

SECTION 7C

Connecticut River District

The Connecticut River Zone is created to encourage tourism and enjoyment of the CT River that is harmonious with historic development in the Villages of East Haddam, and Tylerville and is sensitive to the unique ecological integrity of the CT River. Its intent is to connect Tylerville to the River as a River Town.

6A.1 The following uses are permitted by right:

- A. Structures and uses that predate the effective date of this section and are deemed non-conforming in conformance with Section 29 of these regulations.

6A.2 The following uses are permitted by **site plan** approval:

- A. None

6A.3 The following uses are allowed by **special permit** after review by the Architectural Review Board and the Gateway Conservation Commission:

- A. Marinas
- B. Structures for the public enjoyment of the land, rail line and water, such as public bathrooms, picnic tables, boardwalks, play areas, train depots, nature study, fishing piers, museums, pavilions, boating infrastructure.
- C. Single story structures for the purpose of boat, bike, small water craft and kayak rentals, education or storage
- D. Art galleries
- E. Bait sales accessory to an allowed principle use
- F. Demolition of existing structures
- G. Fishing charters
- H. Cruise lines, boat excursions and train excursions
- I. Restaurants, taverns and food establishments with indoor and/or outdoor dining
- J. Structures for the custodial use and care of public parks provided that such structures do not exceed 2,000 sf.
- K. Athletic fields and open spaces provided that such areas are not controlled or maintained with pesticides or fertilizers and such maintenance plan is submitted as part of the special permit application.
- L. Concert shells and amphitheaters provided such use does not exceed 35 feet in height and does not create a negative impact on the viewshed **of** the CT River and Goodspeed Opera House, or **from** the CT River, or the Goodspeed Opera House.