

SECTION 6

RESIDENTIAL ZONES

6.1 Moved March 2014 to Section 5 of these Regulations.

6.2 The following uses are permitted by **right**:

- A. Single family and two-family dwellings and accessory buildings and uses. See Table 1 for lot requirements for single and two-family dwellings.
- B. Bed and Breakfast limited to two (2) bedrooms and serving no meals except breakfast to overnight guests only.
- C. Agriculture, forestry, truck gardening, livestock and poultry raising and dairy farming.
- D. Temporary roadside stands for the seasonal sale of farm produce and products grown within the Town of Haddam, only when accessory to the premises on which they stand, provided they shall contain not more than 200 square feet in area. Such stand shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections, and not less than 10 feet from the side boundary.
- E. Tag sales, and yard sales, provided that there are no more than two such sales on any property in any calendar year.
- F. Home occupations (See Section 23)
- G. Buildings, uses and structures accessory to permitted principal uses, buildings and structures.

6.3 The following uses are permitted subject to approval of a **Site Plan** in accordance with Section 14 of these regulations:

6.4

- A. Nursery schools and day care centers for twelve (12) or fewer children.
- B. Public recreational uses. Shooting ranges, racetracks, amusement parks and other uses so deemed by the Commissioner are prohibited. Municipal parks may be allowed under site plan review.

- C. Home occupations (See Section 23.2)
 - D. Nursery gardening and greenhouses.
 - E. Buildings used for the storing, processing and manufacture of agriculture and forestry products accessory to a farm
 - F. Buildings, uses, and structures accessory to principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval
- 6.5 The following uses may be permitted subject to the issuance of a **Special Permit** by the Planning and Zoning Commission in accordance with Section 15 of these regulations, and for such length of time as determined by the Commission.
- A. Accessory Apartments within an existing dwelling in accordance with Section 23.6.3.A.
 - B. Detached accessory apartments located on lots of two acres and greater in accordance with Section 23.6.3.B.
 - C. Bed and Breakfasts and Inns provided;
 - 1. there are no more than six guest rooms and,
 - 2. parking is provided at one space per guest room and,
 - 3. the only meal served is breakfast to overnight guests only.
 - D. Bona fide clubs or community houses not operated for profit
 - E. Cemeteries
 - F. Change of Use for Non-Conforming Uses per Section 29
 - G. Churches and schools, except correctional institutions.
 - H. Communication towers subject to the provisions of Section 25.
 - I. Housing for elderly and/or physically handicapped persons. In addition to customary special permit requirements, the provisions of Section 13 shall be applied.
 - J. Kennels (commercial) provided that no outside dog runs or kennels are within 300 feet of the property lines.

- K. Nursing and convalescent homes. In addition to the customary special permit requirements, the following conditions must be met:
1. The maximum area of the building measured to the outside walls shall not exceed ten percent of the gross area of the lot.
 2. Off-street parking shall be provided in accordance with the provisions of Section 21. The parking area shall be exclusive of the front, side and rear yard requirements, and shall be screened from rear and side lot lines by a landscaped strip at least fifteen feet wide, seeded to grass and properly planted to trees and shrubs. The requirements of this section are in addition to and not in lieu of other requirements for the districts involved. Nursing and convalescent homes are not permitted except in the specified districts and in accordance with this section. In the case of a nursing or convalescent home existing on or before August 18, 1970, the parking and screening requirements herein shall apply only to an addition or expansion and not to the nursing or convalescent home existing at the time of such expansion or addition.
- L. Outdoor Recreational Facilities, both public and private, whether commercial or of a non-profit or charitable nature.
- M. Police stations, fire houses, volunteer ambulance headquarters or other municipal buildings and uses
- N. Child day care centers or group day care homes licensed under Section 19a-77 of the *Connecticut General Statutes* or a school for kindergarten age children per Section 10 of the *Connecticut General Statutes* are permitted by Special Permit in professional and/or business offices.
- O. Post offices, serving only the Town of Haddam, and operated by the United States Postal Service provided:
1. The maximum combined coverage of buildings, accessory structures and uses, driveways and parking areas shall not exceed 50% of the lot area (15% if in the Gateway Conservation Area).
 2. Off-street parking shall be provided for at least one automobile per employee. Parking spaces shall also be provided in the ratio of one car to every 150 square feet of gross floor area of the building. Parking areas shall be designed so as to avoid conflict with on-site loading and unloading of vehicles.

3. Front, side and rear yards, as defined in these regulations, shall not contain buildings, accessory structures and uses, parking areas and driveways, except as necessary for ingress and egress to the site.
4. On the lot or part thereof adjoining a Residential Zone, without separation by a street or road, there shall be a 15 foot buffer strip, which shall not be used in satisfying yard requirements, seeded to grass and properly landscaped with trees and shrubs. Failure to maintain such strip in good condition shall constitute a violation of these regulations by the owner of such lot or portion thereof.
5. The applicant's plan shall address the following:
 Maximization of road sight distances
 Maximization of pedestrian safety
 Minimization of potential points of conflict with respect to vehicular turning movements
6. Building plans, including front, side and rear elevations, shall be submitted to insure a harmonious relationship with surrounding residential uses.

P. Permanent year-round farm markets provided they meet all of the following conditions:

1. The market shall be on a parcel, which abuts a state highway or a town collector road.
2. Products and services which may be sold shall include produce, dairy and food products primarily from products grown or produced on the premises or elsewhere in Connecticut when reasonably available and except during times of winter weather conditions; farm bakery products; hot and cold deli products which must be prepared on site; light grocery, soups, coffee, cider, juices, and soda; flowers; seasonal farm products (such as honey, maple syrup, jams, dried fruits and candy); seasonal crafts (such as wreaths, baskets ornaments, flower pots); pick your own vegetables and fruits; pre-cut Christmas trees, and horticultural supplies.
3. Buildings shall meet setback requirements of the zone in which they are located.
4. Adequate off street parking shall be provided but in no event, less than one (1) space for each 250 square feet of gross building area of the market.

5. The market shall be located within either an existing farm structure or a permanent separate rural, farm-like structure that is not to exceed 1,500 square feet and is compatible with the neighborhood.

Q. Private Schools

Such use shall be permitted only in the R-2 and R-2A Zones.

Minimum lot area shall be seven (7) Acres.

Minimum front yard shall be seventy (70) Feet.

Minimum side and rear yards shall be thirty five (35) feet.

Maximum height shall be thirty five (35) feet.

Maximum coverage of buildings and impervious surfaces shall not exceed twenty (20 %) percent unless the school is LEED certified in which case maximum coverage can be up to forty percent (40%).

The Commission may impose such buffering and/or screening requirements as it deems necessary to protect adjacent properties from any off site impacts of the proposed use.

- R. Residential dwellings in excess of 4,000 square feet of total floor area, within the Gateway Conservation Zone pursuant to the standards and criteria of Section 10, Gateway Conservation Zone. (Effective Date: December 1, 2004)

- S. Veterinary hospital provided that no dogs are kept in any buildings or enclosures within 300 feet of any property line, and further provided that none of these uses shall create offensive odors or noise noticeable off the premises.

- T. Buildings, uses, and structures accessory to principal uses, buildings, and structures, provided that they are included in the site plan approval or as modifications of such approval

- U. Artisan galleries, art studios and art classrooms.

6.6 Parking and Storage of Commercial Vehicles Residential Districts (see Section 23)