



Steps to Starting a New Business – The Zoning Process

From a zoning standpoint, starting a business in Hamden is a relatively straightforward process. Depending on the significance of the potential business and the amount of site work required, you may need to obtain one or more of the permits listed below (please see the attached table for allowed uses by zone):

1. Find out what [zone](#) you are in based on your business' location and if that location allows you to have the business (see the attached table of permitted uses)
2. If your location requires you to build within 200ft of wetlands, you must apply for a permit through the [Inland Wetlands Commission](#)
3. If that application is approved, then you can begin the [Zoning process](#)

******If you do not meet all of the zoning requirements (based on your zone and use), you will need to request a [variance](#) from the Zoning Board of Appeals (ZBA). If, and only if, that variance is granted can you continue on with the Zoning process

4. Depending on your Zone, what your new business is (see attached table) and the proposed site work, one of the following four outcomes will occur:
 - a. You will be allowed to proceed after obtaining a [Zoning Permit](#) from the Planning and Zoning Department
 - b. You will be required to get [Site Plan Approval](#)
 - c. You will be required to get [Special Permit Approval](#)
 - d. You will not be allowed to continue unless you obtain a [Variance](#)

5. If B or C occur then you must apply to the Planning and Zoning Commission in order to get either the Site Plan or Special Permit application approved

****** Once approved, you will submit revised plans showing all [Conditions of Approval](#)

6. Finally, you can submit the [Zoning Permit Application](#)

Congratulations, you have successfully completed the process in obtaining a Zoning Permit, if approved, bring the Zoning Permit to the Building Department for a [Building Permit](#). If your business requires the serving of alcohol or selling/towing/repairing of cars, you will need to obtain a [Liquor Permit](#) and [Automotive Location Permit](#), respectively.

Any further questions, the Hamden Zoning Regulations are available online at www.hamden.com

Table 6.1 Allowed Uses by Zone

Section	Uses	R1	R2	R3	R4	R5	T1	T2	T3	T3.5	T4	T5	M	NC	TG
	Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Accessory Use, Drive-Through Food-Service										SP	SP	S	SP	
	Accessory Use, Drive-Through Service, Other									SP	SP	S	S	SP	
	Accessory Use	S	S	S	S	S		S	S	S	S	S	S	S	S
	Adult Oriented Establishment ^c												SP ^c		
Agriculture															
	Commercial Farm	S	S	S				S						SP	
	Community Garden	S	S	S	S	S		S	S	S	S	S		SP	S
	Truck Garden	P	P	P	P	P		P	P ^g						P
Animals															
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming ^g								S ^g	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP	SP						
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
Business & Personal Service															
	≤ 1,500 sf gross leasable space					SP				SP ^g	P	P	P	P	SP
	> 1,500 sf to ≤ 10,000 sf gross leasable space ^g					SP				SP ^g	SP	S	s	S	S
	> 10,000 sf gross leasable space										SP	S	SP	SP	
628	Cemetery	SP	SP	SP	SP	SP		SP	SP	SP	SP				
630	Civic Club, Lodge or								SP ^g	SP	S	S	S	SP	

	Occupation	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP		
	Library & Museum	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	SP
646	Lodging														
	Bed & Breakfast							SP	SP	SP	SP			SP	
	Hotel/Motel										SP	SP	SP ^c	SP	
	Inn										SP	SP		SP	
	Roomers & Boarders	P	P	P	P	P		P	P	P	P				
	Rooming & Boarding House	SP	SP	SP	SP	SP					SP	S			
648	Manufacturing														
	Accessory Use										S	S	S		
	Primary Use														
	Light Manufacturing										S	S	S		
	Heavy Manufacturing												S		
650	Motor Vehicle Uses														
	Gas Station, Service & Repair, Rental									SP ^g	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage												SP		
	Accessory Use		P	P	P	P									
	Natural Resource Removal ^b	SP	SP	SP	SP	SP	SP	SP							
	Office Building (including Medical)														
	≤1,500 sf gross leasable space								SP ^g	SP	P	P	P	P	
	>1,500 sf to ≤10,000 sf gross leasable space ^g								SP ^g	SP	S	S	S	S	
	>10,000 sf to ≤20,000sf gross leasable space										SP	S	S	S	
	>20,000 sf gross leasable space										SP	S	S	SP	
	Open Space Development	SP	SP	SP	SP				SP		SP				
	Place of							SP	SP	SP	SP	SP	SP	SP	P

	Public Assembly														
658	Place of Worship	SP	SP	SP	SP	SP		SP	SP	SP	SP	SP	SP	SP	
660	Preservation of Historic Structure	SP	SP	SP	SP	SP	SP	SP	SP						
623	Public Use & Public Utility	SP	SP	SP	SP	SP	SP	SP	SP						
656	Parking Garage											SP	S	SP	SP
	Public Parking Lot ^e								SP ^g	SP ^{eg}	SP	S	SP	SP	SP
Recreation & Fitness, Commercial															
	≤10,000 sf gross leasable space										SP	SP	S	S	SP
	>10,000 sf gross leasable space										SP	S	S	SP	
Residential															
620	Single-Family Accessory Dwelling Unit	P	P	P	P	P		S	S	S	S	S			
	Accessory Dwelling Unit, Other	P	P	P	P	P		P	P	SP	P	P		P	
652	Multi-Family Dwellings														
	Adaptive Re-use to Multi-Family		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Managed Residential Care Community ^f		SP	SP	SP	SP			SP	SP ^f	SP	SP		SP	
	New Construction				SP	SP				SP	SP	SP		SP	
	Low Density														
	Single-Family	P	P	P	P	P		P	P	P	P	P			
	Two-Family ^f					P				P ^f	P				
	Three-Family ^f					P				p ^f	P				
Refuse Disposal															
664	Resource Recovery, Transfer Station, Volume Reduction Facility													SP	
	Research, Development & Medical Lab										SP	S	S		
666	Retail														
	≤1,500 sf							SP ^{g,j}	P	P	P	S	SP		

	gross leasable space														
	>1,500 sf to ≤5,000 sf gross leasable							SP ^{g,j}	S/S P ⁱ	S	S	S	SP		
	>5,000 sf to ≤10,000 sf gross leasable space ^g							SP ^{g,j}	S/S P ⁱ	S	S	SP	SP		
	>10,000 sf to ≤20,000 sf gross leasable space								SP	SP	S	SP	SP		
656	>20,000 sf to 250,000 sf gross leasable space ^d										SP ^{dh}	SP ^d	SP		
	Farmers Market	S	S	S	S	S		S	S	S	S	S		S	
	Sale of Alcohol, Package Store ^{g,j}								SP ^{g,j}	SP	SP	S	SP		
	Sale of Fire Arms												SP		
668	Schools														
	Business School ≤50 students at peak ^g									SP ^g	S	S	S	S	
	Business School >50 students at peak ^{fg}									SP ^{fg}	SP	SP	S	S	
	College & University	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Dormitories		SP	SP	SP	SP			SP	SP	SP	SP		SP	
	Elementary & Secondary School	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Regional Educational Service Center	SP	SP	SP	SP	SP			SP	SP	SP	SP		SP	SP
	Storage														
	Warehouse & Warehouse w/ indoor storage										SP		S		
654	Outdoor Storage														
	Accessory Use										SP		SP		

	Primary Use												SP		
670	Student Housing	P	P	P	P	P		P	P	P	P	P			
672	Telecommunications Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
676	Wind Energy Conservation System ^f	SP	SP	SP	SP	SP		SP	SP	SP ^f	SP	SP	SP	SP	

When interpreting the table, note that:

- P means only a Zoning Permit is necessary
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- S means Site Plan approval is required
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- SP means a Special Permit is required
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- If a square is blank it means the use is not allowed in that zone
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- Any superscript letters refer to footnotes contained in the Zoning Regulations
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