

AMENDMENTS TO ZONING REGULATIONS

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
1. Flood Plain Regulations	7/2/75	11
2a. Post Offices	9/3/75	6
2b. Post Offices	9/3/75	7
2c. Post Offices	9/3/75	8
3. Zoning Permit	1/1/77	30
4. Post Offices	9/1/77	6
5. Volunteer Ambulance Headquarters	11/1/77	6
6. See Appendix I	2/1/78	
7. Special Flood Hazard Area	2/1/80	11
8. Aquifer Protection Zone	1/10/80	12
9. Commercial Cutting of Timber	8 /1/82	19
10. Fences	8/1/82	22
11. Marinas & Boatyards	10/2/82	8
12. Elderly Housing	10/2/82	3
14. Timber cutting	11/1/83	19
15. Trailers	1/1/83	6.1
16. Trailers	1/1/83	16.3
17. Site Plan Review	1/13/84	
18. Buffer Strips	11/13/84	7.4
19. Certificate of Zoning Compliance	11/13/84	30.6
20. Construction yards	11/19/84	7.3.k
21. Special permit	2/4/85	15
22. Interior lots	2/4/85	4
23. Temporary roadside stands	2/4/85	6

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
24. Nursery schools	2/4/85	6
25. Home Occupations	2/4/85	6
26. Greenhouses	2/4/85	6
27. Accessory Apartments	2/4/85	6.5
28. Special permits	2/4/85	6.3
29. Special permits	2/4/85	6.3.e
30. Special permits	2/4/85	6.3.f
31. Signs	2/4/85	17
32. Attics	2/4/85	3
33. Timber cutting	2/4/85	19.3a
34. Timber cutting	2/4/85	19.3b
35. Home Occupation	2/4/85	23k
36. Home Occupation	2/4/85	23m
37. Special permits	2/4/85	15.10
38. Erosion & Sedimentation Req.	2/15/85	14.2
39. Special permits	6/15/85	15
40. Validity	6/15/85	2
41. Nursery schools	9/9/85	6.2 a
42. Recreational uses	9/9/85	6.2b
43. Bonding	9/9/85	28
44. Performance bond	9/9/85	14.3
45. Bonding	9/9/85	28
46. Special permit: industrial	1/1/87	8
47. Commercial motor vehicles	1/1/87	21.4
48. Height, building	4/26/87	3
49. Water company	4/26/87	3

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
50. Site plan review	4/26/87	14.4
51. Area, height, bulk and placement	9/16/87	Table I
52. Interior Lot Provisions	9/16/87	4.b.1
53. Interior Lot Provisions	9/16/87	3
54. Interior Lot Provisions	9/16/87	4.1.3.f
55. Site Plan Review	9/16/87	14.1.h
56. Site Plan Review	9/16/87	14.1.k
57. Site Plan Review	9/16/87	14.1.r
58. Site Plan Review	9/16/87	14.4
59. Performance Bond	9/16/87	28.1
60. Add R-2A Residential Zones	3/24/88	Table I
61. Delete R-1/2 Residential Zones	3/24/88	Table I
62. Deletion of Dwellings inc.-1 Zones	3/24/88	7
63. Minimum Lot Requirement Addition	3/24/88	4
64. Interior Lot access strip	12/8/89	4
65. Exemption for accessory residential structures near water course	12/8/89	5
66. Minimum Lot requirement additions dwelling in minimum area conservation easement not included. Minimum rectangle behind front setback lines on corner lots.	12/8/89	4
67. Definition of side yard	12/8/89	3
68. Delete laundries from Use Table	4/26/90	7.2.F
69. Delete hotels & motels from Use Table	4/26/90	7.3.F
70. Prohibit Industrial Waste Discharge	4/26/90	8.4.F
71. Allow Elderly housing in R-2A zones	4/26/90	6.3.G
	4/26/90	13.4

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
72. Delete reference to fees	4/26/90	15.9
73. Require approved plans to be filed within 90 days	4/26/90	14.4
74. Accessory Apartments	4/26/90	6.1
	4/26/90	6.5
	4/26/90	3
75. Add #3 & #4 to Waiver of certain site plan requirements	10/25/91	14.6.c
	10/25/91	14.6.d
76. Add corner lot requirements	7/1/92	Table 1
77. Outdoor recreation facilities	7/1/92	6.3.c
78. Amend discontinuance	7/1/92	29.3
79. Delete Discontinuance	7/1/92	29.10
80. Delete housing nonconforming uses	7/1/92	29.12
81. Delete fee	7/1/92	2
82. Revisions to outdoor signs	7/1/92	17
83. Revisions to outdoor signs	10/1/92	17
84. Professional and business offices	9/1/93	6.3.J
85. Amend Flood Hazard Regulations	11/1/93	11
	11/1/93	11
86. Add or replace definitions for attic, grade, height	11/1/93	3
	11/1/93	3
87. Amend maximum building height req.	11/1/93	Table 1
88. Add construction near wetlands	11/1/93	5.6
89. Clarify interior lot access strip measurement & fee sample req.	11/1/93	4.2
90. Amend outdoor rec.facilities	8/1/94	6.3.c

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
91. Amend Special Flood Hazard Area	5/1/95	11
92. Site Plan Requirements - CGS	5/1/95	14
93. Communication Towers	8/7/95	25
94. Communication Towers	8/7/95	25
95. Communication Towers	8/7/95	25
96. Public Hearing Sign	8/7/95	30
97. Access strip	10/4/95	4
98. Review Considerations	10/4/95	14.5
99. Review Considerations	10/4/95	14.6
100. Interior lot provisions	11/9/95	4
101. Home Occupations	1/23/97	23
102. Bed and Breakfast	1/23/97	7
103. Bed and Breakfast	1/23/97	6
104. Bed and Breakfast	1/23/97	3
105. Marinas	1/23/97	3
106. Accessory Apartments	3/16/98	6.4
107. Accessory Recreation Facilities	3/16/98	6.7
108. Fences	3/16/98	22.3
109. Accessory Uses	3/16/98	24.5
110. Professional Office in Residential Zone	12/21/98	6.3.j.i
111. Correct Section 4, Table 1 Use Regulations	2/1/99	Table 1
112. Create Industrial-2 Zone	2/1/99	8A
113. Add Industrial I-2 to Section 5	12/1/99	5
114. Eliminate Water course Setback	1/20/00	5.6

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
115. Accessory Apartments	1/20/00	6.5
116. Buffering Requirements	1/20/00	7.4
117. Permit Revocation/Termination	1/20/00	15.10
118. Trailers	1/20/00	16.1
119. Bonding	1/20/00	28.2
120. Certificate of Zoning Compliance	1/20/00	30.6
121. Appeals	1/20/00	30.7
122. Revocation/Termination	1/20/00	30.8
123. Section 4, Table 1	1/20/00	Table 1
124. Moved Timber Cutting Section to Inland Wetlands Regulations, Forest Practices	1/20/00	19
125. Create Continuing Care Residential	2/7/00	13A
126. Communication Towers	10/10/00	25
127. Delete –Driveway Grade	12/1/01	4.1.b.3.a.
128. Driveway grade	12/1/01	4.2
129. Interior lots	12/1/01	4.1.b. #7
130. Delete references to Commercial and Non-Commercial cutting and removal of trees	12/1/01	14.6.a 14.6.b.
131. Correct line R-2	12/1/01	Section 4, Table1
132. Add Commercial Zones Uses	12/1/01	7.1.
133. Sign Posting	12/1/01	2.2
134. Sign notifying of public hearing	12/1/01	30.5
135. Length of Access Strip	2/1/02	4.1.3.F
136. Village District	4/1/02	7A.

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>
137. Table 1	4/1/02	4. Table 1
138. Height, Building	12/3/02	3
139. Conservation Subdivisions	12/3/02	4A
140. Zone Change R-2 to R-2A	12/16/02	
141. Dwelling, Housing for Elderly from 62 to 55 years old	12/16/02	3 & 13
142. Elderly Maximum Density from 3 bedrooms to 4	1/30/03	3
143. Maximum number of bedrooms per Development from 48 to 96	1/30/03	13
144. Permanent year-round farm markets	12/15/03	6.3.L
145. Private Schools	12/1/03	3 & 6.3.
146. Child Day Care Centers	11/22/04	6.3.K.9
147. Gateway Conservation Zone	12/1/04	6.3.O
148. Gateway Conservation Zone	12/1/04	10.3, 10.4, 10.5, 10.6, 10.7, 10.8
149. Elderly and/or Physically Handicapped Persons	5/1/05	6.3(H), 13.4
150. Minimum Rectangle	9/23/05	4.2
151. Lots First Split	9/23/05	4.3
152. Zones	9/23/05	5.3
153. Outdoor Wood-Burning Furnace	12/1/07	3
154. Yard, Side	12/1/07	3
155. Minimum Lot Frontage	12/1/07	4 (Table 1)
156. Prohibited Uses in Residential Zones	8/15/08	6
157. Special Flood Hazard Area Regulations	8/28/08	3, 11

<u>AMENDMENT</u>	<u>EFFECTIVE DATE</u>	<u>SECTION</u>	
158. Fences	1/22/09	22	
159. Definitions	1/22/09	3	
160. Definitions	3/15/2012	3	
161. Lots	3/15/2012	4	
162. Conservation Subdivisions	3/15/2012	4A	
163. Residential District	3/15/2012	6	
164. Commercial District	3/15/2012	7	
166. Village District	3/15/2012	7A	
165. Industrial Districts	3/15/2012	8	
166. Trailers	3/15/2012	16	
167. Tag Sales (Section Removed)	3/15/2012	20	
168. Parking	3/15/2012	21	
169. Fences (Section Removed)	3/15/2012	22	
170. Mixed Uses within a Zone	3/15/2012	26	
171. Non-Conforming Buildings and Uses	3/15/2012	29	
172. Administration and Enforcement	3/15/2012	30	
171. Table I Area Height and Bulk Regulations	3/15/2012		
172. Definitions: commercial kennel, medical marijuana and microbrewery added.	3/12/14	3	
173. Lots: new requirement of Special Permit for Interior Lots	3/12/14		
4.1(B) 174. Section 5: Zones: added prohibited uses	3/12/14	5	
175. Section 6: Residential: removed prohibited uses to Section 5 and added commercial kennels. Removed professional and/or business offices allowed next to commercial.	3/12/14	6.3.N	
176. Section 7: Commercial: added medical marijuana, microbreweries as special	3/12/14	7	

AMENDMENT

	<u>EFFECTIVE</u> <u>DATE</u>	<u>SECTION</u>
177. Section 7A: Village District: 8-2 J, added ARC	3/12/14	7A
178. Section 8: Industrial Zone: added medical marijuana, microbrewery	3/12/14	8
179. Section 8A:Industrial: added medical marijuana, microbrewery	3/12/14	8A
180. Section 9: Industrial Park Zone: added medical marijuana, microbrewery	3/12/14	9
181. Section 14:Site Plan Review: informal preliminary consideration, and added commencement and completion of work	3/27/14	14.1.2
182. Section 15:Special Permit: Informal preliminary consideration	3/27/14	15.1.2
183. Section 29 Nonconforming: cessation of nonconforming use	3/27/14	29.5
Changes in February/March 2016:		
184. Definitions: Added; accessory structure, impervious surface		
185. Definitions: Amended; accessory building, building		
186. Section 6.1 Permitted Uses in Residential Zones: added buildings, uses and structures accessory to permitted Principal uses, buildings and structures.		
187. Buildings, uses, and structures accessory to site plan principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval, Added to the following Sections:		
Section 6.2, Site Plan Uses in Residential Zones		
Section 6.3, Special Permit Uses in Residential Zones		
Section 6.4, Amend Subsection A to read:		
Accessory Apartments within an existing dwelling, in accordance with Section 23.7.5 [balance of section moved to 23.7.5]		
Accessory Apartments located on lots of two acres and greater in accordance with Section 23.7.5 [balance of section moved to 23.7.5]		
Section 6.5.U addition of artisan galleries and classrooms		
Section 7.1, Permitted Uses in Commercial Zones		
Section 7.2, Permitted Uses in Commercial Zones		
Section 7.3, Special Permit Uses in Commercial Zones		
Section 7A.4.7, Demolition by Affirmative Act or Neglect		
Section 7A.4.B, Site Plan Uses in Village Districts 1		

Changes in February/March 2016 (continued):

- Section 8.1.A, Permitted uses in Industrial Zone I-1
- Section 8.2, Special Permit uses in Industrial Zone I-1
- Section 8A.1, Industrial Zone I-2, special permit uses
- Section 9.4, Special Permit uses in Industrial Park Zone
- Section 13.B, Housing Opportunity District (NEW)
- Section 14, Site Plan Review 14.5.11 modification moved to Section 30
- Section 17 Signs, 17.5 non-residential signs
- Section 23 Home Business changed to ACCESSORY USES

Changes in October 2016:

- Section 23 Section 23.6.3.B Detached accessory apartments
- Table 1 Area Height and Bulk Regulations modification to max % land coverage Industrial Park Zone

Changes in January 2017:

- Section 9, Industrial Park Zone, removed sections 9.5.A through 9.5.D: Open Space Ratios

Changes in July 2018:

- New Section 7B: Tylerville Village District
- New Appendix 2: Tylerville Village District Design Guidelines
- Section 5, Zones, added new Zones: Tylerville Village District (TVD) and Higganum Village District (HVD)
- Section 3, Definitions, added Adult Uses, changed Definition for “Building”, changed Definition of “Floor Area”
- Section 26, Mixed Uses Within a Zone, changed number of dwelling units per ½ acre on commercial lot, changed percentage of lot devoted to commercial use, new H: Land in Aquifer Protection Zone, new I: Minimum square feet per land suitable for recreation and open space.

HADDAM ZONING REGULATION AMENDMENTS

November 4, 1974
November 21, 1974
July 2, 1975
September 3, 1975
January 1, 1977
September 1, 1977
November 1, 1977
December 1, 1978
February 1, 1980
November 10, 1980
November 10, 1980
November 10, 1980
November 10, 1980
November 10, 1980
August 1, 1982
October 2, 1982
November 1, 1983
November 7, 1983
November 13, 1984
November 19, 1984
February 4, 1985
June 15, 1985
September 9, 1985
January 1, 1987
April 26, 1987
September 16, 1987

August 1, 1994
May 1, 1995
August 7, 1995
October 2, 1995
November 9, 1995
January 23, 1997
March 16, 1998
December 21, 1998
February 1, 1999
November 1, 1999
January 20, 2000
February 7, 2000
October 10, 2000
December 1, 2001
February 1, 2002
April 1, 2002
December 3, 2002
December 16, 2002
January 30, 2003
February 15, 2003
December 1, 2003
November 22, 2004
December 1, 2004
May 1, 2005
September 23, 2005
December 1, 2007

HADDAM ZONING REGULATION AMENDMENTS

March 24, 1988
December 8, 1989
April 26, 1990
October 25, 1991
July 1, 1992
October 1, 1992
September 1, 1993
February 18, 2016
October 20, 2016
July 1, 2018

August 15, 2008
August 28, 2008
January 22, 2009
March 15, 2012
April 15, 2013
March 12, 2014
March 27, 2014
March 1, 2016
January 5, 2017