

24.0 MANUFACTURING, PROFESSIONAL OFFICES AND WAREHOUSES 24.1 Manufacturing, professional offices and warehouses may be allowed by special exception in the North Zone provided all of the following conditions are met. 24.2 The minimum area requirements, except where otherwise noted, shall be: Area: 10 acres Frontage: 400 feet Front Yard: 150 feet Side Yard: 150 feet Rear Yard: 150 feet Building Height: 35 feet (maximum) Minimum Square: 400 feet 24.3 The lot must have its minimum frontage on either Route 45 or Route 341. 24.4 All driveways serving the lot shall be on either Route 45 or Route 341. No access shall be allowed from any Town-owned road. 24.5 No structure, parking or storage shall be located within the front, side or rear yard setbacks. 24.6 No dwelling units are permitted on the lot. 24.7 The visibility of the buildings, parking area and storage areas from the adjoining properties and the right of way is to be kept to a minimum. As a condition of the special exception, the Commission may require screening of the buildings, parking areas and storage areas. The screening may consist of landscaping, fencing or other means.

31.0 SPECIAL EXCEPTION APPLICATIONS 31.1 Prior to submission of a formal special exception application, the Commission recommends that the applicant meet with the Zoning Enforcement Officer to discuss the application requirements and review preliminary plans. 31.2 The applicant shall submit: A. a formal special exception application on forms prescribed by the Commission; B. a site plan as described in Section 29; and C. the application fee. 31.3 Upon written request of the applicant, the Commission may waive the requirement for submission of a site plan if, in the opinion of the Commission, the site plan is not needed to determine compliance with these regulations. 31.4 Applicability of the Inland Wetlands & Watercourses Act If a Special Exception application involves an activity regulated pursuant to the Inland Wetlands and Watercourses Act, the applicant shall include with their application evidence of the approval of the Town of Warren Inland Wetlands Commission. 31.5 General Criteria The Commission shall grant a special exception only if the Commission determines all of the following criteria are met. The following criteria are in addition to any other requirements or conditions found elsewhere in these Regulations. 31.5.1 The proposed use will not have an adverse impact on the public health, safety and welfare of the general public. 31.5.2 The proposed use in terms of size, intensity and layout will not adversely impact the surrounding properties and will not be detrimental to the development of the surrounding properties. 31.5.3 The design of all structures is compatible with existing character of the surrounding properties. 31.5.4 The vehicular traffic from the proposed use will be consistent in terms of volume and type with the existing traffic on the adjoining streets. The proposed use will not create a hazardous situation for vehicular or pedestrian traffic. The adjoining streets shall be acceptable in width, grade, alignment, capacity, and visibility to accommodate the increased traffic from the proposed use. 31.5.5 The proposed use will provide for proper access for fire and emergency service vehicles. 31.5.6 The proposed use will provide for the adequate, long-term protection of the parcel's natural, scenic, archaeological and historic features. 31.6 Conditions of Approval 31.6.1 In approving a special exception, the Commission may impose conditions to minimize any potential adverse impacts: A. on surrounding properties; B. on the natural, scenic, archaeological or historic features of the property; C. on water quality and/or water supply; and D. on the public health, safety and welfare. 31.6.2 These conditions include, but are not limited to, landscaping, buffers, location

and size of structures, and limitations on hours of operation. 91 31.7 In acting on a special exception, the Commission shall state on the record the reasons for its decision. 31.8 Recording No Special Exception shall become effective until a copy thereof, certified by the Chairman of the Commission, containing a description of the premises to which it relates and specifying the nature of the Special Exception including the zoning provision to which a Special Exception is granted, and stating the name of the owner of record, is filed with the Town Clerk and recorded in the Town's land records. 31.9 Expiration of Approved Site Plan Associated with Special Exception Permit 31.9.1 All work in connection with a Site Plan shall be completed within five (5) years after the date of approval of the Site Plan (unless otherwise provided for in the Connecticut General Statutes). 31.9.2 Failure to complete all work within such required time for completion shall result in automatic expiration of the approval of such Site Plan. "Work" for the purpose of this requirement means all physical improvements required by the approved plan. 31.9.3 The Commission may grant one (1) or more extensions of the time to complete all or part of the work in connection with the Site Plan provided the total extension or extensions shall not exceed ten (10) years from the date of such Site Plan. 31.9.4 The Commission may condition the approval of any such extension on a determination of the adequacy of any Performance Bond.