

## 6. SPECIAL ZONES

---

### 6.1. Floodplain Overlay Zone

#### A. PURPOSE

The Floodplain Overlay Zone is established to aid in providing a reasonable degree of protection to persons and property from the effects of flooding in areas that may be prone to flooding. While larger floods can and will occur due to natural or man-made causes, this Section, in conjunction with more detailed regulations found in Section 11 (Floodplain Management Regulations), is intended to reduce or minimize potential public and private losses due to flood conditions in specific areas and to provide for a degree of safety from flooding in order to protect the public health, safety, convenience, and property values.

#### B. APPLICABILITY

1. The regulations, restrictions and requirements contained herein and in Section 11 shall apply to areas in Ridgefield shown and identified by the Federal Emergency Management Agency as Special Flood Hazard Areas (SFHA), zones A and AE, in the Flood Insurance Rate Maps (FIRMs) and accompanying "Flood Insurance Study" (FIS) for Fairfield County, Connecticut, effective on June 18, 2010, and other supporting data applicable to the Town of Ridgefield, and any subsequent revisions thereto.
2. The Floodplain Overlay Zone is hereby declared to be an overlay to any other zone, and the regulations, restrictions and requirements contained herein shall be in addition to those applicable in the underlying zone.
3. Since mapping is legally adopted by reference in this Section, it must take precedence even when more restrictive than actual conditions may appear, until such time as a map amendment or map revision is obtained from FEMA.
4. The SFHAs include any area shown on the FIRM as Zones A and AE, including areas designated as a floodway on a FIRM.
5. SFHAs are determined utilizing the base flood elevations (BFEs) provided on the flood profiles in the FIS for the community. BFEs provided on a FIRM are only approximate (rounded up or down) and should be verified with the BFEs published in the FIS for a specific location.

#### C. FLOODPLAIN DEVELOPMENT PERMIT

All land development proposed within a designated SFHA shall be subject to the requirements in Section 11 (Floodplain Management Regulations) of these regulations, and the securing of a Site Plan Approval for Floodplain Development in accordance with the requirements in Section 11.<sup>1</sup>

---

<sup>1</sup> 2010-027-A: Amended to comply with State and Federal regulations, including adoption of NEW Section 11, Floodplain Management Regulations, and updated Checklist in Sec. 10.2.F, all amendments effective 4/30/10

## **6.2. Public Water Supply Protection Zone**

### **A. PURPOSE**

The Public Water Supply Protection Zone is an overlay zone and is adopted to protect the public health by reducing or minimizing the potential for the contamination of groundwater resources in certain identified stratified drift aquifers and other water supply resource areas, in order to ensure a present and future supply of safe and healthy drinking water for present and future generations.

### **B. PUBLIC WATER SUPPLY PROTECTION ZONE DEFINED.**

The provisions of this Section shall apply to the following defined water resource protection areas in the Town of Ridgefield, identified on the map cited in subsection 6.2.C. below, as follows:

- a. Titicus Valley Aquifer;
- b. Upper Titicus Aquifer;
- c. Sugar Hollow Aquifer;
- d. Great Swamp Aquifer – North Section;
- e. West Mountain Aquifer;
- f. Great Swamp Aquifer – South Section;
- g. Little Pond Aquifer;
- h. Branchville Aquifer; and
- i. Simpaug Aquifer.

### **C. ZONING PARAMETERS**

1. The location and boundaries of the above locally-defined aquifers are shown on a map entitled "Aquifer Protection Districts," as amended, which is hereby incorporated into and made a part of this Section. The above map is on file at the Ridgefield Town Clerk's Office and the Planning and Zoning Office.
2. The Aquifer Protection Zone for locally-defined aquifers is hereby declared to be an overlay to any other zone, and the regulations, restrictions and requirements contained herein shall be in addition to those applicable in the underlying zone.

### **D. PERMITTED ACTIVITIES**

The following activities are permitted within the Public Water Supply Protection Zone:

1. Any activity conducted at a single-family residence without compensation.
2. Any agricultural activity regulated pursuant to CGS 22a-354m(d).
3. Any agricultural activity which employs best management practices, as recommended by the U.S. Soil Conservation Service, for the application of manure, fertilizers or pesticides and management of animal wastes.

### **E. SPECIAL PERMIT ACTIVITIES**

The following activities may be permitted within the Public Water Supply Protection Zone subject to the granting of a Special Permit by the Commission when in compliance with these Regulations and other local, state, and federal requirements:

1. Gasoline stations, auto repair and service stations, new or used car dealerships, car washing stations.

2. Bulk oil storage/fuel storage.
3. Lawn care services, furniture stripping establishments.
4. Non-municipal storage of road salt / deicing material.
5. Above ground fuel oil storage tank provided that:
  - a. plans showing designs and construction details for the installation of petrochemical tanks have been prepared by a Connecticut licensed professional engineer; and
  - b. such plans have been approved by the Connecticut Department of Environmental Protection.
6. Groundwater heat pump systems supplying heating and cooling provided that engineering plans and details demonstrate that the designs for the system will assure the return of only uncontaminated water to the groundwater.
7. Municipal facilities, services and related uses including, but not limited to:
  - a. municipal garages for the storage, repair and maintenance of motor vehicles and equipment,
  - b. fuel storage and dispensing facilities,
  - c. handling and storage of road salt and deicing materials provided that a plan to prevent leachate contamination shall be submitted depicting structural and nonstructural measures such as, but not limited to, building enclosures, impervious pads and pavements, self-contained drainage system, detention basins, filters, separators or other devices and management practice.
  - d. solid waste recycles and transfer stations,
  - e. storage of roads and parks construction and maintenance material and supplies, and
  - f. municipal sewage and septage treatment facilities.
8. Home occupations where activities may contaminate ground water quality, including but not limited to any of the following:
  - a. hazardous materials handling for use or storage of more than 2.5 gallons of each type of such material on-site at any one time, and provided that the total of all hazardous materials on-site do not exceed 55 gallons at any one time;
  - b. repair and/or maintenance of vehicles, engines or equipment;
  - c. fuel storage for other than residential use;
  - d. disposal of waste water generated by the activity.

**F. PROHIBITED ACTIVITIES**

The following uses of land and buildings are specifically prohibited in the defined areas within the overlay zone:

1. Hazardous wastewater treatment sites; disposal of hazardous material; storage, manipulation, or transportation of hazardous material, except such hazardous material as is in sealed or unopened containers for resale or maintained in containers for normal household use.
2. Sanitary landfill sites, non-municipal septage disposal lagoons.
3. Underground residential fuel oil tanks, oil, gasoline or hazardous material pipelines.
4. Dry-cleaning and dyeing establishments and laundries that utilize cleaning solvents.
5. Lithography, photo-engraving, plate making, commercial printing and gravure establishments.
6. Photo processing establishments, unless served by municipal sewers.
7. Beauty salons, unless served by municipal sewers.
8. Any other use otherwise permitted within the corresponding zoning district which may discharge hazardous material into the groundwater.

**G. STANDARDS**

1. **Stormwater Management and Drainage Plan** - Any Special Permit application which includes the construction of buildings and related parking area for a use other than a single-family residential dwelling shall include a stormwater management and drainage plan, prepared by a Connecticut licensed professional engineer, which shall be designed to minimize suspended solids and maximize groundwater recharge.
2. **Operations Plan** - Any Special Permit application which includes the construction of buildings and related parking area for a use other than a single-family residential dwelling, shall include an operations plan prepared by a Connecticut licensed professional engineer with specific expertise in aquifer protection, which shall specify the procedures to be used in managing the activities at the site.
3. **Environmental Impact Assessment** - On an application for a Special Permit or for revising the boundaries of the Public Water Supply Protection Zone the Commission may require an Environmental Impact Assessment be prepared by a Connecticut licensed professional engineer with specific expertise in public water supply watershed and aquifer protection describing, insofar as is pertinent to the application:
  - a. Aquifer characteristics, including a delineation of the primary recharge area and details of the hydrologic budget, including natural and man-induced sources of recharge and withdrawal.
  - b. Details of the proposed aquifer usage, including static conditions and an estimate of the quantity of induced surface flows.
  - c. Potential impacts to the aquifer, including impacts to other users of the aquifer, in terms of levels, quantity of water available and water quality changes.
  - d. Proposed measures to monitor, report, and mitigate any impacts.

4. **Best Management Practices** - Applicants for all projects within the Public Water Supply Protection Zone shall refer to the Appendix of these Zoning Regulations for guidance on the design and maintenance of buildings, site improvements and storm water management. The Commission may impose Special Permit conditions based on these Best Management Practices in approving applications under this Section.

**H. PROCEDURES**

1. The Commission, in arriving at its decision on an application must find that the proposal, as submitted and/or together with conditions and/or modifications that the Commission may attach to it, will ensure that:
  - a. the groundwater quality will not fall below federal or state standards for drinking water quality, except that, if existing groundwater quality is already below said standards the implementation of the proposal will result in no further deterioration; and
  - b. accidental spills and discharge of toxic and hazardous materials will be safely contained by measures and devices detailed in the application or prescribed by the Commission.

**I. DETERMINATION OF REGULATED AND NON-REGULATED ACTIVITIES**

1. Any person proposing to carry a regulated activity to occur in the Public Water Supply Protection Zone is required to provide information about the proposed activity to the Planning and Zoning Office on a form provided by the department. Such form shall provide sufficient information to enable staff to properly determine that the proposed activity is a regulated activity or a non-regulated activity within the Zone. Staff may refer such information to the Commission for further review.
2. If such activity is determined to be a non-regulated activity, then no further action under this Section is required.

This page intentionally left blank.