



Town of Burlington

Zoning Regulations

Burlington Planning and Zoning Commission



Revised – March 9, 2023

Effective – March 10, 2023

VI. BUSINESS & INDUSTRIAL ZONES

A. NEIGHBORHOOD BUSINESS ZONE (NB)

1. PURPOSE

The purpose of the Neighborhood Business Zone is to establish a district to allow for small scale business uses to furnish convenience goods and services for the daily needs of the residents of the neighborhood, and for small specialty stores, offices, and other compatible land uses which do not generate large volumes of traffic and which would be compatible with the surrounding neighborhood.

2. GENERAL REQUIREMENTS

Development within the Neighborhood Business zone shall comply with the following general requirements:

- a. The buildings constructed within the district shall be of residential design, similar in scale, architecture and exterior materials to residential buildings in the neighborhood.
- b. No premises shall be used for the conducting of business with the public between the hours of 10:00 PM and 6:00 AM;

3. PERMITTED USES

The following uses or additions thereto are permitted in Neighborhood Business Zones (NB), subject to Site Plan approval:

- a. Business and professional offices, financial institutions and agencies.
- b. Small convenience goods stores.
- c. Retail stores.
- d. Restaurants.
- e. Package stores.

4. PERMITTED ACCESSORY USES OR BUILDINGS

The following uses shall be considered as accessory uses in a Neighborhood Business (NB) Zone:

- a. Off-street parking and loading spaces are permitted as accessory uses.
- b. Sheds, not exceeding 320 square feet, when within the required Yard Setbacks.
- c. Outdoor dining to a principal food establishment use provided that:
 - i. All required Health Department, Building Code, Fire Code and ADA requirements and Inland Wetlands and Watercourses regulations shall be complied with which includes, but not limited to, the use of tents, portable heating or cooling devices and portable bathrooms.
 - ii. Required parking spaces are met as defined in Section VII.B.3 - Hospitality/Lodging for Restaurants
 - iii. Amplified noise including, but not limited to, acoustic music, emcees, event speakers or DJs shall not violate the State of Connecticut Noise Regulations (CGS 22a-69-1 to 22a-69-7.4), be limited to the hours of 12 pm to 9 pm Sunday through Thursday and 12 pm to 11 pm Friday through Saturday.
 - iv. Illumination shall be focused on the tables and service areas and shall not cause glare on any adjoining properties.
 - v. Adjoining property owners can submit a plan to share jointly owned space or to gain permission to use space of a neighboring business.

- vi. Dining areas located in parking lots, on sidewalks, on lawns or in shared space shall be safely shoveled in winter and will not get muddy due to precipitation, shall be adjacent to the principal building, shall have temporary landscaping such as planters, fencing or other amenities to separate patrons and employees from parking lot traffic flow.
- d. Any accessory use or building permitted of right in Residential Zone R-44 for legally permitted or grandfathered residential dwellings in the Zone.

5. SPECIAL PERMIT USES

The following Special Permit Uses or additions thereto, may be granted by the Commission, subject to the satisfaction of requirements and standards as set forth in Section VIII and the imposition of conditions in harmony with the general purposes of these Regulations:

- a. Single family residence.
- b. Mixed residential/neighborhood business use.
- c. Personal service establishment.
- d. Buildings containing more than 2,500 square feet of floor area.
- e. Accessory uses and buildings that do not comply with the requirements for Permitted Accessory Uses or Buildings.
- f. Other uses similar to the permitted uses and which will not, in the opinion of the Commission, be detrimental to the character of the zone.
- g. Ground mounted solar energy systems provided the following that:
 - i. Shall be adequately screened by vegetation, fencing, or some combination thereof,
 - ii. Such structure is found to be harmonious with the surrounding area, physical site characteristics and existing architecture of the immediate area,
 - iii. Shall not exceed 18' in height including all antennae,
 - iv. Shall conform to industry standards and shall be constructed in accordance with all applicable local, State, and Federal safety, construction, electrical, and communication requirements,
 - iv. All exterior electrical and/or plumbing lines must be buried below the surface of the ground and be placed in conduit.
- h. Brewery or Farm Brewery in accordance with the requirements of Article IX Section G.

5. AREA, YARD & HEIGHT REQUIREMENTS

Minimum Lot Area:	43,560 square feet
Minimum Lot Width:	150 feet
Minimum Front Yard:	40 feet
Minimum Side Yard:	25 feet, 50 feet where abutting a Residential District
Minimum Rear Yard:	25 feet, 50 feet where abutting a Residential District
Minimum Floor Area:	1,000 square feet
Maximum Floor Area:	2,500 square feet for business uses
Maximum Lot Coverage:	10 percent
Maximum Building Height:	30 feet or 2 ½ stories