closely replicates the historic structure in architectural style, form, massing, scale, building materials, windows, and doors.
- E. The parcel shall be located on a State highway or an approved Town road or approved subdivision roads.

CONVERSION OF OLD BARN BUILDINGS USES (OTHER THAN RESIDENT)

The proposed use must be clearly outlined and include, but not limited to, the following:

Number of Employees

Traffic

Days and Hours of Operation

Lighting

Noise

The proposed use must be compatible with surrounding area/environment.

EFFECTIVE: JANUARY 16, 2022

NEW REGULATION
TEMPORARY MORATORIUM ON CANNABIS ESTABLISHMENTS

The regulation of recreational cannabis raises novel legal, planning, and public safety issues, and the Commission needs time to study and consider the regulation of Cannabis Establishments and address such issues, as well as to address the potential impact of the State regulations on local zoning and to undertake a planning process to consider amending the Zoning Regulations regarding regulation of Cannabis Establishments. The Commission intends to adopt a temporary moratorium on the use of land and structures in the Town of Sharon for Cannabis Establishments so as to allow sufficient time to address the effects of such structures and uses in the Town and to enact regulations in a consistent manner.

Article XI – Definition

“Cannabis Establishment” means a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager and deliver service or transporter but does not include a dispensary facility as provided in Chapter 420f of the general statutes [C.G. S. Sec. 21a-408 et seq.]

Article X 5 – Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Regulations to the contrary, the Commission hereby adopt a temporary moratorium on the acceptance of applications or the use of land or structures for a Cannabis Establishment and other uses related to recreational marijuana. The moratorium shall be in effect through 6 (six) months from date effective, which is date after legal notice is published or until such time as the Commission adopts Zoning Regulation amendments that regulate Cannabis Establishments, whichever occurs earlier. During the moratorium period, the Commission shall undertake a planning process to address the potential impacts of recreational cannabis in the Town, and to consider the Connecticut Department of Consumer Protection’s regulation of Cannabis Establishments, and shall consider adopting new Zoning Regulations in response to these new issues.

EFFECTIVE: JANUARY 16, 2022

NEW REGULATIONS – SOLAR ENERGY

**ADD TO: ARTICLE 111 Section 4.1.E (page 8), Section 5.A1D and Section 5B.1.e (page 9), Section 6.1E (page 10); Section 7.1H (page 11); Section 9.1D (page 12) and Article V, Section 12 (page 26)
Proposal for Solar Energy Regulations**

Purpose and Intent

This section of the regulations is intended to establish standards for the siting of solar systems as well as a carefully managed employment of solar energy in the Town of Sharon. It is designed to promote the use of solar energy while protecting property values and without impairing the appearance and character of neighborhoods and the Town.

Ground-Mounted Systems and Other Types of Mounts

- a. No solar energy system shall be located in a front yard. Solar energy systems shall comply with all standard setback requirements.
- b. Solar energy systems shall be screened from view from a public right-of-way unless the Commission chooses to waive this requirement due to circumstances. The Commission may require screening with any method determined appropriate for the location in the neighborhood.
- c. No ground-mounted solar energy system shall be affixed to a fence or attached to the front façade of any structure or building.
- d. No solar energy system shall be more than the maximum of eighteen (18) feet in height from grade.

Roof-Mounted Systems

- a. Roof-mounted solar systems are permitted via a zoning permit in all districts provided they are no higher than two feet above the roof on sloped residential roofs.
- b. The above requirement is exempt for solar systems on flat roofs.
- c. Roof-mounted systems or any portion thereof shall not extend or protrude further than any eaves, edges, or outermost element.
- d. The Commission reserves the right to waive or make adjustments to Sections a. and c. depending on the circumstances of the application.

Elimination of Public Nuisance

- a. Glare generated by a solar system that creates a nuisance or safety hazard must be prevented (e.g. through installation of matte-surfaced panels) or directed away from an adjoining property or adjacent road.
- b. All obsolete or unused systems shall be removed within twelve (12) months of cessation of operations without cost to the Town. System components should be reused or recycled whenever possible.

EFFECTIVE: JANUAR 16, 2022

AMENDMENT TO
ARTICLE V, SECTION 8C, (page 26)

REAR LOTS

C. The lot shall be served by an accessway which may be a deeded right-of-way. Where an accessway serves a rear lot with a (total) lot area which is more than twice the minimum lot area requirement, the accessway shall be a minimum of [66 feet] in width at all points along its entire length from the point of intersection with the street to the rear lot it serves. Where there is a rear lot with a lot area which is less than twice the minimum lot area requirement the accessway width may be no less than 25 feet. The site plan for the rear lot shall show a driveway corridor to the house site. The maximum grade of the driveway travel way shall be 15%. Where the grade exceeds 12% the Commission may require that the applicant submit a detailed plan and profile of the driveway at a scale of 1" = 40' prepared by a Connecticut Professional Civil Engineer.

EFFECTIVE: JANUARY 16, 2022

AMENDMENT TO
ARTICLE VIII, SECTION 7 (page 37)

7. MULTIPLE DWELLING BUILDING (ONE STRUCTURE)

An individual multiple dwelling building (new construction - not a conversion) is allowed in Rural Residence District and General Residence District as a Special Exception granted by the Planning and Zoning Commission subject to the General Standards set forth herein and further provided that it be located on 2 acres of land [plus any additional land in order to meet the Public Health Code] and the multiple dwelling building shall contain no more than six (6) dwelling units. Such a building may not be located on a lot adjacent to another multiple dwelling building.

EFFECTIVE: JANUARY 16, 2022