



# TOWN OF HAMDEN

## PLANNING & ZONING DEPARTMENT

Hamden Government Center  
2750 Dixwell Avenue  
Hamden, Connecticut 06518  
Tel: (203) 287-7070  
Fax: (203) 287-7075  
www.hamden.com

October 29, 2021

Re: Proposed Town of Hamden Zoning Regulation Text Amendment  
Elimination of Certain Transect Design Requirements to M Zone Development  
Town of Hamden Planning and Zoning Commission, Applicant

Greetings,

Please find enclosed the above referenced zoning text amendment, which is being proposed by the Town of Hamden Planning and Zoning Commission (PZC). The Hamden PZC completed an update of its Plan of Conservation and Development in 2019. This zoning text amendment will allow Hamden to accomplish high priority objectives adopted with strong community consensus and relating to economic development, business retention/expansion, tax base diversification and other related fiscal concerns.

The present proposal does not create any new "M" (manufacturing) zones, it only seeks to leverage existing M zones by eliminating inappropriate design standards. Specifically, "form based" Transect zone requirements are intended to create pedestrian scale, mixed use spaces which de-emphasize automobiles and otherwise move away from conventional "Euclidian" approaches to managing land uses. Having now developed over ten years of experience with the application of its "T" zone regulations, Hamden has determined that some adjustments are needed. Those adjustments will retain the T zone standards where they have worked best, and eliminate their applicability to best suit the operational, design and other needs of Hamden's established manufacturing zones, property owners, investors and tenants.

These text amendments are also critically important in that much of the land included in Hamden's "M" zones is frankly unsuitable for development, due to resource and other constraints. In fact, when compared to other cohort communities in the region, Hamden's inventory of well located, developable M zoned land is very limited. This, together with other relevant factors, such as lack of direct highway access, put Hamden at a distinct economic disadvantage, given that most of its revenue is based on property taxes. Enhanced use of Hamden's existing M zones will reduce the burden placed on residential property owners and allow Hamden to continue to provide essential public services.

In closing, the Hamden PZC and its staff believe these proposed text amendments are also fully consistent with applicable State and Regional Plan goals, policies and objectives, as well as with any applicable coastal area goals, policies and objectives.

If you have any questions, please contact me at [Ejohnson@Hamden.com](mailto:Ejohnson@Hamden.com) or Hamden's Assistant Town Planner at [Mdavis@Hamden.com](mailto:Mdavis@Hamden.com). **The public hearing for this application is scheduled to open on December 14, 2021 at 7:00 pm in the Legislative Council Chambers, 2372 Whitney Avenue, Hamden CT.** Our intention is to hold and close the hearing that evening and vote to approve the changes such that an effective date can be set for early 2022. If at all possible, please try to accommodate that schedule by submitting any review comments to us in advance of that date and, as noted, please contact us if you have any questions or concerns.

Thank you for your time and anticipated assistance.

RECEIVED AND FILED  
TOWN CLERK'S OFFICE  
NORTH HAVEN, CT

NOV 4 2021

*J. Rose*  
TOWN CLERK

Erik Johnson  
Town Planner  
Hamden CT

RECEIVED AND FILED  
TOWN CLERK'S OFFICE  
NORTH HAVEN, CT

NOV 10 2021

*J. Rose*  
TOWN CLERK

List of Attachments: Cover letter, overview memo, application form, and proposed regulation

List of Addresses:

Bethany Town Clerk, 40 Peck Road, Bethany CT 06524

Cheshire Town Clerk, 84 S. Main Street, Cheshire CT 06410

Hamden Town Clerk, 2750 Dixwell Avenue, Hamden CT 06518

New Haven Town Clerk, 200 Orange Street, New Haven CT, 06510

North Haven Town Clerk, 18 Church Street, North Haven, 06473

Wallingford Town Clerk, 45 S Main Street, Wallingford CT, 06492

Woodbridge Town Clerk, 11 Meetinghouse Lane, Woodbridge CT 06525

Regional Water Authority Environmental Planning Department, 90 Sargent Drive, New Haven CT 06511

Carl Amento, South Central Regional Council of Governments, 127 Washington Avenue, 4<sup>th</sup> Floor West, North Haven CT 06473

Lori Mathieu, Department of Public Health, 410 Capitol Avenue, Hartford CT 06134

Katie Perzanowski, Connecticut Department of Energy and Environmental Protection, 79 Elm Street, Hartford, CT 06106

Copies to:

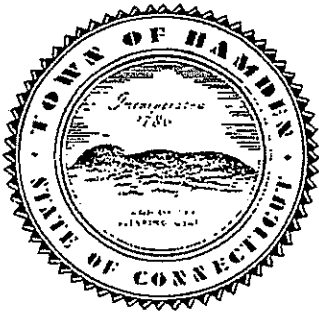
Mayor

PZC

Town Atty(s)

Hamden Chamber of Commerce

Town Engineer



Date of Filing 10/29/21  
Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_  
Receipt # \_\_\_\_\_  
Application # 21-980

**TOWN OF HAMDEN  
APPLICATION TO AMEND THE ZONING REGULATIONS**

Pursuant to Sections 702 – 702.12 of the Hamden Zoning Regulations

APPLICANT TOWN OF HAMDEN PZC TELEPHONE 203-287-7074  
(Name)  
ADDRESS 2750 DIXWELL AVENUE, HAMDEN CT 06518  
(Street No and Name) (Town and State) (Zip Code)

EMAIL ADDRESS OF CONTACT PERSON: EJOHNSON@HAMDEN.COM

REGULATION TO BE:  AMENDED  ADDED or  DELETED:  
Article Number \_\_\_\_\_ Section \_\_\_\_\_ Group Use \_\_\_\_\_

CURRENT LANGUAGE (SEE CURRENT ZONING REGS)

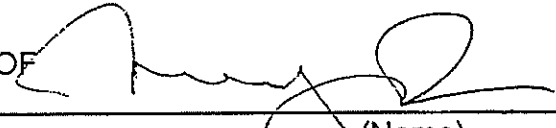
PROPOSED LANGUAGE (SEE ATTACHED)

REASON FOR PETITION FOR CHANGE IMPLEMENT 2019 PZC RECOMMENDATIONS

Have there been any previous petitions for same or similar amendments?  YES  NO

If YES, list name of applicant \_\_\_\_\_

SIGNATURE OF APPLICANT

 \*

(Name)

TELEPHONE NO. 203-287-7070

MAILING ADDRESS

2750 Dixwell Avenue, Hamden CT 06518

(Street No. and Name)

(Town and State)

(Zip Code)

If you require additional space to complete any of your answers, please attach to this document.

\* Matthew Davis, Assistant Planner  
For Brock Poirier, Chair Hamden PZC

## Application for Zoning Regulation Amendments

Town of Hamden Planning and Zoning Commission (PZC)

October 29, 2021

**SCOPE:** Eliminate Applicability of Certain Transect Zone (T Zone) Design Standards to Properties Located Within Manufacturing Zones (M Zones).

**PURPOSE:** To implement 2019 Plan of Conservation and Development (POCD) recommendations relating primarily to economic development, fiscal stability and business growth/retention.

### OVERVIEW

Approximately 12 years ago, Hamden engaged in a public process to develop and evaluate a package of major changes to its zoning regulations. As a consequence, Hamden's zoning regulations and map were amended to incorporate neo-traditional and form based standards. These were applied broadly, focusing on major corridors and nodal areas. While new "transect" zones were created and mapped, these regulations were also applied to the Town's existing manufacturing zones.

Town staff, various land use commissions and private interests have now acquired over 10 years of practical experience administering these regulations. This experience, and the Town's present financial condition suggest that it would be prudent to revisit some of these regulations and to make appropriate adjustments.

In 2019, the Hamden PZC adopted its latest update to the Town's POCD. Based on public input, staff and commission recommendations and data and recommendations provided to the PZC by its professional consultants, the POCD places great emphasis on economic development, fiscal and budgetary concerns. The highest priority recommendations are intended to address these challenges.

In early 2021, the PZC began informal discussions of possible actions they could take to begin accomplishing the goals and objectives of the 2019 POCD. Changes in P&Z Department staffing and additional assignments delayed initiation of these efforts, however, in late Summer/Fall of 2021, the PZC, based on staff's recommendation, agreed to move forward with the specific changes contained in this application.

In addition to this narrative overview, the Commission's application includes the following:

1. The required standard application form.
2. A mark-up version of the current regulations showing the proposed changes.

## SPECIFIC CHANGES

1. Elimination of the "M" from the title/heading of the following regulation sections. This change will result in eliminating the applicability of the design requirements located within these sections (i.e. those under the given section heading) to development within Hamden's "M" (manufacturing) zones, unless otherwise noted below.

310.1 (subsections a, b, c, d, and will no longer be applicable to M zone development - subsections f and g will be replicated in existing section 380.1 – Manufacturing Zone – and will therefore remain applicable to development within the M zones)

310.2 (not currently applicable to M zone development and will remain as such)

320.1 (all subsections will no longer be applicable to M zone development)

320.2 (all subsections will no longer be applicable to M zone development)

320.3 (Subsections a, b and f will no longer be applicable to M zone development. Subsection "c" will be modified and the new language inserted into existing section 380.1 – Manufacturing Zone- in order to retain the limitation on permissible locations of loading docks and service areas and related screening requirements. Subsections d and e will remain applicable through application of other existing sections of the regulations).

330 (will no longer be applicable to M zone development)

340.1 (all subsections will no longer be applicable to M zone development)

340.2 (will no longer be applicable to M zone development - the ability to use first floor areas for commercial purposes will remain permitted per existing use table 6.1)

350.1a (will no longer be applicable to M zone development - parking ratios and related requirements will continue to be addressed by application of other existing sections of the regulations).

350.2 (subsections d and e will no longer be applicable to M zone development. The requirements of 350.2 a, 350.2 b and 350.2 c will remain applicable through application of other existing sections of the regulations).

350.3 (not applicable to M zone development – no changes proposed or necessary).

360.1 (subsection a will no longer be applicable to M zone development – subsection b will however continue to be applicable via other existing sections of the regulations)

360.2 (all subsections will no longer be applicable to M zone development)

360.3 (all subsections will no longer be applicable to M zone development)

360.4 (subsection a will no longer be applicable to M zone development. Bike racks will remain required via application of other existing sections of the regulations).

360.5 (all subsections will no longer be applicable to M zone development)

370.1 (will no longer be applicable to M zone development).

370.2 (not applicable to M zone development – no change proposed or necessary)

370.3 (will no longer apply to M zone development, however, landscape requirements will continue to be applicable by application of other existing sections of the current regulations).

370.4 (not applicable to M zone development – no change proposed or necessary)

2. Figures 3.2, 3.3, 3.4, 3.5, 3.6, 3.7 and Table 3.4 will no longer be applicable to M zone development.

3. Table 3.5 will be amended as follows:

- \* eliminate the frontage buildout requirement

- \* Eliminate the “maximum” front building setback and change to a conventional “minimum” setback

- \* add two footnotes applicable to the side and rear yard setbacks to clarify that where buffer areas are required per section 540.3.4, section 540.3.4 shall govern.

4. Table 3.5.1 will be amended as follows:

- \* add two footnotes applicable to the side and rear yard setbacks to clarify that where buffer areas are required per section 540.3.4, section 540.3.4 shall govern.

5. 530.1 - eliminate “M” zone from section heading/title (this will eliminate the optional “build to” line from M zone development).

6. Amend section 540.3.4 to insert the capital letter “M” in the first line after “T5”. (This will clarify the applicability of buffer requirements to M zone development abutting Residential Zones).

7. Amend existing section 380.1 (Manufacturing Zone) to add the language noted above.

## **Proposed Text Amendments**

### **Section 310 BUILDING LOCATION**

310.1 Specific to zones T1, T2, T3, T3.5, T4, T5, M, TG, NC

### **Section 320 BUILDING MASSING**

320.1 General to Zones T1, T2, T3, T3.5, T4, T5, M, TG, NC

320.2 Specific to Zones T3, T3.5, T4, M, TG, NC

320.3 Specific to Zones T5, M, TG, NC

### **Section 330 SPECIAL REQUIREMENTS T3.5, T4, T5, M, TG, NC**

### **Section 340 BUILDING USE**

340.1 Specific to zones T2, T3, T3.5, T4, T5, M, TG, NC

340.2 Specific to zones T3.5, T4, T5, M, TG, NC

### **Section 350 DENSITY AND PARKING CALCULATIONS**

350.1 Specific to zones T2, T3, T3.5, M, TG, NC

350.2 Specific to zones T4, T5, M, TG, NC

### **Section 360 PARKING LOCATION and PRIVATE ROADWAY STANDARDS**

360.1 Specific to zones T1, T2, T3, T3.5, T4, T5, M, TG, NC

360.2 Specific zones T2, T3, M, TG, NC

360.3 Specific to zones T3, T3.5, T4, M, TG, NC

360.4 Specific to zones T3.5, T4, M, TG, NC

360.5 Specific to zones T5, M, TG, NC

### **Section 370 LANDSCAPE STANDARDS**

370.1 Specific to zones T2, T3, T3.5, T4, M, TG, NC

370.3 Specific to zones T3, T3.5, T4, M, NC



## Section 380 SPECIAL DISTRICTS

### Section 380.1 Manufacturing Zone

#### Purpose

The purpose of the Manufacturing Zone is to provide for a broad range of industrial and commercial uses in an open setting that will not have environmentally object able influences on adjoining residential and business zones.

Zone	Min. Lot Area	Max. Height	Max. % Building Coverage	Max. % Impervious Surface	Lot Width	Frontage Buildout	Front Yard Setback	Side Yard Setback <sup>1</sup>	Rear Yard Setback <sup>1</sup>
M	20,000 sf	40'-0"	40%	60%	100 ft	<b>80% min.</b>	25 ft <b>max.</b>	10 ft min.	25 ft min.

If a building is set back from the front lot line by 25 feet or more, there shall be:

- a. A landscaped area at least 10 feet wide abutting the front of the building; and,
- b. A landscaped strip of not less than 5 feet wide along and contiguous to the front lot line of the property, or;
- c. An equal amount of landscaped area acceptable to the Commission in another location on the site.

Front Setback	20 ft. min + bldg. setback
Side Setback	3 ft. <sup>1</sup>
Rear Setback	3 ft. <sup>1</sup>

- Mobile storage containers may not be placed within a required front or side yard and may be used only for a period not to exceed 90 days in any 12 month period.<sup>2</sup>
- "Roll-off" construction dumpsters may not be placed within a required front or side yard and may be used only for a period not to exceed 90 days in any 12 month period, renewable for an additional 30 days, but only when associated with active demolition or construction project approved by the Building Department.<sup>3</sup>
- Loading docks and service areas shall not be permitted in front yards.

<sup>1</sup>When buffer areas are required per section 540.3.4, Section 540.3.4 shall govern.

<sup>2</sup> Effective November 15, 2012

<sup>3</sup> Effective November 15, 2012

## **Section 530 Lot, Block and Building Configuration**

### **Section 530.1 Front Yards/Build-To Lines**

#### **Specific to Zones R3, R4, R5, T3, T3.5, M and NC**

The purpose of this section is to create a uniform location for buildings by requiring a build-to line.

Where buildings exist on adjacent lots, the Commission or its agent may require that a proposed building match one or the other of the adjacent front yard setbacks and heights rather than the provisions of these Regulations.

#### **540.3.4 Buffer Area**

The purpose of the buffer area is to provide privacy from noise, headlight glare, and visual intrusion to residential dwellings. A buffer area shall be required along all side and rear boundaries of a Special Permit use, a T3.5, T4, T5, M or Special District lot abutting any lot in a Residential Zone (R1 – R5), T2, T3 zone. Such buffer area shall comply with at least the following minimum standards.