

SECTION 69.13

RESIDENTIAL INDUSTRIAL TRANSITIONAL ZONE (RIT)

69.13.1 PURPOSE

The RIT zone is an overlay (transitional) zone which provides a process that permits for an acceptable range of land uses and controls for the reuse of properties in residential neighborhoods which border industrial land uses. Permitted uses are limited to low intensity office and service uses characterized by low traffic generation with little to no customer contact on the premises. In order to maintain the residential qualities of the area, stringent development and activity standards are required.

It is not the intent of the zone to allow non-residential development to occur at the cost of existing residential development. It is intended to protect existing residential development from potential nuisances from industrial uses and to facilitate an orderly and efficient conversion of land from residential to small scale, office, and commercial uses.

69.13.2 ESTABLISHMENT

A RIT zone may be applied to any R-1, R-2 or R-3 Residential District properties with an area over 12,500 square feet (with public sewers and water) which is adjacent (or across the street) to either industrially used land or I-1 Industrial District properties.

69.13.3 PRINCIPAL PERMITTED USES ALLOWED BY A ZONING COMPLIANCE PERMIT

In a RIT zone, the following uses and their accessory uses are permitted:

- A. Single-family detached dwelling.
- B. Two-family dwellings
- C. The conversion or enlargement of existing single-family dwellings to Two-family dwellings or Three-family dwellings, provided that:
 - (1) Any fire escapes or stairways added to the exterior of the building shall not be allowed on any wall facing a street; and,
 - (2) Each dwelling unit shall have a minimum gross floor area of 550 square feet.
- D. A professional office (including accounting offices, engineering and architectural firms, attorney's offices, real estate related businesses in a dwelling unit
- E. The renting of not more than three (3) rooms, in a dwelling unit to a total of not more than four (4) persons, subject to the provisions of Section 8.
- F. Accessory uses customary with and incidental to any aforesaid permitted use.

69.13.4 USES PERMITTED BY SITE PLAN

Permitted Site Plan Uses – The following principal uses shall be permitted in the RIT subject to a Section 51 Site Plan approval:

- B. Convenience stores, or similar food stores, including the service of food only within a building at a counter or tables as an accessory use.
- C. Drugstores or pharmacies without drive-up facilities.
- D. Retail stores which sell one or more types of merchandise for personal or household use, such as books, stationery, clothing, dry goods, hardware, jewelry, flowers, variety merchandise, newspapers, magazines, and similar goods.
- E. Personal service establishments such as beauty shops, barber shops, tailor shops, shops specializing in personal adornment or shoe repair shops.
- F. Day nurseries and day care centers.
- G. Business, medical and dental offices
- H. Parks, playgrounds, and open space lands for the Town of Beacon Falls.
- I. Photographic, art, dance, and musical studios.
- J. Art Galleries, Antique Shops,

69.13.5 USES PERMITTED BY SPECIAL EXCEPTION

Permitted Special Exception Uses – The following principal uses shall be permitted in the RIT subject to a Section 52 Special Exception Approval

- A. Physician’s Office
- B. Dentist offices
- C. Chiropractor, Osteopath and Podiatrist Offices
- D. Optometrist Offices
- E. Art, craft, and hobby shops

69.13.6 PROPERTY DEVELOPMENT STANDARDS

The property development standards for a RIT Residential Industrial Transitional Zone are as follows:

Minimum lot area {sq. ft.}	12,500 SF
Minimum lot width	100'
Minimum lot depth	125'
Minimum lot square	100' X 100'
Minimum front yard	25' (40' for properties 1 acre or more or across the street from a residential use or district)
Minimum side yards (2 ea.)	15' (25' when adjacent to a residential use or district)
Min. rear yard	20' (25' when adjacent to a residential use or district)
Max. height {stories}	3 ½
Max. Coverage	20%

69.13.7 BUFFERS AND LANDSCAPING

Where abutting a residential use or district or across the street from a residential use or district, the following is required:

- A. A ten-foot landscaped strip adjacent to the street frontage.
- B. A six-foot-high privacy fence adjacent to the rear and side property lines that are adjacent to a residential use or district.
- C. Trees at a minimum of 6 feet shall be planted every 25 feet on the residential side of the fence.
- D. A four-foot hedge or wall shall screen any parking lot from the public right-of-way.

69.13.8 OUTDOOR STORAGE AND ACTIVITIES

The open storage of goods and materials is prohibited in the Residential Industrial Transitional Zone. All nonresidential business, servicing, or processing, except for off-street parking and loading, shall be conducted within completely enclosed buildings.

69.13.9 OFF-STREET PARKING

No trucks shall be parked in front of the building if adjacent to a residential district. Parking and loading spaces shall be provided off the street in accordance with Section 62 of these Regulations.

69.13.10 SIGNS

Signs permitted subject to the provisions for signs in Residential Districts found in Section 63.4 of these Regulations.

69.13.11 NONCONFORMING LOTS.

If a vacant lot in the Residential Industrial Transitional Zone has an area or width, or both, less than the above minimum and was a lot of record at the time of the passage of the regulation, such lot may be occupied by a commercial or office structure, provided the remaining minimum yard regulations of the districts are conformed with.