

FOR POSTING ON JULY 13, 2026
THE OFFICE OF THE TOWN CLERK

ALSO POSTING ON TOWN WEBSITE
& AVAILABLE AT LAND USE DEPARTMENT
TOWN OF PLYMOUTH
Plymouth, Connecticut

PROPOSED AMENDMENTS TO THE
ZONING REGULATIONS OF THE TOWN OF PLYMOUTH
FOR SELF-STORAGE USE & FACILITY IN
C-1 GENERAL COMMERCIAL DISTRICT

Public Hearing on July 23, 2026
Community Room, Lower Level
Town Hall 80 Main Street
Terryville, Connecticut

Public Hearing to start no earlier than 7:00 P.M.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUL 13 AM 11:28
Stacie Kowalski
TOWN CLERK

AMENDMENTS PROPOSED TO FOLLOWING SECTIONS OF THE
ZONING REGULATIONS AS DETAILED IN ACCOMPANYING PAGES:

SECTION 2.C. DEFINITIONS
Revised Definition for "Self Storage Facility"

SECTION 4.B. TABLE OF GENERAL USE REGULATIONS
Modification of Provision:
"Self Storage in pre-existing non-performing buildings"

SECTION 4.B. NOTES TO TABLE OF GENERAL USE
Addition of New Note Number 10

SECTION 4.C. NOTES TO TABLE OF GENERAL BULK REGULATIONS
Addition of New Note Number 7

SECTION 6.Y. SELF-STORAGE
Revision of Provisions

Petition of Ryan Geddes Jr.,
Premiere Properties LLC.
296 Reynolds Bridge Road
Thomaston, Connecticut 06787

On Behalf of Scott Properties, L.L.C.
169 Main Street
Terryville, Connecticut 06786
Owner of Sponsoring Property:
570 Main Street / Assessor Parcel Number 036-039-036A-1

Issued & Posted by
Land Use Department
Town of Plymouth
Town Hall
80 Main Street
Terryville, Connecticut
July 13, 2026

Key to Proposed Changes
Italicized Text – Existing Provisions
Bold Text – Proposed, Amended Provisions

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUL 13 AM 11:28
TOWN CLERK

age or older, unless the senior residence development otherwise complies with the requirements of 42 U.S.C. Section 3607 and regulations thereunder.

RESIDENCE, SINGLE-FAMILY ATTACHED: A single-family residence having one or two party walls on side lot lines.

RESIDENCE, SINGLE-FAMILY DETACHED: A single-family residence which is separated from lot lines or other buildings by open space.

RESIDENCE, TWO-FAMILY ATTACHED: A building having two dwelling units which have any portion of a wall and/or ceiling in common.

RESIDENCE: One or more dwelling units for permanent occupancy.

SCREEN/SCREENING: Either (a) a strip at least four feet wide, densely planted (or having equivalent natural growth) with shrubs or trees at least four feet high at the time of planting of a type that will form year-round a dense screen at least six feet high within three years; or (b) an opaque wall or barrier or uniformly painted fence at least six feet high. Either (a) or (b) shall be maintained in good condition at all times and may have normal entrances and exits.

SEDIMENT: Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin of erosion.

***SELF STORAGE FACILITY:** A building consisting of internally accessed self-contained units leased to individuals, organizations or businesses for self storage of personal property and serviced by a single loading dock or vehicle entry.*

SELF STORAGE FACILITY: A building or buildings consisting of self-contained units leased to individuals, organizations or businesses for self-storage of personal property.

SIGN: Any structure, or part thereof, or any device attached to a building or structure or painted or represented thereon which displays or includes letters, words, symbols or trademarks or any other graphic representation which is in the nature of an announcement, direction, advertisement or other device used to attract the attention of the public for commercial purposes or otherwise; similarly, any natural object, such as a tree, stone, or the earth itself, which is painted or arranged so as to represent or display any of the foresaid graphic representations; any building feature, including roof or other special illumination, special colors or effects, or building or roof lines which serve to identify the use or occupancy of any building or site through a recognized motif or symbol or franchise architecture. The term "sign" shall include sculptures and similar works of art designed or intended to attract the attention of the general public to commercial or industrial premises.

SNOW MOBILE: A motorized sled.

SOIL EROSION AND SEDIMENT CONTROL PLAN: A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and a narrative.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUN 13 AM 11:28
TOWN CLERK

- e. Areas located within a 100 year flood boundary as identified on the National Flood Insurance Program FIRM (Flood Insurance Rate Map) effective November 6, 1998, as amended.
- f. Utility or access easements and right of way, conservation easements, and other easements for public or private facilities.

B.

TABLE OF GENERAL USE REGULATIONS

P-Permitted use by Right

SP-Use by Special Permit

Acc.-Permitted Accessory Use

Blank Space-Use Not Permitted

AGRICULTURAL USES	R-20	R-40	R-LAKE	C-1	RBZ	C-VILL	1-1	1-2
Agricultural Operations (1)	p	p						
Farm Stands (2)	p	p		SP	SP			
Keeping of Livestock on Less than 5 acres (3) (4)	SP	SP						
Greenhouse, Barn, Silo	Ace	Ace						
Commercial Kennel		SP						
RESIDENTIAL USES								
Single Family Detached	p	p	p		p	SP		
Two Family Attached	SP					SP		
Garden Apts., Condominiums	SP					SP		
Senior Residence Development	SP	SP						
Planned Affordable Housing Dev.	SP	SP						
Home Occupation	SP	SP	SP		SP	SP		
Boarding/Rooming House				p	SP	SP		
Mobile Home Park	SP	SP						
Garage	Ace	Ace	Ace		Ace	Ace		
Sheds (less than 144 sq.ft.)	Ace	Ace	Ace		Ace	Ace		
Above/below ground pools	Ace	Ace	Ace					
Accessory Apartment	SP	SP						
Open Space Subdivision	SP	SP						
Private Greenhouse	Ace	Ace	Ace		Ace			
Swimming Pools/tennis court	Ace	Ace	Ace		Ace			
Rear Lots	SP	SP						
COMMERCIAL USES	R-20	R-40	R-LAKE	C-1	RBZ	C-VILL	1-1	1-2
Motor Vehicle Sales				p			SP	
Banks/Financial Institutions				p		p		
Beauty Parlor				p	SP	p		
Barbers				p	SP	p		
Bookstore				p		p		
Clothing Store				p		p		
Home Appliance Sales				p		p		
Hotels				p		SP		
Motels				SP				
Jewelry Stores				p		p		
Professional Offices				p	SP	p		
Personal Services				p		p		
Photography, Dance, Design, Art Studios				p		p		

2026 JUL 13 AM 11:28
 RECEIVED FOR RECORD
 TOWN CLERK'S OFFICE
 PLYMOUTH, CT

COMMERCIAL USES (cont'd)	R-20	R-40	R-LAKE	C-1	RBZ	C-VILL	I-1	I-2
Motor Vehicle Service Stations (5)				SP				
Bed & Breakfast	SP	SP				SP		
Restaurants				p		p		
Funeral Homes				p		p		
Car Washes (5)				p			p	
Retail Stores (6)				p		p		
Theaters, except drive-in				p		p		
Tourist Homes				SP	SP	SP		
Laundromat				p		p		
Dry cleaners (5)				p		p		
Adult Oriented Uses							p	
Off-Street Parking				Ace	Ace	Ace		
Off-Street Loading				Ace	Ace	Ace		
Storage				Ace	Ace	Ace		
Recreation Facility				p				
Micro-Slaughterhouse								SP
INDUSTRIAL USES {9}								
Industrial Parks							SP	SP
Manufacturing Uses (except as prohibited)							p	p
Dry Cleaning, Rug Cleaning (5)							p	
Bulk Storage, Bottled Gas							p	
Bulk Storage, Fuel Oil (5)							p	
Truck Terminal (5)							p	
Construction Equip. Storage							p	p
Open Storage Yards (5)							p	p
Rail/Freight Terminal (5)							p	SP
Office Buildings							SP	SP
Research & Development							p	p
<i>Self Storage in pre-existing non-performing buildings</i>				SP			p	
Self-Storage (10)								
Resource Removal (Sand and Gravel Pits)								
Off-Street Parking							Ace	Ace
Off-Street Loading							Ace	Ace
Storage							Ace	Ace
Enclosed Commercial Recreational Facility							p	p
GOVERNMENT/INSTITUTIONAL USES	R-20	R-40	R-LAKE	C-1	RBZ	C-VILL	I-1	I-2
Fire/Police Stations	SP	SP	SP	SP		SP	SP	SP
Churches and similar places of worship	SP	SP	SP	SP	SP	SP		
Community centers, Libraries, Golf Courses	SP	SP	SP	SP		SP		
Public Parks and Playgrounds	SP	SP	SP	SP	SP	SP		
Recreational Facilities Incidental to Schools and Churches	SP	SP	SP	SP		SP		
Public Schools and Buildings	SP	SP	SP	SP		SP		
Firearms/Sports Clubs								
Convalescent Homes	SP	SP		SP				
Day Care Centers	SP	SP		SP		SP	SP	SP
Recreational Camps		SP	SP					
Non-profit Club			SP					
Post Office	SP			SP		SP	SP	SP

GOVERNMENT/INSTITUTIONAL USES	R-20	R-40	R-LAKE	C-1	RBZ	C-VILL	T-1	T-2
Public Utility ROWS	SP	SP	SP	SP	SP	SP	SP	SP
Public Utility Substations	SP	SP	SP	SP	SP	SP	SP	SP
Railroads & RR ROWS	SP	SP					SP	SP
Reservoirs/Water Towers	SP	SP	SP	SP			SP	SP
Wireless Communications Facilities	SP	SP		SP	SP		SP	SP
Radio/TV Towers	SP	SP		SP	SP		SP	SP
Off-Street Parking	Ace	Ace		Ace	Ace	Ace	Ace	Ace
Off-Street Loading	Ace	Ace		Ace	Ace	Ace	Ace	Ace

Notes to Table of General Use

1. All 4-H projects shall be subject to the approval of The Commission and subject to the issuance of a permit, at no cost to the applicant, of limited duration before undertaking the 4-H project.
2. Restricted to buildings or open stands for display and sale of agricultural products grown primarily on the premises, provided such building is 30 feet from any lot line. A waiver of the 30 foot requirement may be granted in the case of temporary stands provided off street parking is available.
3. Provided no stable or manure pit is within 25 feet of any property line.
4. Includes cattle, dairy cattle, sheep, chicken, goats & horses, and rental of horses on lots of 5 acres or more. However, keeping, breeding & raising of pigs, rabbits, foxes, rodents, primates, and any other fur bearing animals for any commercial reason or laboratory use is not permitted.
5. Subject to Article 5, Section D Aquifer/Watershed Protection Regulations.
6. Retail shall include the following: Retail, Drug, Dry Goods, Variety, Food, Hardware, Stationary, Tobacco, Newsstands, Pick up & Delivery Stores for Dry Cleaning, Laundry, and Shoe Repair.
7. Excludes uses prohibited by Article 3, Section C. Permitted uses subject to Article 5, Performance Standards.
8. In addition to the particular requirements noted for any accessory use, the Commission, where reasonable and appropriate, may require adequate fences and other safety devices and adequate screening and landscaping.
9. New residences not permitted within any industrial zone.
10. **Self-Storage in the I zone shall be allowed in pre-existing non-performing buildings only. In the C-1 zone individual self-storage units shall be allowed only between Seymour Road and Burr Road on the North side of Route 6, and between Scott Road and Todd Hollow Road on the South side of Route 6. Such use shall only be allowed on interior lots to not interfere with the streetscape.**

C. TABLE OF GENERAL BULK REGULATIONS

	Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (Ft.)	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Building Coverage (%)	Max. Lot Coverage (%)
R-20	20,000	125	40'	15'	50'	30'	15%	30%
R-40	40,000	150	50'	25'	50'	2½ stories	15%	25%
R-LAKE	16,000 W/PUBLIC WATER 20,000 W/OUT PUBLIC WATER	80' W/PUBLIC WATER 120' W/OUT PUBLIC WATER	20'	10'	25'	30'	25%	40%
C-1	20,000	125'	40'	15'	50'	30'	15%	65%
RBZ	20,000	125'	40'	15'	50'	30'	15%	50%
C-VILLAGE	5,000	60'	(see Article 6, Section U)		10; or 30' if abuts a residential zone	40'	50%	65%
1-1	20,000	125'	30'	10'	50'	50'	50%	80%
1-2	40,000	150'	50'	15'	50'	50'	33%	60%

Notes to Table of General Bulk Regulations

- Height Limitations may be modified by the Commission in the case of utilities, radio transmitters or civil defense installations.
- In an Industrial District, no lot shall be used unless it has a frontage of at least 100 feet on a street or has a right of way 50 feet in width to a street, said right of way having been approved by the Planning and Zoning Commission, as being of suitable location and grade.
- All required front yard depths in substantially built up areas may be altered with the approval of the Planning and Zoning Commission to the existing set back of neighboring properties. In the case of dead end streets in residential areas, the minimum lot frontage at the end of such street may be reduced with the approval of the Planning and Zoning Commission without however in any way affecting the other requirements stipulated in the Use Regulations and Bulk Use Regulations tables.
- A portable tool shed may be located not less than six feet from a side yard or rear yard lot line in all zones except the R-Lake District wherein a portable tool shed may be located not less than four feet from a side or rear lot line.
- The minimum lot area for two family attached residential uses in the R20 zone is 40,000 sq. ft.
- Any Accessory Structure larger than 320 sq. ft. or 576 sq. ft. for a pool and associated

2026 JUL 3 AM 11:28
 RECEIVED FOR RECORD
 TOWN CLERK'S OFFICE
 PLYMOUTH, CT
 TOWN CLERK

deck, shall be required to meet the standard zoning setbacks. An Accessory Structure may be located up to 35' from the rear yard lot line in the R020 and R-40 zones. No portion of an Accessory Structure, not exceeding 320 sq. ft. shall be located within the 35' set back. An Accessory Structure shall be defined as a building; structure; or anything having been placed or located on any parcel that is incidental to the existing use. An Accessory Structure shall not exceed 320 sq. ft. with appendages for a building or structure or 576 sq. ft. for a pool and associated deck in area. Any Accessory Structure shall not exceed 15' in height.

7. For self-storage facilities in the C-1 zone the following standards shall apply

Min. Lot Area (Sq. Ft.)	Min. Lot Frontage (Ft.)	Min. Front Yard	Min. Side Yard	Min. Rear Yard	Max. Height	Max. Building Coverage (%)	Max. Lot Coverage (%)
200,000	50'	40'	15'	50'	30'	25%	65%

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUL 13 AM 11:28
Shirley L. Kowalski
TOWN CLERK

Y. SELF-STORAGE:

Definition: Self Storage Individual self-storage units for goods or possessions not related to a business being conducted on the storage unit premises, on a temporary or semi-permanent basis.

General Requirements:

All self-storage facilities shall conform to the following additional standards:

1. The use shall be limited to individual storage compartments which shall be at least twenty-five (25) square feet and no more than three hundred (300) square feet, and shall specifically exclude any commercial use or activity otherwise permitted either by site plan or special permit.
2. No outside storage is allowed.
3. No electrical outlets will be allowed in individual units.
 - (1) *The building side and rear yards, where abutting a residential zone, shall be screened by a landscape buffer strip permanently maintained with dense evergreen plantings, or an approved substitute having a minimum height of five (5) feet.*
 - (2) *A minimum width of twenty-five (25) feet is required when the buffer is adjacent to a residential zone.*
4. *Exterior walls of the building shall be of a masonry finish, when located on a state road, and/or composite construction materials and give the building the appearance of a commercial facility that is harmonious with the character of the surrounding area.*

The site shall include landscaping and screening sufficient to buffer the use from public streets, adjacent residential properties, and neighboring commercial uses.

Where a self-storage facility abuts a residential zone or residential use, the Commission may require enhanced buffering, including fencing, evergreen plantings, landscaped berms, increased setbacks or a combination thereof.

5. All buildings shall be designed to present an attractive commercial appearance compatible with surrounding development.

All self-storage buildings shall be limited to one level only. No multi-level self-storage buildings shall be permitted.

The Commission may require architectural treatments, façade articulation, pitched or decorative rooflines, masonry, stone, brick, decorative metal, enhanced entry features, landscaping, or other design elements to reduce the appearance of land, uninterrupted storage buildings.

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUL 13 AM 11:29
Shirley K. Knapik
TOWN CLERK

Garage-style doors or individual unit doors shall not directly face a public street unless specifically approved by the Commission due to site constraints, screening, or building orientation.

6. All storage units of all buildings shall be of neutral tones which harmonize with the surrounding area.
7. **Parking:** Recognizing that there will be no commercial or industrial uses requiring customer or employee parking on the site, the applicant shall provide a minimum of five (5) spaces for the office of the self-storage facility (for on-site staff and customers needing to speak with office staff).

Minimum Area and Bulk Requirements:

- | | |
|---------------------|-----------------|
| (1) Site Area - | two (2) acres |
| (2) Front Setback - | fifty (50) feet |
| (3) Side Setback - | fifty (50) feet |
| (4) Rear Setback - | fifty (50) feet |

PLYMOUTH, CT
TOWN CLERK'S OFFICE
RECEIVED FOR RECORD
2026 JUL 13 AM 11:29
Stella Kingsook
TOWN CLERK