

§6.27 SLOPES

Disturbed land shall be evenly graded to slopes not exceeding 1 foot of vertical rise to 2 feet of horizontal distance. The Planning and Zoning Commission may modify this requirement upon the recommendation of the Town Engineer. 05/15/99

§6.28 GUARDRAILS

For uses required to provide five or more parking spaces, guardrails shall be installed in locations designated by the Town Engineer in areas where parking spaces abut slopes which fall away in excess of 4 to 1 and in excess of a vertical change of 4 feet. 02/14/99

§6.29 FIRE PROTECTION

- A. All uses for which a site plan is required shall provide for adequate fire protection including adequate traffic flow of fire and emergency vehicles.
- B. Buildings constructed with private fire protection systems shall have, for water supply to that system, a dedicated fire hydrant and remote siamese in close proximity (5' to 15') to that hydrant.

The hydrant must be installed so it is in line of sight of arriving fire apparatus using the normal or main driveway entrance to the property. 02/14/99

§6.30 GRADING; WATER AND WATERCOURSES

08/16/08

- A. All new construction in all zones shall be designed, built and maintained to establish and maintain landscaping and grading so as not to divert, re-direct or otherwise alter the natural surface flow of storm water or the natural flow of a watercourse in such volume or concentrated flow as to cause erosion, flooding or detriment to properties whether adjoining or not, except as may be shown on the approved plan.
- B. Landscaping and grading on all properties in all zones with established grading, landscaping and structures shall not be modified so as to divert, re-direct or otherwise alter the natural surface flow of storm water or of a watercourse in such volume or concentrated flow as to cause erosion, flooding or other detriment to properties, whether adjoining or not.
- C. The landscaping and grading prohibited by sub-parts A and B of this section includes, except as permitted by an approved plan, but is not limited to:
 - 1. The addition and placement of fill which causes an increase in the volume and concentration of storm water or of a watercourse spilling over on to properties, whether adjoining or not;
 - 2. The addition and placement of fill which causes an increase in the volume or concentration of a watercourse thereby causing it to flow beyond its normal channel onto properties, whether adjoining or not;
 - 3. The digging of trenches or swales or the installation of piping which thereby directs storm water or a watercourse onto properties, whether adjoining or not, in a greater volume or concentration than existed before the installation of said trenching or piping;
 - 4. The construction and installation of any structure which results in causing storm water or a watercourse to flow onto properties,

- whether adjoining or not, in a greater volume or concentration than was the case before said construction and installation; and
5. The construction and installation of impervious material which is so constructed or installed as to direct storm water or a watercourse onto properties, whether adjoining or not, in a greater volume or concentration than was the case before said material was constructed and installed.

§6.31 ACCESS

Any proposed street in a subdivision shall connect to an existing Town street or State highway or to another street approved by the Commission where the applicant has access rights with the following exception: In the event that a subdivision requires sole access from a public street in another town, a Special Permit, in accordance with §7.5 of these regulations, shall be required.

10/15/11

§6.32 MEDICAL MARIJUANA MORATORIUM

12/08/14 12/10/13

Section 6.32 (NEW) of the Wallingford Zoning Regulations is hereby amended by adding the following:

- A. All uses permitted under Public Act 12-74 are governed by this moratorium. For purposes of this section, the terms "Dispensary Facility", "Marijuana" and "Production Facility" shall have the meanings ascribed to them in Sec. 21a-409-1 of the State of Connecticut Regulations of the Department of Consumer Protection as that section may be amended from time to time.
- B. Marijuana dispensary facilities, marijuana production facilities, and pharmaceutical manufacturing facilities, under Public Act 12-74, are not permitted uses in any zone.
- C. Further, use variances for the uses specified in (A) are prohibited.
- D. For nine (9) months following the effective date of this regulation, a moratorium on applications seeking to obtain approval of the production and/or dispensing of medical marijuana as a permitted use and/or by way of a use variance is prohibited, this moratorium shall be in effect in order to provide the Commission sufficient time to determine what, if any, amendments to the Regulations are desired on the subject of these uses.
- E. This moratorium is effective upon passage.