



Town of Hamden

Planning and Zoning Department

To: Hamden Planning and Zoning Commission

From: Matthew Davis, Assistant Town Planner

Re: Zoning Regulation Amendment
Eliminating Applicability of T Zone Design Standards to M Zones

Date: May 24, 2021

I discussed the above with our new Acting Town Planner and he asked me to try to move this forward towards preparation of a formal application.

The Commission provided its general endorsement of the changes, based on the 2019 POCD recommendations and the priority given to economic development, tax base retention/expansion, employment growth, etc.

Below is a draft list of the changes necessary, more or less itemized by the specific section of the zoning regulations. Many of these simply involve deleting references. Other sections may require some discussion and consensus before staff can provide final draft language for PZC review.

- 310.1 eliminate reference to M zone
- 320.1 eliminate reference to M zone (put roof unit screening mandate in general site plan regs)
- 320.2 eliminate reference to M zone
- 320.3 eliminate reference to M zone (put loading/service area reg in general site plan regs)
- 330 eliminate reference to M zone
- 340.1 eliminate reference to M zone
- 340.2 eliminate reference to M zone
- 350.1 eliminate reference to M zone (use general regs for parking, shared pkg offset, table 3.1)
- 350.2 eliminate reference to M zone (same as two general regs)
- 360.1 eliminate reference to M zone
- 360.2 eliminate reference to M zone
- 360.3 eliminate reference to M zone
- 360.4 eliminate reference to M zone
- 360.5 eliminate reference to M zone
- 370.1 eliminate reference to M zone
- 370.3 eliminate reference to M zone (address landscape in general standards)
- 530.1 eliminate reference to M zone

table 3.5 eliminate frontage buildout, revise FY to conventional reg (i.e. not “max” setback).

table 3.5 address as to abutting res zones/uses

table 3.5.1 address as to abutting res zones/uses

540.3.4 adjust to address M zone uses **by site plan** (buffer zones to res) if not special permit

table 6.1 - review for special permit uses in M zone and reduce where needed

biz/personnel service over 10k gross leasable

conference center development????

adult daycare - why is this permitted in an M zone?

child daycare etc (same question)

funeral home (why special permit in M zone? make sense in an M zone?)

library and museum???

hotel/motel??

gas station??

car sales and storage?

preservation of historic structure requires a special permit in an M zone???

public use and public utility requires a spec perm in an M zone??

home occs are allowed in the M but SF homes are not allowed (???)

eliminate spec permit for financial services over 5k sq ft

retail in M should be limited and by spec permit

package stores are allowed in the M zone??

gun stores in the M zone? why?

business schools are as of right (site plan) in the M...why?

outdoor storage as an accessory use is a special permit in the M...why?

MJD