

**Roxbury Land use Department
29 North Street
Roxbury, CT 06783**

Possible Notice of Violation

Sent Certified Mail &
First class
Charles Copley
5 Heather Court
Woodbury CT 06798

April 22, 2025

Possible Notice of Violation –Rucum Rd.

I received notice that you are operating a “dog park”, this was verified on Sniffspot, where it is advertised.

Below you will find our regulations on home enterprises.

2.N. Home Enterprise

2.N.1. Purpose The purpose of this Section is to permit and regulate Home Enterprise.

2.N.2. Categories Of Home Enterprises Home Enterprise uses are grouped into three categories as follows according to the degree of potential neighborhood impact:

1. Category I (No Zoning Permit Required) - **Use of a dwelling for a home office or another home enterprise** that has no impact on the neighborhood and meets all the following requirements: a. No employees, except residents of the dwelling. b. No clients or customers allowed on premises. c. No visible exterior evidence of the Home Enterprise. d. There shall be no exterior change to the dwelling in connection with the Home Enterprise. Meets all general requirements in Section

2.N.3. 2. Category II (Zoning Permit Required) - **Use of a dwelling for a home enterprise by one or more members of the occupying household**, with limited client or customer visits and/or a very low impact on the neighborhood and that meets all of the following requirements: a. A maximum of three (3) part-time or full-time outside employees, regardless of the number of Home Enterprises conducted at the premises. b. Clients or customers are allowed on premises by appointment only. c. No visible exterior evidence of the Home Enterprise, except as provided in Section 2.N.5 and a sign permitted by Section 3.A. d. There shall be no exterior change to the dwelling in connection with the Home Enterprise. e. Adequate off-street parking shall be provided for all residents, employees, clients, and customers on the premises at any one time located at least twenty-five (25) feet from any property line and screened from adjoining residential property and from the street using appropriate screening material such as five-foot high evergreens on four-foot centers or a solid fence sufficient to screen parking. The Zoning Commission may limit the number and types of vehicles on the premises for business purposes. f. Meets all general requirements in Section

2.N.3. 3. Category III (By Special Permit Only) - This category shall consist of Home Enterprises that are not classified as Category I or II but are operated by one or more members of the occupying household. Each application shall be evaluated based upon the particular characteristics of the proposed Home Enterprise relative to the standards and requirements set forth in this Section and the impact of such

activity on the residential and rural character (as defined in these Regulations) of the neighborhood. In approving Home Enterprise use, the Zoning Commission may attach conditions to the Special Permit to ensure compliance with the standards set forth in this Section and compatibility with the neighborhood. Failure to comply with the conditions of the Special Permit shall be grounds for revocation. approving a Home enterprise use, the Zoning Commission may attach conditions to the Special Permit to ensure compliance with the standards set forth in this Section and compatibility with the neighborhood. Failure to comply with the conditions of the Special Permit shall be grounds for revocation.

We are asking that this business cease operation unless the home enterprise requirements are met.

Home Enterprise - An accessory use conducted for financial gain within a dwelling or accessory building on the same parcel by the residents of the dwelling unit, which use is incidental and subordinate to the dwelling use.

Sincerely,

John Cody



Charles' Wild Forest: Private 50-Acre Dog Haven

Roxbury, Connecticut • 22 mi from you

Hosted by Charles C.



★ 4.98 · 63 Reviews

Top spot

Unfenced

50 acres

Book this spot!

\$10 per dog per hour

★ 4.98 (63)

Book now

Find an available time

Top spot!

This spot consistently provides amazing experiences to guests



Show all photos

Fencing

Enclosure

Unfenced

Fencing details: Property is unfenced, but is vast, and trails are far from the road. Please do stay on the trails though!