

ZONING REGULATIONS - October 15, 2025
TOWN OF NORTH BRANFORD, CONNECTICUT DISTRICT – MAP CODE

BLUE ITEMS ARE REMOVED

GREEN ITEMS ARE NEW

New Use codes in Green

old/exiting in Black

PERMITTED USES	R-80	R-40	RGA	B-1	B-2	B-3	I-1	I-2	I-3	MBP	****SED
PART A – RESIDENTIAL AND RELATED USES											
RESIDENTIAL USES											
A-1.A single detached dwelling for one (1) family and not more than one (1) such dwelling.	P	P	P	X	U	P	X	X	X	X	X
A-2.Multiple dwellings consisting of two (2) or more dwelling units. (apartments) (See also R-40P District, Sec. 31). +++++	X	X	S	U	U	U	X	X	X	U	X
A-3.A professional or business office in a dwelling unit.	PA	PA	PA	P	P	P	P	P	P	X	X
A-4.Customary home occupation in a dwelling unit, including home industries and services occupations.	PA	PA	PA	P	P	P	P	P	P	X	X
A-5.The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than three (3) persons. Bed & Breakfast	PA	PA	PA	PA	PA	PA	PA	PA	PA	X	X
A-8.Open space Subdivisions.	X	U	X	X	X	X	X	X	X	X	X
A-9.Multiple Dwelling Cluster Developments.	X	U	X	X	X	X	X	X	X	X	X
A-9.1. Planned Adult Residential Cluster Developments.	U	U	X	X	X	X	X	X	X	X	X
#A-9.2. Age Restricted Housing District	U	U	X	UX	UX	UX	U	U	U	X	X
++ A-10. Elderly Developments (**Continuing Care Facilities for the Elderly.)	U	U	X	UX	UX	UX	X	UX	UX	X	X
A-11. Accessory Dwelling Unit.	PA	PA	X	X	X	X	X	X	X	X	X
AGRICULTURAL USES	U	U	X	X	X	X	X	X	X	X	X
A-6.Farms, truck gardens, forestry, the keeping of livestock and poultry and nurseries (including greenhouses incidental thereto)	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA	PA
A-6.1. Stands for the display and sale of farm, truck garden, forestry and nursery produce grown on the premises	S	S	S	S	S	S	S	X	S	S	X
+++/### A-6.2 Farm/Winery with related accessory and incidental uses to farm winery	U	U	X	U	U	U	U	U	U	X	X
####A-6.3 Farm/Brewery with related accessory and incidental uses to farm brewery	U	U	X	X	X	X	X	X	X	X	X
^A-6.4 Farm/Outdoor Events.	X	X	X	X	X	X	X	U	X	X	X

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PART B – COMMUNITY FACILITY & SERVICES											
INSTITUTIONAL USES											
B-1.Buildings, uses and facilities of the Town of North Branford.	S	S	S	S	S	S	S	S	S	S	S
B-2.Buildings, uses and facilities of the State of Connecticut, Federal Government or any other governmental unit.	X	X	X	U	U	U	U	U	U	U	U
B-3.Churches and places of worship; parish halls; schools; colleges; universities, educational, religious, philanthropic and charitable institutions; membership; lodges; community houses; nature preserves; wildlife sanctuaries; and recreational facilities.	UX	UX	X	S	S	S	UX	UX	X	X	X
B-3.1. The following uses when not conducted as a business or for profit: Churches and places of worship; parish halls; schools; colleges; universities, educational, religious, philanthropic and charitable institutions; membership clubs; lodges; community houses; nature preserves; wildlife sanctuaries; and recreational facilities.	U	U	U	S	S	S	X	X	X	X	X
Museums (New)	U	U	X	U	U	U	X	U	U	X	X
B-4.Cemeteries	U	U	U	U	U	U	U	U	U	X	X
B-5.Family Day Care Homes	S	S	S	S	S	S	S	X	X	X	X
B-5.1. Group Day Care Homes	U	U	U	U	U	U	X	X	X	X	X
B-5.2. Child Day Care Homes	X	X	X	S	S	S	X	S	S	X	S
B-5.3. Adult Day Care Center	U	U	U	U	U	U	X	X	X	X	X
B-8.Hospitals, convalescent homes, nursing homes and sanitarium, licensed by the State of Connecticut.	U	U	U	U	U	U	X	X	X	X	X
B-9. Public utility company, electric, gas, and telephone substations, switching stations and equipment buildings and maintenance and service facilities.	X	X	X	S	X	X	SD	S	S	X	X
B-9.1. Public utility company, electric, gas, and telephone substations, switching stations and equipment buildings, excluding maintenance and service facilities and providing that there is no outside storage yard or outside storage of supplies.	U	U	U	S	S	S	SD	S	S	X	X
B-10.Public utility company, water supply reservoirs, wells, pump stations, storage facilities and treatment facilities.	U	U	U	S	S	S	SD	S	S	X	X
B-11.School, philanthropic and charitable institutions, community houses, child day care centers, business and professional offices, medical and dental clinics located in school buildings belonging to the Town of North Branford that are no longer used for public schools and are rented by the Town.	U	U	U	U	U	U	X	X	X	X	X

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PART B (CONTINUED)											
RECREATION/AMUSEMENT USES											
B-6. Summer day camps, excluding the furnishing of rooms.	U	U	U	U	U	U	U	U	U	X	X
B-7. Golf, tennis, swimming or similar clubs (facility), whether operated as a business or for profit or not, including customary accessory services and eating facilities incidental to the conduct of a club, not including a commercial golf driving range or miniature golf.	U	U	U	U	U	U	X	X	X	X	X
B-7.1. Golf course, whether operated as a business or for profit or not, including customary accessory services and eating facilities incidental to the conduct of a club, not including a commercial golf driving range or miniature golf.	U	U	U	U	U	U	X	X	X	X	X
B-7.2. Commercial golf driving range or miniature golf.	X	UX	X	US	X	X	SD	S	S	X	X
C-7. Indoor theaters and assembly halls.	X	X	X	S	S	X	UX	UX	X	X	X
C-7.1. Indoor theaters and assembly halls when accessory and subordinate to another use allowed on the same lot in the district.	X	X	X	S	S	X	SD	S	S	X	X
**C-8. Bowling alleys; billiard or pool halls; and other indoor commercial recreation business; Indoor Amusement Centers.	X	X	X	*U	U	U	X	*U	X	X	X
**C-8.1. Indoor Amusement Centers and game rooms when clearly subordinate to another use allowed on the same lot in the district.	X	X	X	U	U	U	U	U	U	X	X
***C-9. Commercial Recreational Facility.	X	X	X	X	X	X	X	UX	U	X	X
*B-12. Flea markets with occasional or periodic sales activity when located not less than 100 ft. from any residence district. All outside storage and display areas, and permanent and temporary buildings or other structures shall observe all setbacks as set forth in Schedule B-Standards.	X	X	X	U	U	U	X	UX	UX	X	X
*B-12.1. Flea markets when conducted within an enclosed building or structure and with no outside storage or display areas.	X	X	X	S	S	S	X	US	US	X	X

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PART C – COMMERCIAL USE											
RETAIL USES											
C-1.Stores and other buildings and structures where goods are sold or services are rendered primarily at retail, except as may be limited by the listing of similar uses in PART C of this Schedule.	X	X	X	S	S	SX	X	X	X	U	X
C-1.1. Stores and other buildings and structures where goods are sold or services is rendered primarily at retail and no individual enterprise occupies a floor area greater than 7,500 square feet, except as may be limited by the listing of similar uses in PART C of this Schedule.	X	X	X	S	S	S	X	X	X	U	X
C-1.2. Stores and other buildings and structures where goods are sold or service is rendered at retail when accessory and subordinate to another permitted use on the same lot.	X	X	X	S	S	X	X	S	S	U	S
OFFICE RELATED USE											
C-2.Business and professional offices; banks and other financial institutions; and medical and dental clinics.	X	X	X	S	S	S	X	S	X	U	S
C-3.Undertakers' establishments/funeral homes	X	X	X	S	S	X	X	X	X	X	X
ANIMAL RELATED USE											
A-7.Commercial kennels, livery and boarding stables and riding schools.	PA	PA	X	X	X	X	X	X	X	X	X
C-4.Veterinary hospitals.	U	U	X	S	S	X	X	S	X	X	X
C-4.1 Domestic Animal Daycare Center. Animal Rescue and Adoption Center.	UX	UX	X	S	S	X	X	S	X	X	X
FOOD AND HOSPITALITY USE											
C-5.Restaurants and other food and beverage service establishments. Take out/Fast Food Drive thru restaurants	X	X	X	**U	**U	X	X	UX	UX	X	X
C-5.1. Indoor restaurants and other food and beverage service establishments.	X	X	X	**U	**U	**U	X	*U	*U	X	X
C-6.Hotels and motels, and restaurants and recreation facilities accessory and subordinate thereto.	X	X	X	US	UX	UX	X	X	US	X	X

SALE OF ALCOHOLIC BEVERIDGES

Café permit				U	U	U					
Tavern permit				U	U	U					
Club permit or nonprofit permit, brewpub				U	U	U					

Hotel permit or hotel permit for beer only				U	U	U					
Package store permit				U	U	U					
Restaurant permit, restaurant permit for beer only, restaurant permit for wine and beer only, or restaurant permit for catering establishment				U	U	U					

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PART C – (CONTINUED)											
AUTOMOTIVE USES											
C-10.Motor vehicle service stations; motor vehicle repair garages including automobile, truck, trailer and farm equipment repairing, painting and upholstering, establishments for motor vehicle washing; and establishment for the sale of new or used automobiles, trucks, buses, trailer or farm equipment.	X	X	X	S	SX	X	X	+++U	X	X	X
C-10.1. Motor vehicle service stations having no repair services selling petroleum products and accessory convenience stores or having only a limited repairer's license issued by the State of Connecticut Department of Motor Vehicles. Includes for profit EV charging service stations.	X	X	X	S	S	X	X	X	X	X	X
C-10.2. Motor vehicle repair garages including auto, truck, trailer & farm equipment repairing when accessory and subordinate to another use allowed on the same lot, or when not engaged in the retail sale of soline or other petroleum products, and with no outside display of vehicles or equipment for sale.	X	X	X	S	X	X	X	++S	X	X	X
C.-10.3 Limited sale of used motor vehicles when accessory and subordinate to an establishment that sells new or remanufactured automobile parts and equipment, subject to provision of Section 41.3.5	X	X	X	X	S	X	X	X	X	X	X
INDUSTRIAL USES											
C-11.Painting, Plumbing, electrical, woodworking, sheet metal, blacksmith, welding, tire recapping, machine and other.	X	X	X	S	X	X	X	S	X	X	X

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PART C (CONTINUED)											
C-12. Printing <ins>painting</ins> establishments and binderies.	X	X	X	S	X	X	X	S	S	X	X
C-12.1. Printing establishments and binderies when occupying not more than 5,000 square feet of floor area.	X	X	X	S	S	X	X	S	S	X	X
C-13. Warehousing and Wholesale Business and Commercial Storage to the extent permitted in a district as set forth herein , shall not be located less than five hundred feet (500) from a residence district.	X	X	X	X	X	X	X	S	S	X	X
***C-13.1. Warehousing and Wholesale Business and Commercial Storage to the extent permitted in a district as set forth herein , shall not occupy more than 2,500 square feet of floor area.	X	X	X	S	X	X	X	X	X	X	X
++C-13.2 Self Storage Facilities	X	X	X	X	X	X	X	S	S	X	X
++C-13.3 Self Storage Facilities w/Outside Storage	X	X	X	X	X	X	X	U	U	X	X
C-14. Freight and Materials trucking businesses, terminals and bus maintenance terminals to the extent that the same is permitted in a district as set forth herein , shall not be located less than five hundred feet (500) from a residence district.	X	X	X	X	X	X	X	U	X	X	X
C-14.1. Freight and Materials trucking businesses, terminals and bus maintenance terminals when accessory and subordinate to another permitted use on the same lot to the extent that the same is permitted in a district as set forth herein , shall not be located less than five hundred feet (55) <ins>(500)</ins> from a residence district.	X	X	X	S	X	X	SD	U	U	X	X
C-15. Lumber and building material yards; building contractors' yards.	X	X	X	S	X	X	X	S	X	X	X
C-16. Manufacturing, processing or assembling of goods; research laboratories .	X	X	X	X	X	X	X	S	S	X	S

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PART C – (CONTINUED)											
C-16.1. Manufacturing, processing or assembling of goods when accessory and subordinate to another permitted use on the same lot and when located within an enclosed building.	X	X	X	S	S	S	X	S	S	X	S
C-16.2. Research laboratories provide that there is no manufacturing, processing or assembling of goods except as incidental to research.	X	X	X	S	X	X	SD	S	S	X	S
C-17.Stone quarry operations, including stone crushing, sorting and storage, and earth excavation, removal or filling relating thereto.	X	X	X	X	X	X	SO	X	X	X	X
C-17.1. Bituminous and Portland cement concrete plants.	X	X	X	X	X	X	SD	U	X	X	X
C-18.Railroad rights-of-way, passenger stations and services.	P	P	P	P	P	P	P	P	P	X	X
C-19.Retail sale and distribution of heating fuel.	X	X	X	S	X	X	X	S	X	X	X
*C-20. Intermediate Processing Facilities.	X	X	X	X	X	X	X	U	X	X	X
+C-23. Bulk storage of propane on parcels of land south of Route 80, east of Ciro Road and bounded on all sides at the time of application by similarly zoned properties.	X	X	X	X	X	X	X	++U	X	X	X
SERVICE RELATED USES											
C-21. Laundry, cleaning and dyeing plants when served by municipal sewers and public water and not for retail.	X	X	X	U	X	X	X	SU	SU	X	X
C-22. Personal services establishments including drop-off dry cleaning businesses only. All other types of laundries and Laundromats and dry cleaning establishments are prohibited.	X	X	X	SP	SP	SP	X	X	X	X	X
C-22.1. Full service and limited service laundries and Laundromats; Dry Cleaning establishments when utilizing Dry Cleaning Closed Loop Refrigerated System or any other DEP approved system.	X	X	X	S	S	S	X	X	X	X	X

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PART D – ACCESSORY USES											
D-1.Earth excavation, removal and filling as provided in Section 43.	U	U	U	U	U	U	X	U	U	U	U
D-2.Signs as provided in Section 52.	P	P	P	P	P	P	P	P	P	S	S
D-3.Accessory uses customary with and incidental to any aforesaid permitted uses, subject to the securing of a SPECIAL USE PERMIT or approval if a SITE DEVELOPMENT PLAN is required for such permitted use.	PA	PA	PA	PA	P	P	P	P	P	S	S

SECTION 23 - PERMITTED USES

23.1 SCHEDULE A: “Schedule A – Permitted Uses” is hereby declared to be a part of these Regulations and is herein referred to as “Schedule A”. Land, buildings and other structures in any district may be used for one or more of the uses, and no other, specified in Schedule A as permitted in the district. Uses listed in Schedule A are permitted or prohibited in accordance with the following designation and procedure:

“P” means a use permitted in the district as a matter of right.

“PA” means a use permitted in the district as a matter of right, subject to additional standards specified in Section 44.

“S” means a use permitted in the district as a matter of right, subject to administrative approval of a SITE DEVELOPMENT PLAN by the Commission in accordance with Section 41.

“SO” means a use permitted in the district as a matter of right, subject to administrative approval of a Site Operations Plan by the Commission in accordance with Section 35.

“SD” means a use permitted in the district as a matter of right, subject to administrative approval of a SITE DEVELOPMENT PLAN by the Commission in accordance with Section 35.

“U”* means a use permitted in the district, subject to the securing of a SPECIAL USE PERMIT from the Commission in accordance with Section 42, 42A, 42B, 42C or 42D.**

“X” means a use prohibited in the district.

23.2 Prohibited Uses: Any use not specified in Schedule A as permitted is prohibited. To further assist in the interpretation of Schedule A, the following uses, the listing of which is not intended to be exhaustive, are specifically prohibited:

23.2.1 Signs that advertise goods sold, services rendered or establishments other than on the lot where the sign is located.

23.2.2 The use or occupancy of a trailer, mobile home, camper or any vehicle as a dwelling.

* Amended: 6/15/81

** Effective: 5/05/88

23.2.3 Motor vehicle or other junk yards; the outdoor storage on a lot in any district of more than one (1) unregistered motor vehicle, other than farm equipment and other than storage authorized by license issued by the State of Commissioner of Motor Vehicles.

23.2.4 Race tracks, drive-in theaters, golf driving ranges and other outdoor recreation businesses, except carousels and other amusement devices when sponsored by a local charitable organization and then for a period not to exceed 10 days and when a ZONING PERMIT therefore has been issued.

23.2.5 * The outdoor accumulation, dumping, storage or incineration of refuse, garbage, septic tank waste, biomedical waste or radioactive or other dangerous materials and biomedical waste treatment facilities.

23.2.6 *** Bulk storage of cement and petroleum products; public utility company electric power plants, generating facilities and gas storage other than propane.

23.2.7 ** Cannabis Establishments and Medical Marijuana Dispensaries and Producers: The North Branford Planning and Zoning Commission shall not accept or consider any application to permit the establishment of a Cannabis Establishment as defined below or for Medical Marijuana Producers, Dispensary Facilities, and Retail/Distribution as defined in §21a-408 and §21a-408-1 to 21a-408-70 of the Connecticut General Statutes for a period of twelve (12) months commencing from the effective date of October 21, 2022. The moratorium is to allow the Planning and Zoning Commission sufficient time to review the “*State of Connecticut Regulation of the Department of Consumer Protection concerning Palliative Use of Marijuana*” and the “June 2021 Connecticut Public Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (Public Act 21-1, Senate Bill No. 1201)” in order to consider the adoption of potential changes to the Zoning Regulations pursuant to §8-2 of the Connecticut General Statutes and Section 63 of the North Branford Zoning Regulations. The expiration date of said Moratorium will be October 21, 2023 or the effective date of associated newly adopted zoning regulations whichever is sooner.

Cannabis shall mean marijuana, as defined in §21a-240 of the Connecticut General Statutes.

Cannabis establishment shall mean a producer, dispensary facility, cultivator, micro-cultivator, retailer, hybrid retailer, food and beverage manufacturer, product manufacturer, product packager, delivery service or transporter as defined in the June 2021 Connecticut Public Act Concerning Responsible and Equitable Regulation of Adult-Use Cannabis (Public Act 21-1, Senate Bill No. 1201).

* Effective: 1/17/92

** Amended: 9/15/22

*** Effective 9/5/14