

DRAFT – 05.07.25

Revised 05.13.25

Proposed Amendments to City of Derby Zoning Regulations

Article II, Section 195-7, Definition and Word Usage

Existing Definition

JUNK -- Any scrap, waste, reclaimable material or debris, whether or not stored or used in conjunction with dismantling, processing, salvage, storage, baling, disposal or other use or disposition. (COMMENT: "Junk" includes vehicles, tires, vehicle parts, equipment, paper, rags, metal, glass, building materials, household appliances, brush, wood and lumber.)

New Definition

JUNK -- Any scrap, waste, reclaimable material, or debris; unregistered or inoperable vehicles, machinery or equipment, or parts thereof; tires; construction and building demolition materials; household appliances; paper, rags, glass, brush, wood and waste lumber.

Existing Definition

JUNKYARD -- Any area, lot, land, parcel, building or structure or part thereof used for storage, collection, processing, purchase, sale or abandonment of wastepaper, rags, scrap metal or other scrap or discarded goods, materials, machinery or two or more unregistered, inoperable motor vehicles or other type of junk.

New Definition

JUNK YARD -- Any "junk yard," "motor vehicle junk business" and "motor vehicle junk yard" as defined in the General Statutes of the State of Connecticut. The term shall also include any place of storage or deposit, whether in connection with a business or not, for one or more used motor vehicles which are either no longer intended or in condition for legal use on the public highways and shall also include any place of storage or deposit of used parts of motor vehicles, machinery, equipment, and old

metals, iron, glass, paper, cordage and other waste materials which on any lot have an aggregate bulk equal to two automobiles. In Residence Districts, the term shall also include both the outside storage of unregistered motor vehicles for periods longer than 30 days and the outside storage or deposit of parts or bodies of motor vehicles, each in such a manner as to be visible from any street or any other lot. Special Exception uses that are permitted through these Regulations under specific sections as not included in this definition.

New Definition

REDEMPTION CENTER -- A private businesses, registered by the Connecticut Department of Energy and Environmental Protection in accordance with Section 22a-245 of the Connecticut General Statutes, that works with distributors of carbonated beverages to redeem bottles and cans with a deposit value.

Article III, Section 195-17, Industrial-I (I-1) Zone

D. Special Exception Uses

New

(12) Collection, sorting, temporary storage, and shipping of used reclaimable metal, including both ferrous and nonferrous, for recycling, provided a) the lot on which such use is located adjacent to or within twenty-five (25) feet of a railroad right of way, and is not less than 40,000 square feet in area nor greater than 80,000 square feet in area; b) the operations and storage are principally conducted in an enclosed warehouse structure; c) any area for outside storage is not greater than 150 percent of the area of the warehouse structure and is appropriately screened from the public view from the street or any other lot; and d) is not a motor vehicle recycler's business or yard as defined in the Connecticut General Statutes.

(13) Redemption Center provided that a) the activity is conducted within a warehouse structure; and b) any area for outside storage is not greater than the warehouse structure and is appropriately screened from the street or any other lot.