

SECTION 410 - RESIDENTIAL MEDIUM

410.1 PERMITTED USES:

The following uses of building and lands shall be permitted by right in the medium density residential zoning district, requiring the securing of a zoning permit (from the Zoning Enforcement Officer) as specified in Article VI:

A. Single-family dwelling and accessory uses on lots of 11,000 square feet or more. Single-family dwelling and accessory uses shall be permitted by right on interior lots if said interior-lot contains at least 30,000 square feet.

- 1.** No building, structure, on-site sewage disposal system, grading, excavation or dumping of fill or other material shall be allowed within 200 feet of any wetland shown on the Official Wetlands Map of the Town unless a permit for such activity has been issued by the Killingly Inland Wetlands Commission.
- 2.** The Zoning Enforcement Officer may require that an erosion and sedimentation control plan be submitted and carried out where necessary to protect water quality.
- 3** No building, structure, on-site sewage disposal system, grading, excavation, or dumping of fill or other material shall be allowed on slopes of greater than 15% unless a special permit is obtained. A sedimentation and erosion control plan must be included in the special permit application.

B. Two-family dwellings and accessory uses on lots in excess of 30,000 square feet. Single- and two-family dwellings and accessory uses on interior lots of at least 40,000 square feet and where a right-of-way of at least 20 feet in width is provided to an accepted town road.

C. Agriculture, with customary accessory buildings, as provided for in Section 580 . Agriculture (Approved: 05/20/2013, Effective: 6/13/2013, 12:01 AM)

D. Cemeteries (a "planted screening" shall be required as in Article III, definitions)

E. Home Office Business:

1. Purpose: The purpose of this regulation is to recognize that the resident of a dwelling in a residential zone has a right to conduct an office (or a similar business use) where such use has no external evidence or creates an impact that alters the residential character of the dwelling, lot or neighborhood.
2. Permits: A Home Office Business use shall be granted a zoning permit only if all conditions below are met.
3. Conditions: To be considered a Home Office Business, the use must meet all of the following conditions:
 - (a) There shall be no outside display, conduct of any business-related activity, or storage of materials, goods, supplies or equipment outside of the dwelling unit; nor is there any exterior change or external visible evidence of Home Office Business use allowed.
 - (b) Only household members residing in the dwelling shall be employed or engaged in the Home Office Business use.
 - (c) No business shall be conducted from the Home Office Business except by mail, computer, telephone, fax or other future electronic communication technology. No in-person sales, conduct of business or customer pick-ups or drop-offs are allowed.
 - (d) There shall be no traffic, noise, or electrical interference associated with the Home Office Business use that exceeds that normally associated with a residence.
 - (e) There shall be no hazardous, flammable or combustible liquids, materials and/or wastes located, stored, used, or displayed in association with uses as a Home Office Business other than in quantities and types that are normally associated with a residence.
 - (f) No business signs may be erected
 - (g) Only one Home Office Business is allowed per dwelling unit.
 - (h) The area devoted to the Home Office Business shall not exceed 25% of the total living area of the dwelling unit or 500 square feet, whichever is less. The Home Business Office shall not be located in garage space; attic and basement area may be used.
 - (i) Vehicles and carriers used for delivery and pickup are limited to those normally servicing residential neighborhoods.

(j) The initial zoning permit for a Home Office Business shall be valid for two years and shall be renewed provided that the Home Office Business was conducted in the manner represented and no substantiated complaints were received by the Planning and Development office.

Approved: September 19, 2011

Effective Date: Wednesday, October 12, 2011 at 12:01 AM

410.2 USES ALLOWED BY SPECIAL PERMIT

In addition to the above, the following uses may be allowed in the Residential Medium density zone after the securing of a special permit as provided in Article VII. All stated conditions must be met to the satisfaction of the Commission prior to the issuance of such permits.

A. Professional Offices: such use shall be carried out in a residential dwelling unit by a resident of the premises and shall be clearly secondary to the use of the property as a place of residence. No more than 50% of the gross floor area of the dwelling may be devoted to the use.

B. Collection centers for recycling operations, provided:
such a center is accessory to a church or community building and is operated by a non-profit group or organization such as a church, youth group, or other civic association. Such a center is screened from neighboring land uses and public streets or roads and does not create objectionable odors, noise, or a health hazard. A planted screening shall be required as provided in Article III, definitions.

C. Public service corporation or municipal land uses, provided:

1. The location of such use in this zone shall be necessary for the health, safety, or general welfare of residents of the Borough of Danielson.
2. Any such use which in the opinion of the Commission is hazardous in nature shall be fenced and/or screened so as to avoid creation of a nuisance attractive to children. When required by the Commission, outdoor storage areas and buildings shall also be fenced and/or screened.

D. Customary home occupations which are conducted within the dwelling unit, provided:

1. Such use shall be carried out by a resident of the premises and shall be clearly secondary to the use of the property as a place of residence.
2. There shall be no more than one non-resident employee permanently employed on the premises. Where on-site sales are

intended, there shall be customer parking at the rate of one space for each 200 square feet of floor area or portion thereof devoted to the use. Not more than 200 square feet of the floor area of the unit may be devoted to the use.

3. Not more than 200 square feet of the floor area of the unit may be devoted to the use. (This limit shall not include the basement, but shall include the attached garage).
4. No regular sales shall be conducted on the premises; however, nothing in this section shall prohibit the occasional sale of homemade items.
5. Such use shall not change the residential character of the dwelling in any manner and shall not create objectionable traffic, noise, odor, vibration, light, or unsightly conditions noticeable off the premises.
6. Signs shall be limited to a single sign not exceeding four square feet in area. (See Section 540.)

E. Parks, play grounds, and historic landmarks operated private or governmental unit. or a community association, provided:

1. The purpose of such a facility should be solely educational or recreational and not for private gain.
2. The lot in which such a facility or landmark shall be located is at least 2000 square feet.

F. Cluster Developments.