



COPY

§ 383-79

ORANGE CODE

§ 383-81

- (1) One thousand square feet: first floor.
 - (2) Six hundred square feet: upper floor.
- C. Each two story dwelling: 850 square feet, each floor.

ARTICLE X
Business Office Park District

§ 383-80. Permitted uses.

- A. Buildings, each having a ground coverage of not less than 20,000 square feet, containing administrative, business and professional offices, including banks and other financial institutions, and research facilities for development and testing of products, management systems and services, provided, however, that when any building contains the office or research facility of two or more separate firms or organizations, the access to floor area occupied by each firm or organization shall be by means of doors and corridors serving the building generally and there shall be no separate access from such floor area to the outdoors.
- B. Public utility substations and telephone equipment buildings provided that there is no outside service yard or outside storage of supplies.
- C. Buildings and facilities of the Town of Orange, State of Connecticut and federal government, excluding corporate or proprietary uses unless otherwise permitted above.
- D. Signs as provided in Article XIX.
- E. Accessory uses customary with and incidental to any aforesaid permitted use, provided that such accessory uses are located on the same lot with the use to which they are accessory; such uses may include but are not limited to off-street parking and loading spaces, and technical schools as well as training facilities, copying and printing facilities, eating, recreation and auditorium facilities primarily for persons employed in the building and not open to the general public.

§ 383-81. Special uses.

- A. Commercial entertainment/amusement facilities.
- B. Hotels and motels provided that:
 - (1) The hotel/motel use is located on a lot of not less than five acres;
 - (2) The hotel/motel use contains not less than 90 rooms for transient lodging; and
 - (3) The hotel/motel use may include the following specific accessory and subordinate uses subject to special permit approval:
 - (a) Restaurants, indoor; and/or
 - (b) Conference center facilities.

⊗ Peter said conference center would be win because no one has one

ORANGE ZONING REGULATIONS

These amendments were adopted at a T.P.Z.C. meeting on August 16, 2005. The effective date of these regulations is August 24, 2005.

Section 383-81 B.

B. Hotels and motels provided that:

- (1) The hotel/motel use is located on a lot of not less than five (5) acres;
- (2) The hotel/motel use contains not less than 100 sleeping rooms for transient lodging, where a "sleeping room" shall mean a transient lodging unit which consists of a bedroom, may include common areas and kitchen facilities, and designed for independent occupancy;
- (3) Maximum height of structures shall not exceed four (4) stories or 60 feet, whichever is less;
- (4) The hotel/motel shall provide "function" space consisting of conference facilities and/or banquet rooms at the rate of not less than 15.0 square feet per sleeping room, with a minimum requirement of 2,000 square feet. Said space is in addition to floor area required for supporting office space, storage, kitchen area and similar support uses. All function space shall be located within the principal hotel/motel structure.
- (5) In addition to self-serve food services customarily provided for the convenience of its patrons, a hotel/motel proposal under this Subsection may also include a restaurant facility as accessory and subordinate to the hotel/motel and subject to a special permit approval. Such facility may be located within the hotel/motel structure or in a detached structure and said restaurant shall be a full service facility where patrons are served by wait staff and only when seated at tables. Such use may include a bar area and limited take-out, incidental to the primary permitted use, but shall specifically exclude drive-thru service and establishments where customers are served primarily at take-out counters.

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M. O. O'Brien
TOWN CLERK

Orange Town Plan and Zoning Commission

January 21, 2005
Rev. 2/1/05

FINAL DRAFT of revisions to proposed amendments, as adopted by the Orange T.P.Z.C. at meeting of 2/1/05, to become effective on 2/10/05

(LIGHT INDUSTRIAL DISTRICT #2)

AMEND ARTICLE VIII SECTION 383-66 SPECIAL USES TO ADD SUBSECTION B

TO READ AS FOLLOWS:

ORANGE COMM
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M. O. [Signature]

B. Hotels provided that:

- (1) The hotel use contains not less than 100 sleeping rooms for transient lodging, where a "sleeping room" shall mean a transient lodging unit which consists of a bedroom, may include common areas and kitchen facilities, and designed for independent occupancy;
- (2) The hotel has frontage on I-95 and Marsh Hill Road;
- (3) Maximum height of structures shall not exceed four (4) stories or 60 feet, whichever is less;
- (4) The hotel shall provide "function" space consisting of conference facilities and/or banquet rooms at the rate of not less than 15.0 square feet per sleeping room, with a minimum requirement of 2,000 square feet. Said space is in addition to floor area required for supporting office space, storage, kitchen area and similar support uses. All function space shall be located within the principal hotel structure.
- (5) In addition, a hotel proposal under this Subsection may also include a restaurant facility as accessory and subordinate to the hotel and subject to a special permit approval. Such facility may be located within the hotel structure or in a detached structure and said restaurant shall be a full service facility where patrons are served by wait staff and only when seated at tables. Such use may include a bar area and limited take-out, incidental to the primary permitted use, but shall specifically exclude drive-thru service and establishments where customers are served primarily at take-out counters.