

Revised Appendix 1 (1/27/23)

Use Table

AMENDED TABLE SHOWING PROPOSED LAND USES IN  
PLANNED DEVELOPMENT DISTRICT BY PARCEL

Science Park PDD

	Parcel									
	A	B	C	D	E	G	J	K	L	M
Conference Center	X	X	X	X	X	X	X			
Research or testing laboratories with no limit as to floor area		X	X	X		X	X		X	X
Light Manufacturing		X	X	X		X	X		X	
On-site or off-site parking lots or parking structures for employees, customers or visitors for any permitted use, or commercial or public parking lots or parking structures, excluding auto sales, service or rentals	X	X	X	X	X	X	X	X	X	X
Overnight lodging, restaurant, lounge, banquet facilities and recreational uses, all of which are permitted only in conjunction with a conference center	X	X	X							
Printing, engraving or other reproduction services, with no limit as to floor area <sup>1</sup>		X	X	X		X	X		X	X
News distribution enterprises		X	X	X			X			
Employment agencies	X	X	X	X	X	X	X		X	X
Establishments selling food for immediate consumption on or off premises		X	X	X	X	X	X		X	X
Single-Family, two-family and multi-family dwellings, nurseries and day care centers and uses permitted as of right in a RM2 zone <sup>2</sup>		X	X			X		X	X	X
General, utility, wholesaling or distribution, radio or television station, charitable and philanthropic office uses, and offices incidental to a use otherwise permitted in the Planned Development District	X	X	X	X	X	X	X		X	X
Banks or other credit agencies	X	X	X	X	X	X	X		X	X
Personal Services (see use table, Zoning Ordinance, 42, part D), excluding driving schools, and funeral homes		X	X	X	X	X	X		X	X
Medical Practitioner's Offices		X	X	X	X	X	X		X	X

<sup>1</sup> On Parcels L & M, printing, engraving or other reproduction services using non-digital processes shall be limited to 2,000 square feet of gross floor area.

<sup>2</sup> On Parcels B, C, L, & M, only multi-family dwellings, nurseries and daycare centers and uses permitted as of right in a RM2 zone will be allowed but not single and two-family dwellings.

	A	B	C	D	E	G	J	K	L	M
Warehousing		X	X	X		X	X			
Secondary School/Educational Use		X	X						X	X
Child daycare center, group daycare, home, family daycare home, special workplace daycare										
		X	X	X		X	X	X	X	X
Health club, gyms, personal training with associated classes*		X	X	X		X	X		X	X
Movie, film, television, video game, animation, and entertainment production services, including multimedia services, and supporting services and eligible entertainment related industries as defined by Conn. Gen. Stat. § 32-76 and Reg. Conn. St. Agencies § 32-76-2*										
		X	X	X		X	X		X	X
Hotel, Bed & Breakfast, Inn or Tourist Home, with no limit as to number of rooms		X	X						X	X
Eating, drinking places and entertainment (See use table, Zoning Ordinance, 42, part E), including an establishment selling food for immediate consumption on or off premises, Restaurant or other establishment selling or serving or permitting the immediate consumption of alcoholic beverages on or off premises, including accessory entertainment, excluding drive-in establishment, adult entertainment establishments, adult cabarets theaters over 250 seats; billiards and pool halls <sup>3</sup> ,										
		X	X	X		X	X		X	X
Sale of food, drink and pharmaceuticals (see use table, zoning ordinance, 42, part C).										
		X	X	X		X	X		X	X
General merchandise and clothing (See use table, Zoning Ordinance, 42, part G)										
		X	X	X		X	X		X	X
Personal Goods (see use table, Zoning Ordinance, 42 part H) excluding gun shops										
		X	X	X		X	X		X	X
Home Goods and Furnishings – (See use table, Zoning Ordinance, 42 part I)										
		X	X	X		X	X		X	X
Financial services (see use table, zoning ordinance 42, Part J)									X	X
		X		X		X	X			
Public access park or community garden									X	X
		X		X		X	X		X	X
Caterer									X	X
		X	X	X		X	X		X	X

<sup>3</sup> Where this table refers to sections in the Zoning Ordinance, in the event that any such section is repealed, the uses set forth in the referenced section on the date of the repeal shall be allowed.

	A	B	C	D	E	G	J	K	L	M
Establishment selling or renting office equipment and supplies and business machines and scales		X	X	X		X	X		X	X
Antenna or wireless site on an existing structure or on new tower (subject to section 49, standards), transmitting tower for radio and televisions stations			X	X		X	X		X	
Music or Dancing School		X	X	X		X	X		X	X
Interior decorator, upholsterer, furniture repairer, with no limit as to floor area		X	X	X		X	X		X	X
Medical Practitioners' Offices of over 5,000 square feet gross floor area, outpatient clinic, public health center, outpatient surgical facility, imaging center, home health agency, clinical laboratory, medical walk-in clinic, assisted living service agency, outpatient physical and/or occupational therapy office, outpatient chronic dialysis facility, community health center as defined in section 19a-490a, outpatient facility operated by a nonprofit educational institution exclusively for students, faculty and staff of such institution and their dependents, family planning or reproductive health services clinic, primary care clinic, sports medicine clinic, emergency services clinic, adult day care center, wellness center, mental health center, dental offices, and optometrists' offices		X	X	X		X	X		X	X
Professional, Government and Service offices		X	X	X		X	X		X	X
Veterinarian and animal groomer with all facilities within enclosed building(s) excluding kennels		X	X	X		X	X		X	X
Non-profit recreation facilities, community centers, clubs, non-profit cultural activities, non-profit social organizations, museum		X	X	X		X	X		X	X
Uniform sales and rentals		X	X	X		X	X		X	X
Art Gallery		X	X	X		X	X		X	X
Business schools and training facilities		X	X	X		X	X		X	X
Data processing and computer centers, including service and maintenance of electronic data processing equipment		X	X	X		X	X		X	X
Live/Work spaces (spaces used jointly for commercial purposes permitted in the Planned Development District and also for residential purposes), not subject to Zoning Ordinance Section 18 standards		X							X	X

	A	B	C	D	E	G	J	K	L	M
High technology service use (a use which has as its principal function the providing of services, including computer information transfer, communication, distribution, management, processing, administrative, laboratory, experimental, developmental, technical, or testing services)		X	X	X		X	X		X	X
High technology industrial use (a use which has its principal function light manufacturing, assembly, fabrication or machining from processed materials, including but not limited to agricultural technology, biological or pharmaceutical research, software technology, telecommunications, biomedical technology, fluid transfer and handling technology, defense and aerospace technologies or other technology oriented or emerging industrial or business activity)		X	X	X		X	X		X	X
Research, development, engineering, design, assembly, fabrication and light manufacturing of high-technology equipment, including equipment used in high technology industrial uses, instrumentation and computer software		X	X	X		X	X		X	X
Home improvement company, general contractor, special trade contractor, and sign maker			X	X		X	X		X	
Retail and wholesale bakeries and food processing up to 5,000 square feet of gross floor area, but excluding fish and meat processing		X	X	X		X	X		X	X
Assisted living, elderly and disabled housing home for the aged, and rest homes		X	X	X		X	X		X	X
Conference Center accommodating up to 500 people including sleeping, eating and recreation facilities designed to be utilized primarily by conference attendees	X									
Accessory Uses Incidental to uses permitted In PDD #49 either as of right or by special permit		X	X	X		X	X		X	X