

## **Section 4.21 Lighting**

Add new section: 4.21.7

### **4.21 Lighting regulations in all Zoning Districts.**

4.21.1 The purpose of these Regulations is to provide specific outdoor lighting standards in order to avoid upward illumination, to reduce glare and to avoid light trespass onto adjacent properties and public streets.

4.21.2 These regulations shall apply to the installation or replacement of outdoor lighting fixtures.

4.21.3 All exterior spotlighting and floodlighting shall be so shielded that the light source cannot be seen from adjacent properties and no lighting shall constitute a hazard to drivers at night on public streets.

4.21.4 Outdoor lighting shall be dark sky compatible, full cut-off type fixtures, defined as a luminaire or light fixture that by design of the housing does not allow any light dispersion or direct glare to shine above a 90 degree horizontal plane from the base of the light fixture.

4.21.5 Lighting at the property lines shall not exceed 0.2 lumens/ square foot

4.21.6 Lighting for Flagpoles and temporary holiday decorations are exempt from section 4.21.3-5

4.21.7 Modifications to section 4.21 may be permitted by the Commission by special permit where it can be demonstrated to the Commission that compliance is not practical for a public recreational facility.

## **SECTION 5 ARD** – Andover Rural Design District (ARD)

The following uses are permitted in ARD District subject to the stated requirements:

5.0 Permitted Uses and Use Categories Use Permitted as

of Right. The following uses are permitted upon the issuance of a Certificate of Zoning Compliance, per Section 21.3 of these Regulations:

5.0.1 Dwelling, single-family.

5.0.2 Farming and agriculture. As defined by these regulations (See Section 24.3 Definitions) and in accordance with Section 20 (Keeping of Animals). i. Accessory uses and buildings

5.0.3 Accessory Apartments , subject to Affordable Housing Restrictions.

5.0.4 Home Occupations not requiring a special permit (See section 4.12A)

5.0.5 Family Day Care Home or Group Child Care Home

**5a -Special Permit Uses.** The following uses and use categories require a Special Permit with design review approval by the Town Planning and Zoning Commission, per Section 23 of these Regulations, in addition to any other review required by these Regulations: (effective 5/31/01) revised 01/01.18

5a.0.1 Municipal Land Uses

5a.0.2 Houses of Worship or cemeteries

5a.0.3 Golf courses

5a.0.4 Hospitals.

5a.0.5 Convalescent homes.

5a.0.6 Riding Stables, provided such uses shall be on Lots not less than three (3) acres (See Section 20, Keeping of Animals)

5a.0.7. Veterinarian, Small Animal Hospitals and Kennels, provided such uses shall be on Lots not less than three (3) acres, and no dogs shall be kept in any building or enclosure within 150' of a side or rear lot line. (See Section 19, Kennels, and Section 20, Keeping of Animals)

5a.0.8 Child care centers.

5a.0.9 Wayside stands for the sale of agricultural or horticultural products, the major portion of which is raised on the premises.

5a.010 Rear Lots (See Section 4.9)

5a.0.11 Private Recreational Areas

5a.0.12 Bed & Breakfast Establishments

5a.0.13 Accessory Apartments no subject to Affordable Housing Restrictions

5.0.6 5a.0.13 Home Occupations requiring a special permit (See section 4.12A)

## **SECTION 7 ANDOVER LAKE DISTRICT**

### **7.0 Permitted Uses and Use Categories**

Uses Permitted as of Right: The following uses are permitted upon the issuance of a Certificate of Zoning Compliance, per Section 21.3 of these Regulations:

- 7.0.1 One single-family dwelling per building lot, except: conversion to year round dwellings of seasonal dwellings which are nonconforming structures, or are located on nonconforming lots, which conversion shall be subject to Section 7.0.8 of these Regulations; and provided no single-family dwelling shall be located within 75 feet of the established high water mark of Andover Lake (amended effective 8/1/89).
- 7.0.2 One single-family seasonal dwelling per building lot provided it shall not be located within 75 feet of the established high water mark of Andover Lake (amended effective 8/1/89).
- 7.0.3 Garage as accessory use for no more than 2 motor vehicles.
- 7.0.4 Customary household pets, but not for sale (See Section 19, Kennels and Section 20, Keeping of Animals).
- 7.0.5 Houses of Worship, cemeteries.

- 7.0.6 Accessory uses and buildings, provided that the accessory buildings shall not be within 50 feet of the established high water mark of the lake.
- 7.0.7 Family Day Care Home or Group Day Care Home
- 7.0.8 Home Occupations not requiring special permit (See section 4.12A)
- 7.0.9 Accessory Apartment, subject to Affordable Housing Restrictions (See section 4.11.1c)

**7a.0 Special Permit Uses:** The following uses and use categories require a Special Permit with design review approval by the Town Planning and Zoning Commission, per Section 23 of these Regulations, in addition to any other review required by these Regulations:

**7a.0.1 Conversions.** [former Section 7.1.1]

- a. Seasonal dwellings may be converted to year-round dwellings subject to Commission approval and provided the following requirements are complied with:

- b. The Structure and lot, after conversion, shall meet all the requirements of year-round dwellings as set forth in Section 11.2.

- c. At the time of a conversion from a seasonal dwelling to a year round dwelling a 100% septic system shall be installed and approved by the Town Sanitarian and Health Department.  
[Adopted 12/21/09, effective 1/14/10]

**7a.0.2 Municipal Land Uses**

**7a.0.3** Public Parks, playgrounds, athletic fields, and beaches.

7a.0.4 Section 5.5 Andover Rural Design shall apply to subdivisions in the Lake Zone

- i. Rear Lots (See Section 4.9).

7a.0.5 Bed & Breakfast Establishments

7a.0.6 Home Occupations requiring special permit (See section 4.12A)

7a.0.7 Accessory Apartment, not subject to Affordable Housing Restrictions (See section 4.11.1.c)

## Chapter 15 Signs

15.4.1 The following signs are prohibited:

- a. Mechanical signs
- b. Sky signs
- c. Roof signs
- d. Billboard signs except when specifically authorized by the Board of Selectmen on Town owned property.
- e. Vehicular signs.
- f. Banner signs over or across public roadways except temporary banner signs when explicitly authorized by the Board of Selectmen.
- g. No signage shall be at the Veterans Monument at the corner of Rt. 6 and Rt. 316 except Town erected signage to identify the Veteran's Memorial.

## 15.5 SIGNS PERMITTED IN ALL ZONES

The following signs are permitted as of right, without a permit from the Zoning Enforcement Officer:

15.5.1 The Town of Andover, acting by its Board of Selectmen or its designee, may erect Public Interest signs of a quantity, size, construction, height and lighting deemed appropriate for the purpose, but in no event larger than 32 square feet. Any signs placed on the Andover Elementary School building or grounds shall require prior notification to the Board of Education or their designee, and such signs shall not impair the functioning of the Elementary School building operations

as determined by the Zoning Enforcement Officer.

## Chapter 23.5 B Site and Parking Lot Lighting

### **23.5B.3 Modifications**

23.5B.3.a Modifications to this section including lighting for public buildings, public monuments, flagpoles, stairs, ramps, and architectural emphasis may be permitted by the Commission by Special Permit, but in no event shall lighting fixtures be higher than 35 feet nor lumens greater than 12 per square foot.

23.5B.3.b Modifications to this section for public outdoor recreation facilities may be permitted by the commission by special permit. A lighting study shall be required to determine the maximum recommended lighting fixture height and maximum Lumens per square foot based on the type and intensity of the sport or use and the size of area illuminated.

## Chapter 24 Definitions

Architectural plans- Architectural plans shall include: (1) Floor plans for each floor of a building, drawn to scale, showing a view from above of the relationships between rooms, spaces, traffic patterns, and other physical features at one level of a structure; (2) exterior building and structure elevations, including identification of exterior materials and colors, wall-mounted signs, and building-mounted illumination, including illumination that will be visible from the exterior of the building; (3) location of heating and air conditioning units, gas or oil tanks, or utility structures or connections when located outside of the building, including on the roof; such other architectural information as the Commission may require in order to evaluate compliance with the criteria of these Regulations.

Floor plans- In architecture and building engineering, a floor plan is a technical drawing to scale, showing a view from above, of the relationships between rooms, spaces, traffic patterns, and other physical features at one level of a structure. Dimensions are drawn between the walls to specify room sizes, and wall lengths. Floor plans will also include details of fixtures like sinks, water heaters, furnaces, ceiling heights etc. Floor plans may include notes for construction to specify finishes, construction methods, or symbols for electrical items.

Child Care Center- A child care center as defined in CGS section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

Family Day Care Home- A family day care home as defined in CGS section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

Group Day Care Home- A group day care home as defined in CGS section 19a-77, and licensed by the Office of Early Childhood in accordance with Chapter 368a of the General Statutes.

Lot Frontage The distance along a public street that either exists currently or is proposed as part of a subdivision. Frontage may include distance along the street on sides of the lot that are adjacent to each other.