

## ZONING REGULATIONS

### I-C-2

#### Industrial-Commercial Two Zoning District

**Objective**

To reserve locations for commercial and light industrial operations which require larger lots than are available in other commercial districts. The I-C Districts offer large, relatively level tracts of land with good highway access and sufficient distance to buffer existing residential neighborhoods and to allow for taller structures.

**Permitted Uses\***

Adult-oriented business  
 Agriculture  
 Bakery  
 Banking, financial institution  
 Bar  
 Farmstand  
 Food assembly/catering  
 Funeral home  
 Garden center  
 Hospital/Medical center  
 Hotel, motel, inn  
 Light manufacturing/industry  
 Light manufacturing/retail sales  
 Medical clinic  
 Motor vehicle fueling facility  
 Motor vehicle sales  
 Museum (no size limit)  
 Nursing care facility  
 Office (no size limit)  
 Parking facility  
 Place of worship  
 Printing, publishing  
 Public assembly facility (no size limit)  
 Public information facility  
 Recreational facility  
 Research, testing laboratory  
 Restaurant  
 Retail ≤ 10,000 square feet  
 Veterinary clinic

**Permitted Upon Issuance of a Conditional Use Permit\***

Bed-and-breakfast  
 Contractor's yard  
 Contractor's shop  
 Crematory  
 Day-care facility  
 Home business  
 Junkyard  
 Kennel  
 Manufacturing/Industry  
 Motor vehicle car wash  
 Motor vehicle repair  
 Open-air market  
 Passenger terminal  
 Public facility  
 Retail > 10,000 square feet  
 School  
 Storage, mini-/self-  
 Transportation terminal  
 Warehouse

#### Minimum Area and Dimensional Standards

Class	Area (square feet)		Lot Dimensions (feet)		Setbacks (feet) (from property lines)		
	Per Dwelling Unit	Per Lot	Width	Depth	Front	Side	Rear
1	10,000	10,000	70	80	10	10	20
2	20,000	40,000	125	100	30	15	25
3	40,000	40,000	125	100	30	15	25

**Maximum lot coverage: 90%**

**Height:** Structures up to a maximum of 60 feet are allowed as a permitted use, provided the structures meet fire safety requirements established by the Hartford Fire Department.

**Note:**

\* See §§ 260-16 and 260-45 regarding required reviews and approvals.