



## Summary of Permit Types

Different types of development projects and uses require different types of approvals. Listed below are the various permits you can obtain through the Planning and Zoning Department along with examples in which each are needed (please see the attached table for allowed uses by zone):

### ➤ Zoning Permit

- A permit issued allowing a particular piece of land to be used for a given structure or use that is relatively minor
- In order to receive a Building Permit, you need to acquire a Zoning Permit first
- Uses and/or erection of such items as student housing, accessory apartments, stores under 1,500 sf, accessory building, keeping of animals, family day care and garages all require a Zoning Permit
- *Please see attached table for Zoning Regulations*

### ➤ Site Plan Approval Permit

- A Site Plan Approval Permit is required when a structure or use is allowed but requires some design review is a right by the Planning and Zoning Commission
- I.e. farmers market, community garden, small business, accessory use, animal day care/training facility, etc.

### ➤ Special Permit

- A Special Permit is required for a more significant use or structure that is allowed only if certain conditions are met
- A Special Permit requires a Public Hearing
- Typical Special Permit uses include child day care facilities, shopping centers, golf course sand country clubs, libraries, museums, kennels, stables, veterinary hospitals, adult day care, nursing homes, places of worship, preservation of historic structures, colleges and universities and elementary and secondary school

### ➤ Zoning Board of Appeals Permit (Variance)

- A variance is a permission to do something that is not allowed under zoning regulations
- You need a Variance if you cannot comply with one or more zoning regulations
- A variance requires a Public Hearing
- You must be able to demonstrate a hardship of a primarily non-financial nature

## Permits for Specific Needs:

- **Automotive Location Approval Permit**
  - Hamden's Planning and Zoning Department determines the appropriate location for automotive usage (i.e. selling, towing, repair, etc.)
- **Liquor Permit**
  - If you are looking to sell liquor at a location (i.e. retail, restaurant, cafe, etc.) then you must obtain a liquor permit from the State (there are several types). Retail liquor stores also require a Special Permit from the Hamden Planning and Zoning Commission
- **Student Housing Permit**
  - If you are looking to rent your house to students then you must obtain a Student Housing Permit

## Other Types of Approval:

- **Inland Wetland Permit**
  - An Inland Wetland Permit is needed when an applicant wants to use the land area within the 200ft boundary of a wetland or watercourse
  - The requirement may be waived for minor activities

## Table of Allowed Uses

The following pages contain Table 6.1 Allowed Uses by Zone, copied from the Zoning Regulations.

When interpreting the table, note that:

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

Any further questions, the Hamden Zoning Regulations are available online at [www.hamden.com](http://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 <sup>c</sup>												SP <sup>c</sup>		
<b>Agriculture</b>															
	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 <sup>g</sup>						P
<b>Animals</b>															
	Animal Day Care												S		
	Animal Training Facility												S		
	Grooming <sup>g</sup>								S <sup>g</sup>	S	S	S	S	SP	
	Keeping of Animals	P	P	P	P	P		S							
	Kennel	SP	SP					SP	SP				S		
	Stable	SP	SP					SP							
	Veterinary Hospital	SP	SP	SP	SP	SP		SP	SP	SP	S		S	SP	
<b>Business &amp; Personal Service</b>															
	≤ 1,500 sf gross leasable space					SP			SP <sup>g</sup>	P	P	P	P	SP	
	> 1,500 sf to ≤ 10,000 sf gross leasable space <sup>g</sup>					SP			SP <sup>g</sup>	SP	S	s	S	S	
	> 10,000 sf gross										SP	S	SP	SP	



	Office Building)														
	Rehabilitation Facility- Out-Patient	SP	SP	SP		SP				SP	SP	S			
642	Heliport											SP			
644	Home Occupation	P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP		P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/SP	P/S/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 <sup>c</sup>	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 <sup>fg</sup>	SP	SP	SP		
	Car Sales											SP	SP		
	Vehicle Storage												SP		
	Accessory Use		P	P	P	P									
	Natural Resource Removal <sup>b</sup>	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP
	Office Building (including Medical)														
	≤1,500 sf gross leasable space								SP <sup>g</sup>	SP	P	P	P	P	
	>1,500 sf to ≤10,000 sf gross leasable space <sup>g</sup>								SP <sup>g</sup>	SP	S	S	S	S	
	>10,000 sf to ≤20,000sf gross										SP	S	S	S	



	Transfer Station, Volume Reduction Facility														
	Research, Development & Medical Lab										SP	S	S		
666	Retail														
	≤1,500 sf gross leasable space								SP <sup>g,j</sup>	P	P	P	S	SP	
	>1,500 sf to ≤5,000 sf gross leasable space								SP <sup>g,j</sup>	S/S P <sup>i</sup>	S	S	S	SP	
	>5,000 sf to ≤10,000 sf gross leasable space <sup>g</sup>								SP <sup>g,j</sup>	S/S P <sup>i</sup>	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 <sup>d</sup>											SP <sup>dh</sup>	SP <sup>d</sup>	SP	
	Farmers Market	S	S	S	S	S			S	S	S	S	S		S
	Sale of Alcohol, Package Store <sup>g,j</sup>									SP <sup>g,j</sup>	SP	SP	S	SP	
	Sale of Fire Arms													SP	
668	Schools														
	Business School ≤50 students at peak <sup>g</sup>										SP <sup>g</sup>	S	S	S	S
	Business School >50 students at peak <sup>fg</sup>										SP <sup>fg</sup>	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

	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 <sup>f</sup>	SP	SP	SP	SP	SP		SP	SP	SP <sup>f</sup>	SP	SP	SP	SP	