

**Permitted Uses in Design Village Districts**  
**Residential [Amended 7-15-2022; 9-20-2023; 11-15-2023; 1-10-2024; 8-21-2024]**

Use	Canton Village				Collinsville				East Gateway				Harts Corner		
	Main	Storefront Town	Town	Detached	Main	Storefront Town	Town	Detached	Main	Storefront Town	Town	Detached	Main	Storefront Town	Detached
Single-family detached dwelling units <sup>8</sup>	P <sup>2</sup>			P <sup>3</sup>				P							
Single-family attached dwelling units <sup>8</sup>	P <sup>1</sup>		P <sup>1</sup>												P
Two-family dwellings (duplex) <sup>9</sup>				P <sup>1</sup>	P			P							
Accessory dwellings <sup>8</sup>	P <sup>1</sup>		P	P	P	P <sup>1</sup>		P						P	P <sup>1</sup>
Multifamily dwellings <sup>8</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>16</sup>	P <sup>1</sup>		P <sup>17</sup>	P <sup>1</sup>					P	P <sup>1</sup>
Boarding house			P	P										P	P <sup>1</sup>
Group home			P	P										P	P <sup>1</sup>
Special needs housing and affordable housing	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>						P <sup>1</sup>				P	P <sup>1</sup>
Minor/major home-based business	P <sup>3</sup>		P <sup>3</sup>	P <sup>3</sup>	P <sup>1</sup>	P <sup>3</sup>		P <sup>3</sup>	P <sup>14</sup>					P <sup>3</sup>	P <sup>3</sup>
Bed-and-breakfast	P		P	P	P	P		P		P <sup>1</sup>				P	P
Short-term rentals as may be permitted under §§ 470-302A(3) and 470-303D(3)															
Accessory uses and structures in accordance with § 470-303 of the Zoning Regulations	P	P	P	P	P	P		P	P	P	P	P	P	P	P
Group child care home and family child care home	P <sup>9</sup>		P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>			P <sup>9</sup>							P <sup>9</sup>

NOTES

- 1 No residential uses permitted on ground floor (in Canton Village Design Village District not permitted on ground floor of any building that fronts on Route 44.)
- 2 No single-family detached dwelling units permitted on Albany Turnpike/State Route 44.
- 3 Minor home based business requires Type I design plan, major requires Type II design plan.

4 In East Gateway, no residential uses permitted east of any parcel with frontage along the east side of Lawton Road, except as follows: 1) multifamily dwellings are permitted along the Main frontage east of Lovely Street, south of Route 44, to the southeast corner of the intersection of Albany Turnpike and Old Albany Turnpike, with a minimum required business use footprint of 15% on any given Design Plan 2) multifamily dwellings are permitted along the Town Frontage east of Lovely Street, south of Route 44.

5 Requires first floor business.

6 In Collinsville, may not be greater than 4 units per lot.

7 Requires Type II design plan.

8 15% of all units, rounded down to the nearest whole number, shall be income restricted affordable housing dwelling units meeting the income criteria of C.G.S. § 8-30g(k), as enforced by state regulations, a minimum of 50% of the affordable dwellings must meet 60% income threshold requirements except in the East Gateway District where a minimum of 15% of the affordable dwellings rounded down, must meet 60% income threshold requirements.

9 Must be located in a residence.

Permitted Uses in Design Village Districts  
Business [Amended 6-10-2022; 8-21-2024]

Use	Canton Village				Collinsville				East Gateway				Harts Corner			
	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached
Retail and service business	P		P	P	P	P		P <sup>2</sup>	P		P		P		P	P
Alcoholic beverage sales	P		P	P	P	P		P <sup>2</sup>	P <sup>2</sup>	P					P	P
Licensed medical marijuana production and dispensary facilities	P		P	P					P						P	P
Restaurant (any class, no drive-through facilities)	P		P	P	P	P		P <sup>2</sup>	P					P	P	P
Restaurant (drive-through facilities at rear of building)	P <sup>1</sup>		P <sup>1</sup>						P <sup>1</sup>					P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
Outdoor dining accessory use	P		P		P	P		P <sup>2</sup>	P					P	P	P

Permitted Uses in Design Village Districts  
Business [Amended 6-10-2022; 8-21-2024]

Use	Canton Village				Collinsville				East Gateway				Harts Corner		
	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Main	Storefront	Town	Detached
Outdoor storage/ display as allowed by zoning § 470-710															
Greenhouse access- sory use	P		P	P	P	P		P <sup>2</sup>	P		P			P	P
Local artists/crafts- man studios	P		P	P	P	P		P <sup>2</sup>	P		P			P	P
Personal service business	P		P	P	P	P		P <sup>2</sup>	P		P			P	P
Professional offices	P		P	P	P	P		P <sup>2</sup>	P		P			P	P
Banks (no drive- through facilities)	P		P	P	P	P		P <sup>2</sup>	P		P			P	P
Banks (drive- through facilities at rear of building)	P		P	P				P			P			P	P
Day-care centers and group day care	P		P	P			P <sup>2</sup>	P			P			P	P
Motels and hotels	P		P	P	P	P		P			P			P	P
Residential health care and rehabilita- tion facility	P		P	P	P	P		P			P			P	P
Skilled nursing fa- cility	P		P	P	P	P		P			P			P	P
Assisted-living fa- cility	P		P	P	P			P			P			P	P
Structured parking	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>				P <sup>1</sup>						P <sup>1</sup>	P <sup>1</sup>
Automobile repair (no automotive paint shops)	P <sup>1</sup>		P <sup>1</sup>											P <sup>1</sup>	P <sup>1</sup>

Permitted Uses in Design Village Districts  
Business [Amended 6-10-2022; 8-21-2024]

Use	Canton Village			Collinsville			East Gateway			Harts Corner			
	Main	Storefront	Town	Main	Storefront	Town	Main	Storefront	Town	Main	Storefront	Town	Detached
Automobile dealers and repairers	P <sup>1</sup>		P <sup>1</sup>									P <sup>1</sup>	
Motor vehicle renting and leasing	P <sup>1</sup>		P <sup>1</sup>						P <sup>2</sup>	P <sup>1</sup>			P <sup>1</sup>
Gasoline filling stations	P <sup>1</sup>		P <sup>1</sup>							P <sup>1</sup>			P <sup>1</sup>
Lumber yards			P <sup>1</sup>										P <sup>1</sup>
Printing and publishing	P <sup>1</sup>		P <sup>1</sup>							P <sup>1</sup>			P <sup>1</sup>
Research facilities and commercial laboratories	P		P							P			P
Fabrication/assembly			P							P			P
Interior self-storage units only, as allowed by zoning § 470-401C(9)			P										P
Utility facilities (no tanks)			P <sup>1</sup>							P <sup>1</sup>			P <sup>1</sup>
Theaters, recreation and amusement facilities	P		P							P			P
Indoor and outdoor athletic facilities, health and fitness clubs	P		P							P			P
Institutional, places of worship, private schools	P		P							P <sup>2</sup>			P
Mercantile industrial	P		P							P			P

Permitted Uses in Design Village Districts  
Business | Amended 6-10-2022; 8-21-2024

Use	Canton Village			Collinsville			East Gateway			Harts Corner		
	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached	Main	Storefront	Town	Detached
Day-care centers and group day care, as allowed by zoning § 470-401(C)(1)(a)	P		P	P	P	P		P <sup>2</sup>	P		P	P
Veterinary hospital	P		P	P	P	P		P <sup>2</sup>	P		P	P
Pet training or day-care facility	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>		P <sup>1,2</sup>	P <sup>1</sup>		P <sup>1</sup>	P <sup>1</sup>
Tattooing per C.G.S. 19a-92a	P		P	P	P	P		P <sup>2</sup>	P		P	P
Carwash	P <sup>1</sup>		P <sup>1</sup>								P	P
Farmer's market	P					P						P
Mobile vendors as allowed by zoning § 470-711	P		P	P	P	P		P			P	P
Manufacturing, as allowed by zoning § 470-401(C)(5)(a)	P		P						P			P
Cannabis retailer and hybrid retailer <sup>4</sup>												
Child care centers as allowed by § 470-401(C)(7)(a)												

NOTES

- 1 Requires Type II design plan.
- 2 Ground floor storefront business uses permitted only at 5 River Road; reference File 219; ApIn 1469, November 19, 2014 Zone Change.
- 3 Dealer only.
- 4 Subject to the issuance of a special permit under § 470-401(C)(1)(h) of the Zoning Regulations.