

420 RESIDENTIAL HIGH

420.1 PERMITTED USES

The following uses of building and land are permitted by right, requiring only the securing of a Zoning Permit as specified in Article VI. Lot coverage shall not exceed 30%.

A. Single-family, two-family, and multi-family dwellings' and accessory uses, provided:

1. Minimum lot area shall be 7,000 square feet for the first unit, 3,500 square feet for the second unit, 3,500 square feet for the third unit, and 10,000 square feet for every unit thereafter.
2. Parking shall be provided at a rate of two (2) spaces per dwelling unit.
3. Parking spaces shall be a minimum of 20 feet by 10 feet in size and constructed in accordance with Section 530.1 of these regulations.

B. Professional office or customary home occupation, provided:

1. Such use must be carried out within the dwelling by a resident thereof and must be clearly secondary to the use of the dwelling as a residence.
2. Not more than 20% of the floor area of the unit may be devoted to the use. (This limit shall not include the basement, but shall include the garage).
3. There shall be not more than 2 non-resident employees.
4. No regular sales shall be conducted on the premises; however, nothing in this section shall prohibit the occasional sale of homemade items or the like.
5. Neighborhood yard sales shall be permitted at a rate of one (1) per year. Any occurrence beyond this rate will be considered a violation of this ordinance.
6. Such use shall not change the residential character of the dwelling in any manner including odor, vibration, light, or unsightly conditions noticeable off the premises.
7. Signs shall be limited to a single sign not exceeding four (4) square feet in area.

8. There shall be customer parking at the rate of one (1) space for each 200 square feet of floor area (or portion thereof) devoted to the use.

C. Those municipal land uses existing upon the date of adoption of this amendment may be expanded by alteration of an existing building or structure or construction of a new building or structure on the same lot, provided:

1. Such expansion does not substantially alter the present land use so that increased traffic, noise, odors, or other detrimental impact will affect the value of surrounding properties.
2. Such expansion is in conformity with the dimensional requirements of Table A., ARTICLE IV of the Zoning Regulations, for the zone in which it is located, or has been granted a variance by the Zoning Board of Appeals.

D. Greenhouses, horticultural buildings, accessory uses and structures, provided:

1. The minimum lot size shall be 5.5 acres.
2. Each lot intended for such use shall have a 100' minimum frontage on an accepted public road.
3. Lot coverage shall not exceed 30%.
4. Side yard setback - 10' minimum
5. Rear yard setback - 10' minimum
6. Maximum height of greenhouse, horticultural and accessory structures shall be 25'.
7. Off-street parking shall be provided at the rate specified for retail uses. (Office building expansion only)
8. The agricultural/horticultural uses/structures is/are accessory to the residential use of a property.

EFFECTIVE DATE: SEPTEMBER 6, 1989. Revised 8/20/07, Eff. 10/9/07

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

420.2 USES ALLOWED BY SPECIAL PERMIT

In addition to the above, the following may be permitted in the residential high (RH) district after the securing of a special permit as specified in ARTICLE VII.

A. One non-resident professional or medical office, provided:

1. Off-street parking is provided at a rate of one (1) space per 200 square feet devoted to the use (not including storage areas). Such parking spaces will be constructed as detailed in Section 530.2.2.
2. One off-street parking space is provided for each employee.
3. Not more than 50% of the primary dwelling may be devoted to the professional use.
4. Such use must be conducted within the primary dwelling and not within an accessory building.
5. Lot coverage which includes the primary dwelling, office space(s), and accessory buildings shall not exceed 30%.
6. Adequate buffering shall be provided as deemed necessary by the Commission.
7. At the discretion of the Commission, a traffic/ safety plan shall be required detailing the following information:
 - a. Anticipated traffic generation as a result of the proposed project.
 - b. Its impact on existing traffic flow.

B. Convalescent homes licensed by the State of Connecticut.

Adequate buffering shall be provided as deemed necessary by the Commission.

C. Educational Institutions.

Adequate buffering and off-street parking shall be provided as deemed necessary by the Commission.

D. The following uses when conducted by a non-profit organization and not as a business or for profit:

1. Parish halls, museums, educational, religious, philanthropic, scientific, literary, historical, fraternal and charitable institution, agricultural, and horticultural societies. Adequate buffering and off-street parking shall be provided.

E. Nursery schools and day care centers located in a dwelling unit of building accessory thereto, or by itself, provided:

1. The facility shall comply fully with all applicable provisions of the State health code.
2. If located in a dwelling unit, not more than 30 children shall be accommodated at anyone time.
3. In all cases, the minimum lot size shall be 20,000 square feet.

F. Public service corporation or municipal land use, provided:

- 1 The location of such use in this zone shall be necessary for the health, safety, or general welfare of the 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 shall be fenced and/or screened (See Article III, definitions, "Planted Screening".)

G. The letting of rooms and/or the furnishing of board in a dwelling unit to a total of not more than six persons not related to the person letting rooms, provided:

- 1 The person letting the rooms shall reside in the dwelling unit.
- 2 The letting of rooms shall not include the provision of cooking facilities for such rooms, but may include sharing the cooking facilities of the dwelling unit.
- 3 No. accessory building shall be used for letting of rooms or furnishing of board.

H. Collection centers far recycling operation, provided:

- 1 Such center is accessory to a church or community building and is operated by a nonprofit group or organization such as a church, youth group, or other civic organization.

I. Parks and playgrounds operated by private or governmental unit or a community association, provided:

- 1 The purpose of such facility shall clearly be solely educational or recreational and not for private gain.

J. Cluster Developments.