

TOWN OF PUTNAM ZONING REGULATIONS

2. **General Commercial District (GC)** – The General Commercial District is intended primarily for retail trades and convenience services, providing retail-shopping accommodations. Products for retail are normally convenience and compulsive purchases with little comparison shopping and are generally foods and beverages for human consumption; soft goods such as clothing and shoes; drugs and cosmetics; printed materials; notions; hardware and paint; kitchenware; toys and sporting goods; jewelry, gifts and novelties; flowers, tobacco products; photographic equipment; antiques; artist and hobby supplies; music supplies and medical supplies.
3. **Neighborhood Commercial District (NC)** – The purpose of the Neighborhood Commercial District is to provide a mixed-use, architecturally compatible environment of residential and commercial uses in proximity to the center of Putnam.
4. **Putnam Downtown District (PD)** – The Putnam Downtown District is established to preserve the traditional focal point in the community for cultural, civic and commercial activities; to promote pedestrian friendly development; and to aid in the preservation and restoration of its architectural assets while providing for an environment that fosters economic growth and diversity.
5. **Medical/Office Development District (M/OD)** – The Medical/Office Development District is to provide for the continued growth and development of Day Kimball Healthcare, and to provide areas for medical and professional offices, in a manner compatible with the surrounding uses. Hospital facilities shall be designed within the capacity of the infrastructure necessary to support such operations.
6. **Industrial District (I)** – The purpose of the Industrial District is to provide for orderly development of manufacturing, assembling, warehousing and other industrial facilities in a unified campus style setting. The intent is to promote the municipality's economy and to protect public health and welfare in accordance with the Town's Plan of Conservation and Development.

C. Park/Other Public Lands

1. **Park District (P)** – This district is comprised of publicly owned areas devoted to park purposes and privately owned areas that may remain vacant or may be developed so as to provide natural, passive or active recreation or educational facilities to meet the needs of the Town.
2. **Waste Water Treatment Facility District (WWTF)** – This district comprises those lands on which the Water and Sewer Authority operates a Waste Water Treatment Facility which are situated off of Quinebaug Avenue and Kennedy Drive, and more particularly described in a Quitclaim Deed from Frank O. Davis to the City of Putnam, dated August 13, 1910, and recorded in Putnam Land Records Volume 28, Page 51, which description is incorporated herein by reference.

D. Overlay Districts

1. **Industrial Heritage Overlay District (IHOD)** – This overlay district consists of designated properties which (1) contain or have contained historic river mills aged [one hundred (100) years] forty (40) years or greater from the effective date of these Zoning Regulations and (2) are eligible for the inclusion of

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residential uses by an IHOD Special Permit. It is a special district to protect and maximize the economic potential of several river mill structures and properties important to the Town's history, character, and landscape. The IHOD shall apply to the following River Mill locations:

- Monohansett Mill (83 Canal St., Assessors Map 15, Lot 140)
- Cargill Falls Mill (52 Pomfret St., Assessors Map 15, Lot 81 and 58 Pomfret St., Assessors Map 15, Lot 127)
- Morse Mill (241 Morse St., Assessors Map 11, Lot 62 and 245 Church St., Assessors Map 11, Lot 18)
- Belding Mill (107 Providence St., Assessors Map 7, Lot 331)
- Nightingale Mill (350 Kennedy Dr., Assessors Map 11, Lot 65)
- Rhodes Mill (328 Kennedy Dr., Assessors Map 11, Lot 133)
- Whipple & Gilpatrick Mill (51 Pomfret St., Assessors Map 15, Lot 58)
- Putnam Foundry and Machine Corp. (2 Furnace St. Assessors Map 8, Lot 133)
- Putnam Foundry and Machine Corp. aka, John M. Dean Co. (20 Mechanic St Assessors Map 8, Lot 137)

All maps and lots listed above are as shown on Assessors Maps in effect as of May 28, 2014.

Industrial Heritage Overlay District Regulations

- A. Statement of Purpose.** The Town seeks to protect its remaining historically and architecturally significant structures and their properties and, in doing so, to require consideration of the physical, architectural and cultural context of such structures before approving reconstruction or redevelopment proposals which would alter such structures to add residential uses. Industrial Heritage Overlay Districts are intended to encourage renovation and/or adaptive re-use of Putnam's historic river mills, retain the potential for commercial and industrial development while permitting residential development, and preserve historic architectural design elements while adapting obsolete or underutilized structures and appurtenances to 21st Century needs. Factors to be considered by the Zoning Commission (the "Commission") in approving an IHOD Special Permit include:
1. To the maximum feasible extent, preservation of buildings and building elements possessing historic or architectural significance. Building additions shall be architecturally compatible with existing historic structures and the neighborhood (when feasible), and respect exterior attributes of such structures and neighborhood.
 2. Adaptive re-uses that promote and incorporate a mix of uses in a proportion and in a scale which promotes physical and economic compatibility and that enhance the opportunity for creative development provided that residential living units shall not exceed 75% of the total square feet of re-use. The type, density and placement of each proposed use shall be indicated in the IHOD Application.

Table III-1 – Schedule of Uses and Districts

Residential	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Accessory Dwelling Units	P	P	P	P	P	N	N	N	N	N	N	N	N	N
Bed and Breakfast	S	S	S	S	S	N	N	S	N	N	N	N	N	N
Condominium	N	N	S	S	S	N	N	S	N	N	N	N	N	S
Active Adult Housing	N	N	S	S	S	N	N	N	N	N	N	N	N	S
Multi-Family Dwellings	N	N	S	S	S	N	N	S	N	N	N	N	N	S
Single Family Detached	P	P	P	P	P	N	N	S	N	N	N	N	N	N
Single Family Conversion	S	S	S	S	S	N	N	S	N	N	N	N	N	N
Two-Family or Duplex	N	N	N	P	P	N	N	S	N	N	N	N	N	N
Agriculture, Livestock, and Domestic Animals	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Agriculture, including Farm Stands – Sale of Produce Grown on the Property by the Occupant <i>*A Farmers' Market in which produce is grown off-site may be allowed as a matter of right in the P district.</i>	P	S	S	N	N	N	N	N	N	N	N	P*	N	N
Commercial Kennel, <u>Wildlife & Nature facilities</u> (See Section 412)	S	S	N	N	N	N	N	N	N	N	N	N	N	N
Dormitories for Agricultural Laborers	S	N	N	N	N	N	N	N	N	N	N	N	N	N
Farm Equipment and Heavy Equipment Dealers and Services	S	N	N	N	N	P	P	N	N	N	S	N	N	N
Horticultural Nursery & Greenhouse	P	S	N	N	N	N	N	N	N	N	N	N	N	N
Livestock Keeping (See Sections 413 & 414)	P	S	S	S	S	N	N	N	N	N	N	N	N	N
Sawmill & Planning Mill	S	N	N	N	N	N	N	N	N	N	S	N	N	N
Veterinarian and Animal Hospital (See Section 412)	S	N	N	N	N	P	P	S	N	N	N	N	N	N
Extractive and Non-Manufacturing Uses	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Earth Removal (See Section 607)	S	N	N	N	N	N	N	N	N	N	N	N	N	N
Institutional and Education	AG2	R40	R20	R10	R7	HC	GC	NC	PD	M/OD	I	P	WWTF	IHOD
Adult Daycare	N	N	N	N	N	S	S	S	N	S	N	N	N	S
Ambulatory Health Care Facility	N	N	N	N	N	S	S	S	N	S	N	N	N	S
Assisted Living	N	N	N	S	S	N	N	N	N	S	N	N	N	S
Cemetery	S	S	S	N	N	N	N	N	N	N	N	N	N	N
Church, place of worship or other religious purpose	S	S	S	S	S	S	S	S	S	S	N	N	N	S
Community center, youth club, adult education center	N	N	N	S	S	S	S	S	S	S	N	N	N	S
Hospitals	N	N	N	N	N	N	N	N	N	S	N	N	N	S
Hospital Hospitality Houses	N	N	N	N	N	N	N	N	N	S	N	N	N	S
Library and Museum	S	S	S	S	S	N	N	S	S	N	N	N	N	S

Section 305 – Accessory Uses

Accessory uses authorized in these Regulations shall include, but not be limited to the following:

- A. Accessory buildings or structures include but are not limited to private garages, storage sheds, carports, garden shed, alternative energy system, television dish, gazebos, utility buildings/rooms, verandas, glass rooms, porches, screened porches or awnings, swimming pools, tennis courts, and screened enclosures. Buildings or structures secondary and incidental to agricultural uses include, but are not limited to stables, barns, paddock areas and storage areas. Accessory buildings or structures may have a full or half bath but may not have living quarters or kitchen.
- B. Accessory uses include a child or adult day care center accessory to a church or school, a golf driving range accessory to a golf course, and the package sales of alcoholic beverages accessory to a convenience store. Except where otherwise provided in this Section, an addition which is attached to a principal structure shall not be considered an accessory building but shall be considered part of the principal structure.
- C. Uses Accessory to Agriculture: Greenhouses; roadside stand for sale of agricultural products produced on the premises; keeping, breeding and management of livestock and poultry; preparation of agricultural products produced on the premises for the actual disposal thereof by marketing or otherwise. When approved by Special Permit according to Section 114, Riding Academies or Boarding Stables may, as an accessory use, operate a Tack Shop, i.e., sale of products incidental to this use.
- D. Uses Accessory to Dwellings:
 1. Private garage, private parking space, private barn, private swimming pool, shelter for pets.
 [Private greenhouses, provided that none of the products thereof may be sold or offered for sale.]
 [Living quarters for household employees, caretakers or watchmen.]
 2. Office, studio, or rooms for home occupation as defined in Section 706 of these Regulations.
 3. The renting of rooms within the dwelling in which the lessor resides, to not more than two (2) non-transient persons, with or without the provisions of table board for such persons. Uses authorized in these Zoning Regulations as accessory to a dwelling shall not be deemed to include a business or personal service shop or other than as specified above.
 4. Family child care home, or group child care home licensed by the State of Connecticut.
- E. Uses Accessory to Public Park, etc.: Customary recreational, refreshment and service uses and buildings in any public park, reservation, playground, or other recreational area.

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Section 406 – Authorized Departures from Yard Requirements

- A. **Waiver of Front Yard Restriction** – Where lots on both sides of a vacant lot have principal buildings which are within twenty-five (25) feet of the side lot line and extend into the required front yard upon the effective date of these Regulations, the front yard requirement for the vacant lot may be the average of the front yards of the adjacent lots.
- B. **Waiver of Front Yard Restrictions** – Where a vacant lot is adjacent to an improved lot whose principal building is within twenty-five (25) feet of the side lot line, and extends into the required front yard upon the effective date of these Regulations, the front yard requirement for the vacant lot may be the average of the front yard of the adjacent improved lot and the front yard required for the district in which the vacant lot is located.
- C. **Three-Sided Lot** – In the event that a lot contains only three sides, the width of the lot shall be considered to be the distance between side lot lines, measured at the required front yard depth. The rear yard shall be measured from a line ten feet in length entirely within the lot and parallel to the front lot line.
- D. **Irregular Lot** – In the event the front yard of a lot abuts a curve, a cul-de-sac or a junction of two streets that forms an interior angle approximating 90 degrees, the width of the lot shall be considered to be the distance between the two side lot lines, measured at the required front yard depth.
- E. **Reduction of Lot Frontage** – In any “A” or “R” residential district, lot frontage may be reduced to not less than fifty (50) feet for those lots fronting entirely on turnarounds or cul-de-sacs. In such instances, the required frontage shall be measured at the building line.
- F. No lot area shall be so reduced that the area of the lot, or the dimensions of the open spaces, shall be smaller than hereinprescribed.

Section 407 – Minimum Livable Floor Areas

- A. [In residential structures, minimum livable floor areas shall be as follows:]
 - 1. [Single-Family Detached Structures: AG2, R40, and R20 District – 1,000 square feet.]
 - 2. [Single-Family Detached Structures: R10 and R7 – 1,000 square feet.]
 - 3. [Two-Family Detached Structures: 850 square feet per dwelling unit.]
 - 4. [Modular Units to conform to the above subsections A.1. through A.3.][Multi-Family Structures: 600 square feet per dwelling unit; 500 square feet for efficiency dwelling units.]

In residential structures, minimum livable floor areas shall be as set forth in the applicable building, housing, or other code.

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- B. Districts where there are neither sanitary sewers nor public water supply, lots shall have a minimum area of one (1) acre and a minimum lot width of one hundred fifty (150) feet, except when larger lots are required in the district.
- C. Districts where there are no sanitary sewers but are served with public water supply shall have a minimum lot area of twenty thousand (20,000) square feet and a minimum lot width of one hundred (100) feet, except when larger lots are required in the district. Smaller lot sizes and widths then specified in "A" and "B" above, but not less than prescribed in the district, may be permitted when authorized as a special Permit upon submission of satisfactory evidence that the smaller lot area or width will provide safe and effective sanitary sewage disposal in the particular location. Such evidence may include but shall not be limited to a specific recommendation from the official representative of the State Board of Health having jurisdiction.

Section 412 – Kennels, Veterinary Hospitals, Wildlife Rehabilitation and Nature Preserver Facilities

Uses shall adhere to the following dimensional requirements:

- A. The lot in an AG-2 or R40 district shall be five (5) acres or greater.
- B. The building in an AG-2 or R40 district for the housing, boarding or treatment of animals shall be set back one hundred fifty (150) feet from any property or street line.
- C. A building housing animals shall be of solid construction, with insulation; shall have finished interior walls; all external doors shall be of solid core construction; and ceilings shall be insulated and finished with sound absorbent materials.
- D. Exercise runs shall have finished masonry floor with covered drains and shall be separated by solid partitions of at least four (4) feet in height.
- E. The kennel rooms and exercise runs shall be provided with forced air ventilation and shall have no open windows; and
- F. No dogs shall be housed or exercised in outside kennels or runs.
- G. Wildlife Rehabilitation and Nature Preserve Facilities shall adhere to items A. listed above. CT DEEP shall regulate all aspects of wildlife care. The building in an AG-2 or R40 district for the housing or treatment of animals shall be set back one hundred fifty (150) feet from any property or street line.

NEW SECTION

Section 714 – Accessory Dwelling Units

A. **Purpose:** The purpose of this section is to regulate Accessory Dwelling Units.

B. **Definition:** For purposes of this Section, the following terms shall have the meanings set forth herein:

Accessory Dwelling Unit) – means a separate dwelling unit that is located on the same lot as a primary dwelling unit of greater square footage; has cooking facilities and full bath and complies with or is otherwise exempt from any applicable building code, fire code, and health and safety regulations.

C. **General Standards:**

Accessory Dwelling Units, where authorized, Accessory Dwelling Units shall have the following additional requirements:

1. No more than one Accessory Dwelling Unit shall be allowed per lot.
2. Accessory Dwelling Units are only allowed with a single-family dwelling; no Accessory Dwelling Unit shall be approved if accessory to a two-family dwelling or any multi-family use.
3. The lot on which the Accessory Dwelling Unit is to be located shall conform to the minimum lot area, coverage, and frontage requirement for the zone in which the property is located.
4. Accessory Dwelling Units shall conform to the same zoning setbacks as the principal dwelling.
5. Access from the public right-of-way shall serve both the principal and accessory dwellings units; no additional curb cuts shall be created to serve the accessory dwelling.
6. The Accessory Dwelling Unit may be located either within or attached to the principal dwelling unit or within an accessory structure located on the same lot as the principal dwelling unit.
7. The owner(s) of the principal dwelling unit shall occupy at least one (1) of the dwelling units on the premises.
8. The Accessory Dwelling Unit shall be designed to preserve and maintain the residential appearance of the lot on which it is located. They shall be compatible in bulk, massing, and design, though not necessarily architectural style, with the neighborhood. No external stairways are permitted above the first floor. New entrances serving the unit shall be designed to appear as part of the principal residence or be located on the side or rear of the principal dwelling.
9. The lot on which the Accessory Dwelling Unit is located shall be of sufficient size and shape to accommodate parking and other normal requirements of residential uses without compromising the character of the neighborhood.

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SEC 714 CONTINUED

10. Parking shall be in compliance with Section 601 – Parking and Loading.
11. No Accessory Dwelling Unit shall have a gross floor area of more than 900 square feet.
12. In order to encourage the development of housing units for persons with disabilities, the Commission may allow reasonable deviation from the stated conditions, where necessary, to install access and/or other facilities for disabled persons.
13. In order to encourage preservation of historic buildings and efficient use of existing housing stock, the Commission may allow reasonable deviation from the stated conditions where necessary to create an accessory dwelling unit with workable proportions, provided that the original structure has been in existence for more than 50 years.
14. The Commission may require additional conditions deemed necessary to protect public health, safety, and welfare and the single-family residential character of the neighborhood.
15. The owner of the Accessory Dwelling Unit property must file a deed restriction on the land records requiring that the unit, if rented, be rented at or below prices that would qualify the apartment as “affordable housing,” as defined in CGS § 8-39a.

D. Accessory Dwelling Unit Types

1. Interior Accessory Dwelling Unit

A unit that is located within an existing or newly constructed primary residence.

2. Attached Accessory Dwelling Unit

Living quarters that are added to an existing or newly constructed primary residence. The additional unit can be converted out of an attached garage or constructed on the exterior of the primary residence.

3. Detached Accessory Dwelling Units

A free-standing unit separate from an existing or newly constructed primary residence. The additional unit may be newly constructed or converted from an existing outbuilding, within the same lot boundaries of the primary residence.

Article VIII

Definitions

Except where specifically defined herein, all words used in these regulations shall carry their normal and customary definitions. Words used in the singular shall include the plural, and words used in the plural shall include the singular; words used in the present tense shall include the future tense. Except as otherwise defined by Connecticut Judicial Opinions, the word “shall” is mandatory and not discretionary. The word “may” is permissive and discretionary. The word “lot” shall include the words “piece” and “parcel.” The words “District,” “zoning district” and “district” have the same meaning. The phrase “used for” shall include the phrases “arranged for,” “designed for,” “intended for,” “maintained for” and “occupied for.” The phrase “these regulations” shall refer to the entire Zoning Regulations.

A

Abandonment – means discontinued use of any structure or land for a period of one (1) year. However, abandonment may not be found or be determined solely as a result of nonuse for a specified period of time without regard to the intent of the property owner to maintain that use. A structure shall be considered abandoned if it is fully or partial demolished or otherwise physically altered to bring it into conformity with these regulations. The use of a structure or land shall be considered abandoned if the activity or operation ceases, the premises are vacated, machinery, equipment or fixtures are removed, or other action terminating the use is taken. to cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

[Accessory Use or Structure – means a building, structure or use on the same lot with a principal use or structure, and of a nature customarily incidental and subordinate to the principal use or structure, provided the building, structure or use shall be constructed after or concurrently with the principal structure.] **TO BE REMOVED**

Accessory Use or Structure – A use, building, or structure customarily incidental and subordinate to the principal use, building, or structure located on the same lot as such principal use or building, or on a contiguous lot under the same ownership.

Active Adult Housing – means a housing development where 100 percent of all dwelling units fully comply with the provisions of the United States Fair Housing Act as amended, as it pertains to “housing for older persons.” This includes compliance with any and all rules promulgated by the United States Department of Housing and Urban Development which govern the implementation of such Act.

Adaptive Re-Use – means the conversion of existing buildings into modern and functional facilities while retaining historic architectural features and original structure details, to the extent feasible.

Administrative Order – means any order, regulation, or specification issued by the Zoning Enforcement Officer or the Zoning Commission acting in an administrative capacity acting in accordance with the Zoning Regulations, as amended.