

WELCOME

**The Hamden
Planning & Zoning
Commission
welcomes you to a
presentation of a
DRAFT of
Hamden's proposed
Zoning Regulations**



The Process to Date

- 2004 Plan of Conservation & Development adopted
- 2007 – Administration sanctions overhauling Zoning Regulations
- 2007 – Consultants hired
- October 2007 - Charrette
- Nov. 2007 – Present: Prepare draft of proposed new regulations
- September/October 2008 – Present draft regulations for public comment



The Best of Both Worlds

The proposed zoning regulations:

- Combine traditional zoning and the SmartCode into a hybrid zoning code that is specific to Hamden
- Make very few changes to Residential Zones
- Promote strategic development along State Street, Dixwell and Whitney Avenues
- Encourage environmentally responsible development.
- Expand development opportunities
- Increase the Town's commercial tax base
- Reduce the residential tax burden

Show me the money

Strategically increase development opportunity +

Increase income producing potential +

Increase in the Town's commercial tax base +

= Relief of some residential tax burden



The SmartCode

- A series of walkable neighborhoods.
- Public spaces with a sense of enclosure to create “outdoor rooms”
- Pedestrian and bicycle-oriented transportation design
- A mix of land uses (residential, office, and retail)

The SmartCode

SmartCode

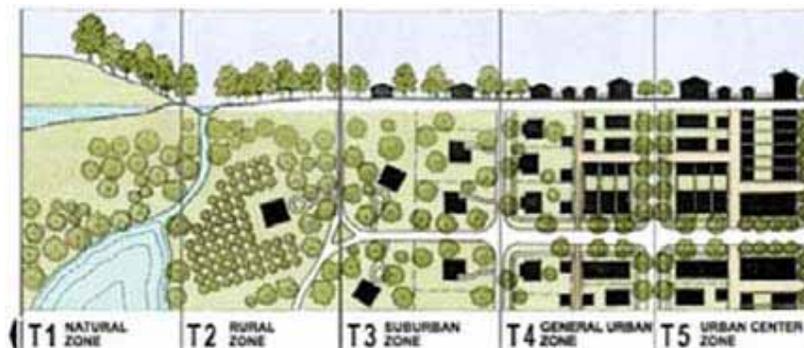
- Keeps neighborhood centers compact and rural land open
- Repairs the destructive sprawl-producing patterns of separated use-based zoning.

The SmartCode

SmartCode regulates:

- width of lots
- size of blocks
- building setbacks
- building heights
- placement of buildings on the lot
- location of parking

Transect



T-1 Natural

Natural landscape with
some agricultural uses

Includes parks and
greenways



T-2 Rural

Primarily agricultural with
woodland and wetland

Some scattered buildings such
as barns & farmhouses

Typically 1-2 story buildings

Variable setbacks

Parks and greenways



T-3 Sub-urban

Lawns, landscaped
yards surrounding
detached single-family
homes

Variable setbacks

Typically 1-2 stories

Parks and greenways



T-4 General Urban

Mix of houses, townhouses
& small apartment buildings
with scattered commercial
activity

Balance between landscape
& buildings



T-4 General Urban

Typically 2 stories

3rd story allowed as bonus for
LEED or LANDCode
certified buildings

Pedestrian activity

Central squares & greens



T-5 Urban Center

Buildings oriented to
street defining a street
wall

Stoops & shopfronts

Typically 3 stories

4th story allowed as bonus
for LEED or LANDCode
certified buildings

Parks, plazas, squares,
median landscaping



T-5 Urban Center

Shops mixed with townhouses, larger apartment houses, offices, workspace and civic buildings

Predominantly attached buildings

Tree-lined right-of-way

Substantial pedestrian activity

Shallow setbacks



SmartCode & Conventional Zoning

Zoning Map	
Residential Districts	
	RF - Single-Family Residential
	RH - Neighborhood Residential
	RM - Medium Density Residential
	RMH - Medium-High Density Multi-Family Residential
	RHD - High Density Multi-Family Residential
Commercial Districts	
	CH - Neighborhood Center Commercial
	CC - Community Commercial
	CT - Town Center Commercial
	CS - Service Commercial
	CG - Gateway Commercial
Industrial Districts	
	IMP - Industrial/Business Park
	I - Light Industrial
	HI - Heavy Industrial
Special Purpose Districts	
	OS - Open Space
	PD - Planned Development
	PI - Public/Institutional
	REC - Recreation
Overlay Districts	
	AS - Airport Safety (Portions of Airport Reserve Area within town boundary)
	FH - Flood Hazard (See FEMA maps on file in the Town Planning Department)



SmartCode Zoning

Conventional Zoning

What can zoning regulate?

- **Uses** – Can I put a restaurant here?
- **Form** – Where can I put my building?
How high can it be? Where can I park?
- **Aesthetics & Style** – i.e., paint color & building style
- **Behavior**

Guiding Principles

- Promote coherent development compatible with the unique character of Hamden's neighborhoods.
- Increase the commercial tax base, lowering the tax burden for residential property owners.
- Encourage environmentally responsible design.
- Protect existing open space.
- Provide safe design for pedestrians & bicyclists.
- Enhance appearance by regulating building form.

TRUE or FALSE

“The current R-4 residential zone that preserves the stately, old homes along Whitney Avenue ... would be wiped out to allow for commercial development.”

FALSE

- Current regulations allow office buildings in the R-4 Zone along Whitney Avenue.
- Proposed regulations also allow office use, but will encourage any new development to be harmonious with the existing character of the neighborhood.
- Whitney Avenue’s stately, old homes are protected by the integrity of the current owners, their unwillingness to sell to disreputable developers and community pressure.

TRUE

TRUE or FALSE

“All of Whitney Avenue from the New Haven border to Mt. Carmel would be turned into a T-4 General Urban commercial zone.”

FALSE

The plan for Whitney Avenue contains ALL Transect Zones (T-1 through T-5) along Whitney Avenue.

TRUE

TRUE or FALSE

T-4 is a “commercial zone.

FALSE

- Allows for a mix of houses, townhouses and small apartment buildings with scattered commercial activity.
- Balances landscaped areas and buildings.
- Encourages a strong presence of pedestrians
- Creates setbacks that are shallow to medium depth (just like existing setbacks).
- Limits building height to 2-stories with a bonus story for LEED or LANDCode certified buildings.

TRUE

TRUE or FALSE

T-Zones are designed to resemble “1950’s automobile oriented strip shopping centers that destroyed walking neighborhoods”.

FALSE

- The SmartCode was specifically developed to counter the unattractive and anti-pedestrian nature of “1950’s automobile oriented” development.
- T-4 and T-5 zones require that parking be placed at least twenty feet BEHIND building facades, thus eliminating a sea of parking in the front.

TRUE

Changes that effect all zones

- Clearly state intent of regulations
 - Health, Safety & Welfare
 - Environment & Natural Resources
 - Growth & Development
 - Circulation
- Updated Definitions

Changes that effect all zones

- Add text, diagrams and neighborhood plans
- Make document cohesive and user friendly
- Removed the Aquifer Protection Regulations
(DEP now requires that they be separate.)

Changes that effect all zones

- Specify location & design for dumpsters & their enclosures
- Show where buildings can be placed on lots so that they contribute to the character of the existing neighborhood
- Expand standards for grading, cutting and filling
- Limit hours of construction

Changes that effect all zones

- Create illumination standards
- Require full cut-off fixtures



- Set standards for minimum and maximum illumination

Changes that effect all zones

- Provide standards for the preservation of special features such as brooks, ridges, historic landmarks etc.



- Gravel mining operations shall be prohibited
- Incorporate street tree list for improved streetscapes

Changes that effect all zones

Revise parking standards

- All spaces in excess of what is required must be of pervious surface
- Allow shared parking for mixed-use development
- Allow street parking to contribute toward required parking



Changes that effect all zones

- Regulate above grade utility boxes
- Protection of Historic Structures
- Require home inspection by licensed home inspector for student housing
- Telecommunications text revised to reflect statutory changes in jurisdiction

Gas Backwards

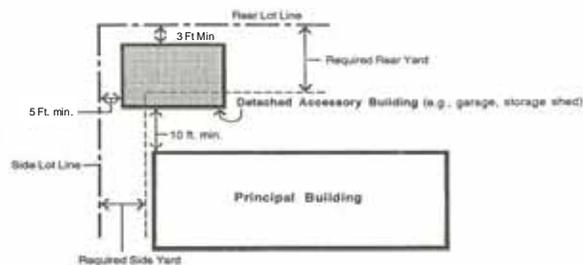
- Require that drive-through service be in the rear of buildings
- Set queue standards for various drive-through uses



Why Change Anything in Residential Zones?

- Adjust existing regulations that have proven cumbersome, ineffective or inefficient
- Allow for low impact economic development
- Encourage a modest increase to commercial tax base
- Allow for compatible uses with low density residential area
- Meet market demand

Location of Accessory Structures



Street Trees & Park Trees

Incorporate the Street Tree list created by the Clean & Green Commission



Types of Zoning Permits



Special Permit Required – Requires a public hearing



Site Plan – Requires Commission approval



By-Right – Requires administrative approval only

Proposed changes to R1 Zone

Allowed Use	Current Permit	Proposed Permit
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	Site Plan
Hospitals	Special Permit	
Nursing Homes	Special Permit	
Out-Patient Rehabilitation Facility	Special Permit	
Vehicle Storage – Accessory Use	By-Right	
Office Building	Special Permit	
Preservation of Historic Structures		Special Permit
Adaptive Re-Use to Multi-Family Housing	By-Right	
Managed Residential Community	Special Permit	
Dormitories	Special Permit	
Telecommunications Facilities*	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

*Siting Council has jurisdiction

Proposed Changes to R-2 Zone

Allowed Use	Current Permit	Proposed Permit
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	Site Plan
Hospitals	Special Permit	
Nursing Homes	Special Permit	
Vehicle Storage – Accessory Use	By-Right	
Office Building	Special Permit	
Preservation of Historic Structures		Special Permit
Adaptive Re-Use to Multi-Family Housing	By-Right	
Managed Residential Community	Special Permit	
Dormitories	Special Permit	
Telecommunications Facilities	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

*Siting Council has jurisdiction

Proposed Changes to R-3 Zone

Allowed Use	Current Permit	Proposed Permit
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	Site Plan
Hospitals	Special Permit	
Nursing Homes	Special Permit	
Preservation of Historic Structures		Special Permit
Multi-Family Dwellings, New Construction	Special Permit	
Telecommunications Facilities	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

*Siting Council has jurisdiction

Proposed Changes to R-4 Zone

Allowed Use	Current Permit	Proposed Permit
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	
Hospitals	Special Permit	
Preservation of Historic Structures		Special Permit
Telecommunications Facilities*	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

*Siting Council has jurisdiction

Proposed Changes to R-5 Zone

Allowed Use	Current Permit	Proposed Permit
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	
Hospitals	Special Permit	
Preservation of Historic Structures		Special Permit
Telecommunications Facilities*	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

*Siting Council has jurisdiction

Where R-5 changes to T-4 corridors

Allowed Uses	Current R-5	Proposed T-4
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	
Truck Garden	By-Right	
Grooming		Site Plan
Keeping of Animals	By-Right	
Veterinary Hospitals	Special Permit	Site Plan
Business & Personal Service		Site Plan
Cemeteries	Special Permit	
Civic Clubs, Lodges (Non-Profit)	Special Permit	Site Plan
Food Service		Site Plan
Funeral Homes		Special Permit
Nursing Homes	Special Permit	
Hotels		Special Permit
Inns		Special Permit

Where R-5 changes to T-4 corridors

Allowed Uses	Current R-5	Proposed T-4
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	
Truck Garden	By-Right	
Grooming		Site Plan
Keeping of Animals	By-Right	
Veterinary Hospitals	Special Permit	Site Plan
Business & Personal Service		Site Plan
Cemeteries	Special Permit	
Civic Clubs, Lodges (Non-Profit)	Special Permit	Site Plan
Food Service		Site Plan
Funeral Homes		Special Permit
Nursing Homes	Special Permit	
Medical Offices		Spec. Permit
Hotels		Special Permit
Inns		Special Permit

Where R-5 changes to T-4 corridors

Allowed Uses	Current R-5	Proposed T-4
Motels		Special Permit
Rooming & Boarding Houses	By-Right	Special Permit
Manufacturing, Accessory		Site Plan
Gas Station, Service & Repair		Special Permit
Vehicle Storage, Accessory Use	By-Right	
Open Space Development		Special Permit
Preservation of Historic Structures	Not Regulated	Special Permit
Public Parking Lots & Garages		Special Permit
Accessory Dwelling Unit, Single Family	Site Plan	By-Right
Research & Development Laboratories		Special Permit
Retail less than 1,500 sf		By-Right
Retail between 1,501 & 20,000 sf		Site Plan
Retail over 20,000 sf		Special Permit

Where R-5 changes to T-4 corridors

Allowed Uses	Current R-5	Proposed T-4
Business Schools		Spec. Permit
Warehousing & wholesaling w/ indoor storage		Special Permit
Telecommunications Facilities*	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

* Siting Council jurisdiction

Rest your eyes



Where R-4 changes to T-4 corridors

Allowed Uses	Current R-4	Proposed T-4
Bed & Breakfast		Special Permit
Commercial Farm	By-Right	
Truck Garden	By-Right	
Grooming		Site Plan
Keeping of Animals	By-Right	
Veterinary Hospitals	Special Permit	Site Plan
Business & Personal Service		Site Plan
Cemeteries	Special Permit	
Civic Clubs, Lodges (Non-Profit)	Special Permit	Site Plan
Food Service		Site Plan
Funeral Homes		Special Permit
Nursing Homes	Special Permit	
Hotels		Special Permit
Inns		Special Permit

Where R-4 changes to T-4 corridors

Allowed Uses	Current R-4	Proposed T-4
Motels		Special Permit
Rooming & Boarding Houses	By-Right	Special Permit
Manufacturing, Accessory		Site Plan
Gas Station, Service & Repair		Special Permit
Vehicle Storage, Accessory Use	By-Right	
Preservation of Historic Structures	Not Regulated	Special Permit
Public Parking Lots & Garages		Special Permit
Accessory Dwelling Unit, Single Family	By-Right	Site Plan
Two-family residence		By-Right
Three-family residence		By-Right
Research & Development Laboratories		Special Permit
Retail less than 1,500 sf		By-Right
Retail between 1,501 & 20,000 sf		Site Plan
Retail over 20,000 sf		Special Permit

Where R-4 changes to T-4 corridors

Allowed Uses	Current R-4	Proposed T-4
Business Schools		Spec. Permit
Warehousing & wholesaling w/ indoor storage		Special Permit
Telecommunications Facilities*	Special Permit	Site Plan
Wind Energy Conservation Systems	Site Plan	Special Permit

* Siting Council jurisdiction

Hamden's Neighborhoods

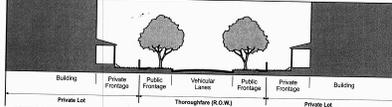
- State Street
- Whitneyville
- Newhall
- Spring Glen
- Leeder Hill
- Town Center
- Mt. Carmel
- Quinnipiac
- Dixwell Avenue
(south of Parkway)
- Magic Mile

SMARTCODE
Hartford, CT

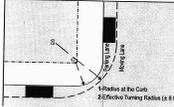
ARTICLE 6. STANDARDS AND TABLES
TABLE 17. DEFINITIONS ILLUSTRATED

TABLE 17: Definitions Illustrated. This table provides a number of diagrams to support and clarify the Definitions in Article 7.

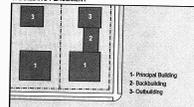
A. THOROUGHFARE & FRONTAGES



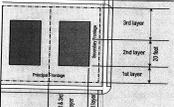
B. TURNING RADII



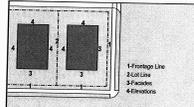
C. BUILDING PLACEMENT



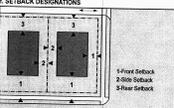
D. LOT LAYERS



E. FRONTAGE & LOT LINES



F. SETBACK DESIGNATIONS



G. NETWORK-BASED PEDESTRIAN SHED



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ARTICLE 6. STANDARDS AND TABLES
TABLE 15A. FORM-BASED CODE GRAPHICS - T3

TABLE 15: Form-Based Code Graphics. This following plate is a graphic form-based code for buildings.



BUILDING USE (see Table 16 & Table 18)
BUILDINGS
Looking: permitted use
Office: permitted use
Retail: permitted use

BUILDING CONFIGURATION (see Table 16)
Principal Building: 2 stories max. 8 max.
Outbuilding: 2 stories max.

LOT OCCUPATION
Lot Frontage Min: 12 ft. min. 100 max.
Lot Coverage: 60% max.

BUILDING PLACEMENT (see Table 16)
Elevation: permitted
Skyscraper: not permitted
Elevation: not permitted
Outbuilding: not permitted

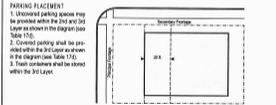
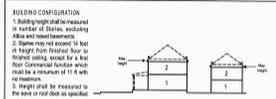
SETBACKS - PRINCIPAL BUILDING
Front Setback (F): 5 ft. min.
Front Setback (O): 10 ft. min.
Side Setback: 10 ft. min.
Rear Setback: 10 ft. min.
Frontage Building: 40% min. at setback

SETBACKS - OUTBUILDING
Front Setback: 20 ft. min. + 50% setback
Side Setback: 5 ft. or 8 ft.
Rear Setback: 10 ft. min.

PRIVATE FRONTAGES (see Table 16)
Corner Lot Line: permitted
Front & Rear: permitted
Rear of L.C.: not permitted
Frontage: not permitted
Rear: not permitted
Rear of L.C.: not permitted
Rear: not permitted
Rear: not permitted

PARKING PROVISIONS
See Table 19 & Table 11
* or 15 ft. from center line of alley.
Garages and structures may, after 10 meters for setbacks and height restrictions.

SmartCode Version 9.0



SMARTCODE
Hamden, CT

ARTICLE 6. STANDARDS AND TABLES
TABLE 15B. FORM-BASED CODE GRAPHICS - T4

TABLE 15: Form-Based Code Graphics. The following table is a graphic form-based code for buildings.

BUILDING USE (see Table 15.1)	Residential	1	Special use
RESIDENTIAL	Single-Family	1	Special use
OFFICE	Office	1	Special use
RETAIL	Retail	1	Special use

BUILDING CONFIGURATION (see Table 6)

1. Building height shall be measured in number of stories, excluding attic and roof structures.
2. Stories may not include floor height from finished floor to finished ceiling, except for a flat roof. Commercial buildings shall be measured in height from finished floor to finished ceiling, except for a flat roof. Commercial buildings shall be measured in height from finished floor to finished ceiling, except for a flat roof.
3. Height shall be measured to the same or roof deck as specified on Table 6.

SETBACKS - PRINCIPAL BUILDING

1. The Foundation and Elevation of Principal Building shall be set back from the Lot lines as shown.
2. Lots shall be built along the Principal Frontage to the maximum width specified and setbacks to the maximum width specified in this table.

SETBACKS - OUTBUILDING

1. The Elevation of the Outbuilding shall be set back from the Lot lines as shown.

PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the 2nd Layer as shown in the Diagram (Table 15C).
2. Covered parking shall be provided within the 2nd Layer as shown in the Diagram (Table 15C).
3. Truck containers shall be stored within the 2nd Layer.

SMARTCODE
Hamden, CT

ARTICLE 6. STANDARDS AND TABLES
TABLE 15C. FORM-BASED CODE GRAPHICS - T5

TABLE 15: Form-Based Code Graphics. The following table is a graphic form-based code for buildings.

BUILDING USE (see Table 15.1)	Residential	1	Special use
RESIDENTIAL	Single-Family	1	Special use
OFFICE	Office	1	Special use
RETAIL	Retail	1	Special use

BUILDING CONFIGURATION (see Table 6)

1. Building height shall be measured in number of stories, excluding attic and roof structures.
2. Stories may not include floor height from finished floor to finished ceiling, except for a flat roof. Commercial buildings shall be measured in height from finished floor to finished ceiling, except for a flat roof.
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SMARTCODE
Hamden, CT

ARTICLE 6. STANDARDS AND TABLES
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RETAIL	Retail	1	Special use

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SETBACKS - PRINCIPAL BUILDING

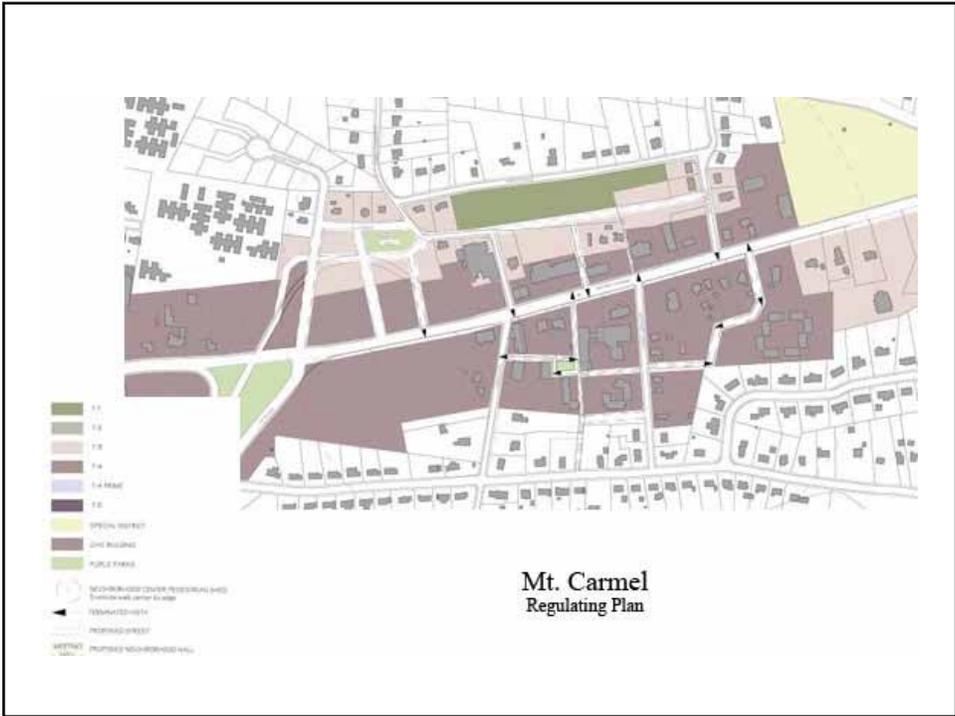
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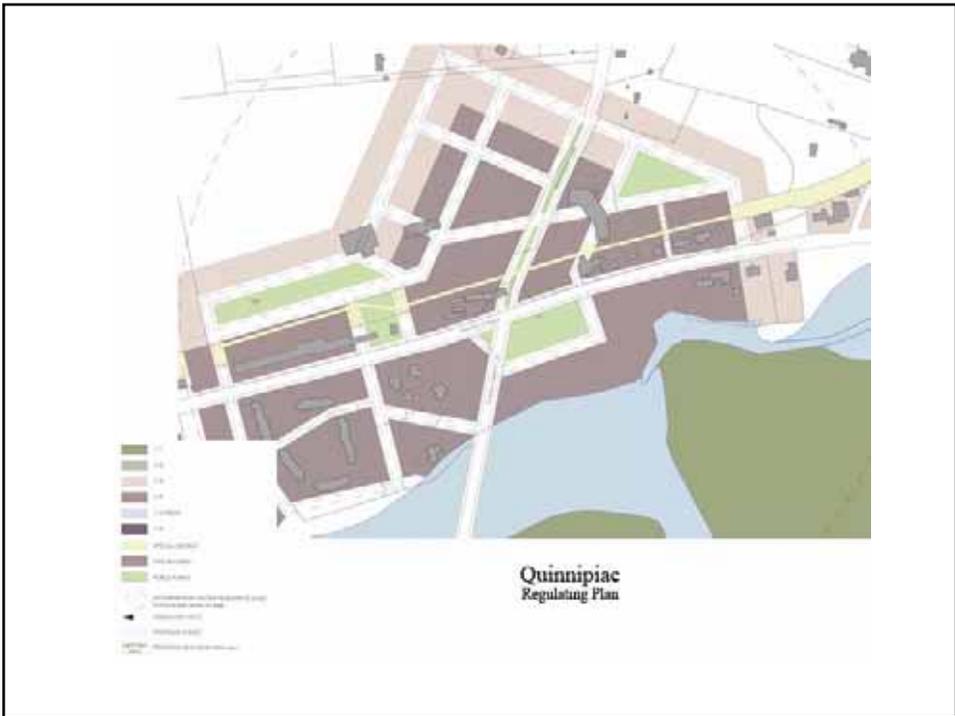
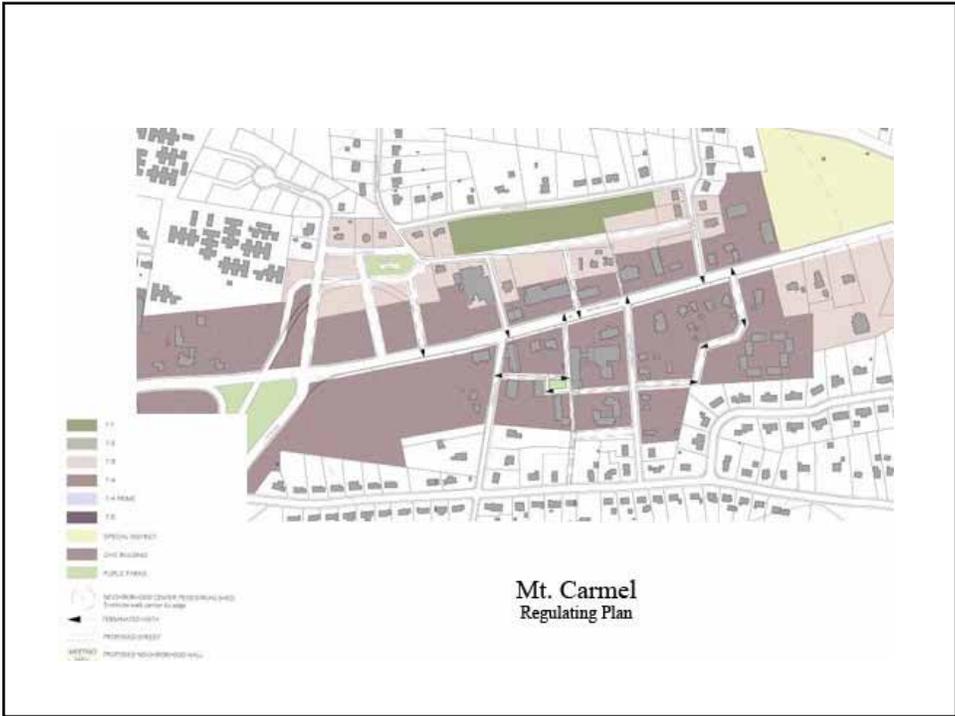


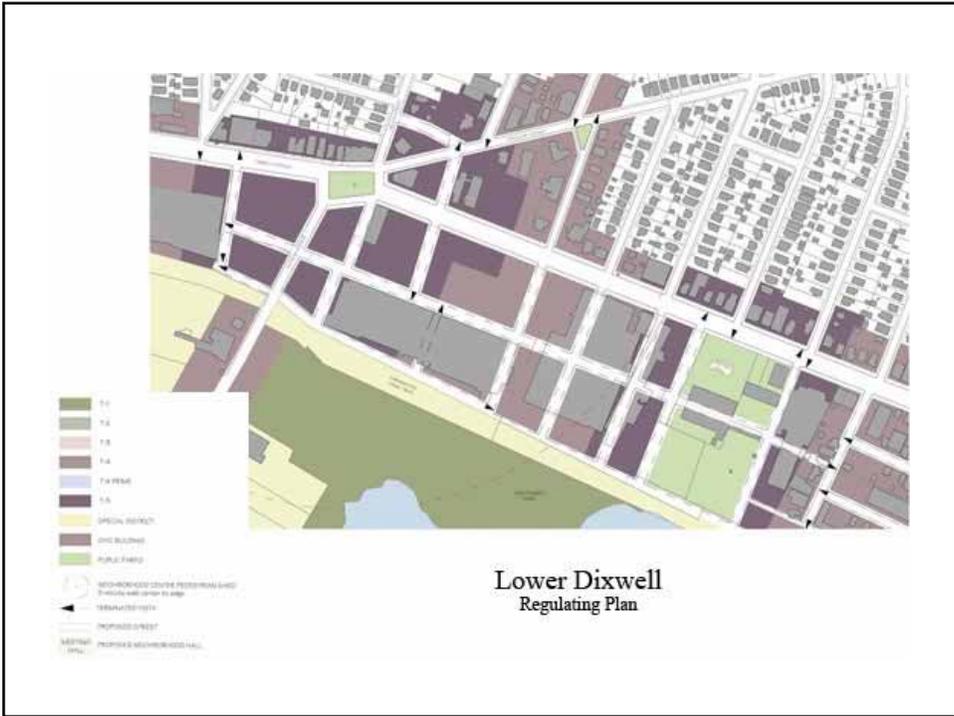


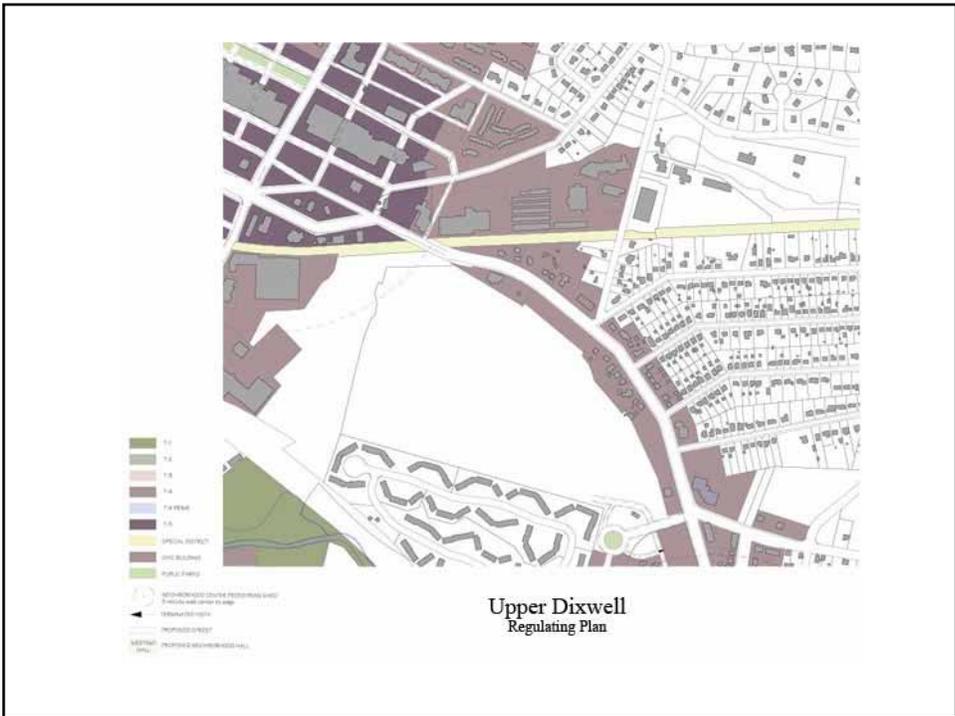
Leeder Hill



Centerville
Regulating Plan







Magic Mile

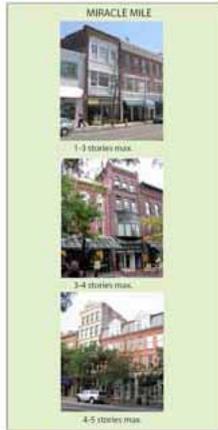


Town Center

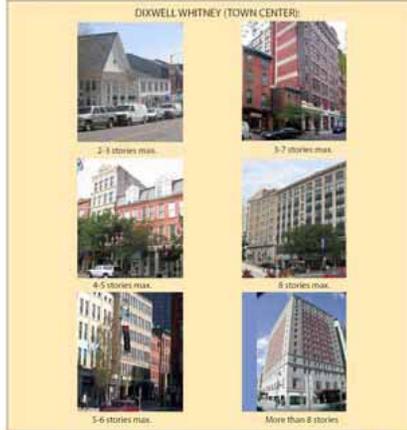


Visual Preference Survey

What building heights would you prefer in the project area? *Use one dot per column.*



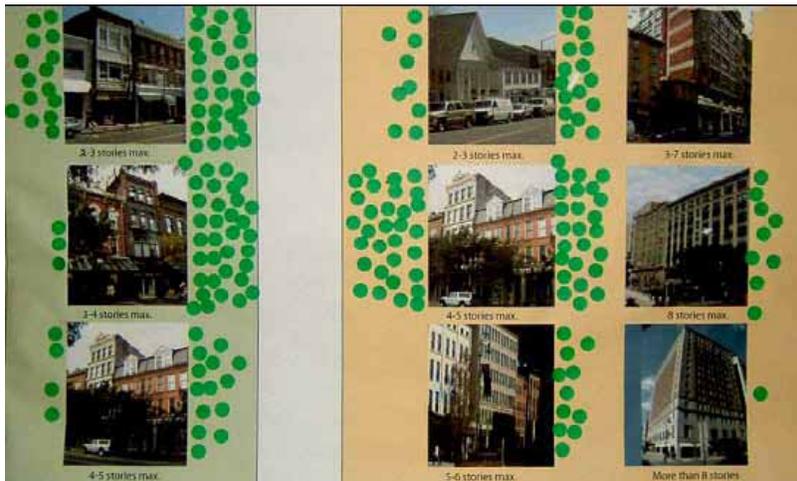
Hamden, CT SmartCode
Visual Preference Survey



Visual Preference Survey Results

Magic Mile

Town Center



Magic Mile
2-3 stories



Magic Mile
3-4 stories



Town Center 4-5 stories



A Great Opportunity



Next Steps

- September/October 2008 Receive public comments
Email comments to LCreane@hamden.com
- November/December 2008 – Make appropriate changes to draft regulations
- Submit application to Planning & Zoning Commission
- P & Z Commission holds public hearings and votes on new regulations