

ZONING REGULATIONS



TOWN OF PUTNAM
CONNECTICUT

1990

PUTNAM ZONING REGULATIONS

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ZONING COMMISSION

Prepared By

PARE
ASSOCIATES, INC.

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ARTICLE I - PURPOSE AND LEGAL STATUS

Section 100 - Purpose

Pursuant to Chapter 124, and other pertinent sections of the Connecticut General Statutes as amended, and for the purpose of promoting the public health, safety and general welfare through regulating the uses of land and the uses of buildings, the Zoning Commission of the Town of Putnam hereby adopts the following Zoning Regulations.

Section 101 - General Goals and Objectives

These Zoning Regulations are enacted in accordance with the Plan of Development and are designed to lessen congestion in the roads and highways; to secure safety from fire, panic and other dangers; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; to conserve the value of land and buildings; and to encourage the most appropriate use of land throughout the Town. The controls and provisions of these regulations have been formulated to:

1. Guide and encourage the future development of the Town in accordance with a comprehensive plan of land use and population density that represents the most beneficial and convenient relationships among the agricultural, residential, commercial, industrial and recreational areas, with regard to the uses appropriate to each and the potential for such uses, as indicated by topography, soil, manmade conditions, and trends in population;
2. Protect the character and the social and economic stability of such areas and encourage their orderly and beneficial growth;
3. Protect and conserve the value of land and buildings throughout the Town appropriate to the various zoning districts established herein;
4. Bring about conformity of land use to the Plan of Development and to minimize conflicts among the uses of land and buildings;
5. Aid in bringing about the most beneficial relation between land use and the circulation of traffic throughout the Town, having particular regard to traffic to and from the expressways and the provision of safe and convenient access appropriate to the various land uses;
6. Aid in providing a better guide for public policy and action in the efficient provision of public facilities and services, in the provision of safe and proper sanitary sewage disposal, and for private enterprise in building development, investment, and other economic activity relating to land use.

Section 102 - Application of Regulations

The use of any land or the erection, modification, enlargement or use of any building, structure or sign shall conform to all applicable provisions of this Regulation. Every building, structure or sign hereafter erected and every use hereafter initiated shall be located on a lot as defined by this Regulation.

Section 103 - Conflict

All sections or portions of sections of the Zoning Regulations heretofore in effect which are inconsistent with the provisions of this Regulation are hereby repealed. Wherever the terms of this Regulation require a higher standard of development or use than are required in any other statute, local ordinance or regulation with respect to lot area, yard dimension, percent of lot coverage or other requirements, the provisions of this Regulation shall govern. Wherever the provisions of any other statute, ordinance or Regulation require a higher standard of development or use with respect to lot area, yard dimensions, percent of lot coverage or other requirements, the provision of such statute, ordinance or regulations shall govern.

Section 104 - Severability

If any section, clause, provision or portion of this Regulation shall be held invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity or constitutionality of the whole Regulation or any other section, clause, provision or portion other than the part so decided to be invalid or unconstitutional.

Section 105 - Provisions of Regulations Declared to be Minimum Requirements

In their interpretation and application, the provisions of this Zoning Regulation shall be construed to be minimum requirements for the promotion of the public health, safety, morals and general welfare. The Commission and Board may impose higher standards.

Section 106 - Permissive Regulation

Only those items that are specifically permitted by this Regulation shall be allowed. If a use is not mentioned in this Regulation, it is not allowed by interpretation.

Section 107 - Effective Date

This amendment to the Zoning Regulation of the Town of Putnam and any future amendments shall take effect upon their passage and shall take precedence over any other prior regulation or parts of prior regulations which are inconsistent.

ARTICLE II - DEFINITIONS

Section 200 - The following terms and words, unless a contrary meaning is specifically prescribed, shall have the following meaning in these Regulations.

1. Construction of Language

- A. Words used in the singular shall include the plural, and the plural shall include the singular; words used in the present tense shall include the future.
- B. The word "shall" is mandatory and not discretionary.
- C. The word "may" is permissive.
- D. The word "lot" shall include the words "piece", "parcel" and "plot".
- E. The words "zone", "zoning district", and "district" have the same meaning.
- F. The phrase "used for" shall include the phrases "arranged for", "designed for", "intended for", "maintained for" and "occupied for".
- G. The phrases "these regulations" or "this regulation" shall refer to the entire zoning regulations".

2. Definitions

Abandonment - Discontinued use of any structure or land for a period of one (1) year. A structure shall be considered abandoned if it is fully or partially 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.

Accessory Use or Structure - A use or structure which is of a nature customarily incidental and subordinate to the principal use of the land or structure, which is not located in the front yard and which:

- A. is located on the same lot as the principal use or structure with the single exception of such accessory off-street parking facilities as required by this Regulation;
- B. contributes to the comfort, convenience or necessity of owners, occupants, employees or visitors of the principal building or use served. Where an accessory building is attached to the main building in a substantial manner, as by a wall or roof, such accessory building shall be considered part of the main building.

Agent - Shall mean the Zoning Enforcement Officer.

Agriculture - The cultivating of the soil, and the raising and harvesting of the products of the soil, including, but not by way of limitation, nurserying, horticulture, and forestry.

Alteration - As applied to a building or structure, a change or rearrangement in the structural parts or in the existing facilities; or an enlargement, whether by extending on a side or by increasing in height; or the moving from one location or position to another.

Auto Body Repair Shop - Shall include any establishment, garage or work area enclosed within a building where repairs are made or caused to be made to motor vehicle bodies, including fenders, bumpers and similar components of motor vehicle bodies, but does not include the storage of parts or vehicles for the cannibalization of parts.

Automobile Court - See Motel.

Basement - A story (or portion of a story) partially underground, with at least one half of its height (measured from floor to ceiling) above final lot grade.

Bed & Breakfast - See Tourist Home.

Board - Shall mean the Zoning Board of Appeals.

Boarding House - See Rooming House.

Building - Any structure having a roof supported by columns or walls for the housing or enclosure of any persons, animals, process equipment, goods or materials of any kind or nature. A mobile home or trailer shall not be construed as a building in this definition.

Building Accessory - A subordinate building, the use of which is incidental to that of the principal building and which is located on the same lot as the principal building.

Building Area - A building area is the aggregate or maximum horizontal cross section area of the main building on a lot, excluding cornices, eaves, gutters, chimneys, or similar appurtenances projecting not more than 30 inches.

Building Coverage - See Lot Coverage.

Building Height - The vertical distance measured from the mean level of the ground within twenty feet of the building to the highest point of the roof. Chimneys, spires, towers, and similar projections not intended for human occupancy shall not be included in the height, provided that any of such projections does not have an aggregate area greater than 25 percent of the roof area.

Building Line - A line generally parallel to a lot line at the minimum distance required for the zoning district in which the lot is located, which is also known as the setback line. The front, rear and two side building lines, establish the area within which the principal structure must be erected.

Building Permit - The permit required by law, issued by the Building Officer, for the construction, repair alteration or addition to a structure.

Building, Principal - A building in which is conducted the principal use of the lot on which it is situated.

Cabin - A building having a design or character suitable for seasonal or temporary living purposes.

Camp - An area of land under the same ownership on which is located a cabin or other shelter suitable for seasonal or temporary living purposes.

Camp Ground - A tract of land on which may be located two (2) or more cabins, tents, camp or tent trailers, motor homes or other accommodations of the design or character suitable for seasonal or temporary recreational living purposes. Excluding mobile homes, boarding rooms, houses, tourist homes, motels or hotels.

Cellar - A cellar is a space wholly or partially below ground level, with more than one-half of its height (measured from floor to ceiling) below final lot grade.

Commission - Shall mean the Zoning Commission.

Community Center - A building used for recreational, social, educational and cultural activities, owned and operated by a public or non-profit group or agency. The building may include living quarters for maintenance persons only.

Condominium - A building or group of buildings in which units are individually owned and the structure(s), common areas and facilities are owned by all the owners on a proportional, undivided basis. Condominium is a type of ownership.

Court - Any open space, other than a yard, that is on the same lot with and is bounded on two or more sides by the wall of a building.

Dormitory - A structure used for housing of persons generally unrelated to each other by blood or marriage. Dormitories are characterized by the provision of sleeping accommodations and common kitchen, dining or recreation facilities.

Dump (Landfill) - A land site used primarily for the disposal by dumping, burial, burning or any other means and for whatever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste material of any kind.

A Residue Facility shall not be deemed a dump or a landfill for the purposes of this regulation.

Dwelling - A building designed for and occupied exclusively for residence purposes, excluding hotel, rooming house, tourist home, institutional home, residential club, automobile court, and the like.

Dwelling, Single-Family Detached - A building containing one dwelling unit surrounded by yards, which is not attached by any means to any other dwelling.

Dwelling, Single-Family Semi-Detached - A one-family dwelling attached to one other one-family dwelling by a common vertical wall with each dwelling located on a separate lot.

Dwelling, Two-Family Detached - A building on a single lot containing two dwelling units, each unit is separate from the other, with one family living wholly or partly over the other and which is not attached by any means to any other dwelling.

Dwelling, Two-Family Semi-Detached - A two-family dwelling attached to one other two-family dwelling by a common vertical wall, with each two-family dwelling located on a separate lot.

Dwelling, Multifamily - A building containing three or more dwelling units without habitable rooms in the basement.

Dwelling, Row House/Town House - A one-family dwelling unit in a row of three or more buildings, each having its own front and rear access, and each having a party wall in common with one or more of the other buildings. For this regulation these units are considered multi-family dwellings.

Dwelling Unit - One or more rooms constituting a separate housekeeping unit with provisions for living, sleeping, bathing and eating for the exclusive use of a single family maintaining a household.

Family - One or more persons who live together and maintain a common household, related by blood, marriage, or legal adoption. Three persons or less not related by blood who live together and maintain a common household shall constitute a family. A family may also include domestic help and gratuitous guest.

Farm - A tract of land used for the raising of agricultural products, livestock, poultry and dairy products including the necessary farm buildings, but excluding the raising of fur bearing animals, pig farming, and the maintaining of dog kennels.

Fast Food or Drive-In Restaurant - A building or portion thereof where food and/or beverages are sold in a form ready for consumption and where all or a significant portion of the consumption takes place or is designed to take place outside the confines of the building, often in a motor vehicle on site.

Frontage - See Lot Frontage.

Garage, Private - A structure which is accessory to a principal building which is used for the storage of motor vehicles owned and used by the resident thereof, and for the storage of not more than two (2) motor vehicles owned and used by persons other than the resident. Not more than one (1) commercial vehicle or truck may be stored in a private garage.

Garage, Public - A building other than a private or storage garage, used solely for the parking and storage of vehicles, which is available to the general public.

Gasoline Service Station - Any area of land, including structures thereon, or any building or part thereof, that is used for the sale of gasoline or other motor vehicle fuel, and which may or may not include the sale of accessories, or facilities for lubrication, washing, or otherwise servicing motor vehicles, but which shall not include painting or body and fender repairs.

Group Home - A facility or dwelling unit housing persons unrelated by blood or marriage, living together as a single housekeeping unit. This does not include community residences as defined by Section 8-3C of Chapter 124 of the General Statutes of the State of Connecticut.

Home Occupation - Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit or in a building or other structure accessory to the dwelling unit.

Hotel - A building used for the purpose of furnishing for compensation more or less temporary lodging to the public, with or without meals and having lodging accommodations for ten (10) or more persons.

Junk Yard - A lot, land or structure, or part thereof, used primarily for the collecting, storage and sale of waste paper, rags, scrap metal or discarded material; or for the collecting, dismantling, storage and salvaging of machinery or three or more unregistered, inoperable, motor vehicles or other type of junk. Further defined by Chapters 405 and 406 of the Connecticut General Statutes.

Kennel - An establishment in which six (6) or more dogs, four months or older are housed, groomed, bred, boarded, trained or sold.

Laboratory - A building or group of buildings in which are located the facilities for scientific research, investigation, testing, and experimentation, but not included the manufacture of products for sale.

Livable Floor Area - The sum of the gross horizontal area of each floor of a dwelling which has structural head room of seven feet six inches (7'-6") or more, is provided with heat and is suitable for year-round occupancy. Basement, cellars, attic, open or screened porch, breezeway, terrace or other similar areas or rooms with unfinished ceilings or walls shall not be included in computing the Livable Floor Area.

Livestock Keeping - The raising of animals and the keeping of animals for profit or enjoyment. Excluded, however, is the raising of fur bearing animals, pig farming, and the maintaining of dog kennels.

Loading Space - An off-street space of berth for the temporary use of vehicles, while loading or unloading merchandise or materials.

Lodging House - See Rooming House.

Lot (Zoning Lot) - A parcel of land defined by metes and bounds or boundary lines on a recorded deed, or as shown on a recorded plat in single or undivided ownership used or intended to be used as the site for a main structure and accessory structures or for use not requiring a structure. Such parcel shall be of sufficient size to meet the minimum dimensional regulations required for the permitted use, and shall have frontage on a public street.

Lot Area - The total horizontal area of the lot lying within the lot lines, provided that no area of land lying within any street line shall be deemed a portion of any lot area; the area of any lot abutting a street shall be measured on the street line only.

Lot Area per Family - The quotient obtained by dividing the lot area by the total number of families housed or to be housed thereon.

Lot, Corner - A lot or parcel of land abutting upon two or more intersecting streets or upon the same street forming an interior angle of less than 135 degrees.

Lot Coverage - The amount of land area of a lot which is covered by principal and accessory structures, expressed as a percent of total lot area.

Lot Frontage - The length of the front lot line measured at the street line.

Lot, Interior - Any lot other than a "corner lot" or a "through lot".

Lot Line - The outside dimension of a lot except that the lot line abutting the street shall be the same as the street line.

Lot Line, Front - The lot line abutting a street and coinciding with the street line, and in the case of a corner lot, whichever street-abutting lot line is elected by the owner or person applying for a building permit.

Lot Line, Rear - A lot line opposite and most distance from the front line; if the rear lot line is less than ten (10) feet in length, or if the lot forms a point at the rear, the rear lot line shall be deemed to be a line ten (10) feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Lot Line, Side - Any lot line other than a front or rear lot line.

Lot, Through - A lot having both front and rear yards abutting on a street.

Lot Width - The distance between side lot lines, measured at the building line.

Main Use - The general use to which a lot of land or structure is dedicated and advertised.

Major Recreational Equipment - Includes travel trailers, pick-up campers or coaches, motorized dwellings, tent trailers, boats and boat trailers, but does not include mobile homes.

Mobile Home - A transportable, single-family dwelling unit suitable for year-round occupancy and having a water supply and waste disposal system similar to immobile housing. A mobile home is designed to be transported on streets and highways on its own wheels and to arrive at the site where it is to be occupied as a dwelling unit complete and ready for occupancy, except for minor and incidental unpacking and assembly operations, location on jacks or permanent foundations and connection to utilities and water supply and waste disposal systems. Removal of wheels and/or axles shall not change its status as a mobile home. Mobile Homes shall be further identified as units with the HUD label attached.

Modular Unit - A factory prefabricated transportable building unit designed to be incorporated with similar units at a building site into a modular structure with a permanent foundation.

Motel - A building or buildings providing lodging for persons, with or without meals, and intended primarily for the accommodation of transients and so designed that access to the rooms is direct from the out-of-doors or common corridors. "Motel" shall include also, "Motor Hotel" and "Automobile Court".

Parking Space- A reasonably level space, available for the parking of one (1) motor vehicle.

Person - Includes a group of persons, firm, association, organization, partnership, trust, company or corporation as well as an individual.

Pig Farming - The keeping of more than two (2) pigs.

Premises - All land comprising a lot, and including all buildings and uses located on the lot.

Professional Office - Any type of service to the public which requires that members of a profession rendering such service be licensed or obtain other legal authorization. Such professional services shall include Dentists, Chiropractors, Physicians, Surgeons, Physical Therapists, Podiatrists, Optometrists, Veterinarians, Architects, Professional Engineers, Certified Public Accountants, Land Surveyors, Psychologists, Attorneys-At-Law or similar professions.

Rear Lot - A lot not fronting on or abutting a street and where access to the street is by a private drive which is part of the lot, created in accordance with Section 920.

Resident - Individual who occupies a dwelling unit as his principle place of abode.

Residential Club - A building housing a club or similar organization providing sleeping accommodations for more than ten (10) members thereof, and whose chief activity or service shall not be performed for profit.

Residue Facility - a specially designed facility, including related improvements, for the disposal of materials remaining after the combustion of non-hazardous solid waste at any solid waste combustion facility, or remaining after-processing at any recycling facility.

Rooming House - An owner-occupied dwelling in which lodging or lodging and meals are offered or provided for compensation to two or more persons up to a maximum of six persons by prearrangement for definite periods of time.

Shopping Center - A group of three or more contiguous commercial establishments, planned, developed, owned and managed as a single unit with off-street parking provided on the lot.

Single and Separate Ownership - The ownership of property by any persons, which ownership is separate and distinct from that of any adjoining property.

Special Exception Use - Permitted uses which must meet specific conditions established within the Zoning Regulations and must receive the approval of the Commission.

Story - The portion of a building comprised between the surface of any floor and the surface of any floor or roof next above.

Street - A street, avenue, highway, boulevard, parkway, road, lane, alley or other way that is included on the List of Improved and Unimproved Town Aid Roads published by the Connecticut Department of Transportation or any street meeting the standards of the Town Road Ordinance and approved at Town Meeting.

Street Line - The line that forms the boundary between a street and the adjacent lot.

Structural Alteration - Any change or addition to the supporting or structural members of a building; any change which could convert an existing building into a different structure or adapt it to a different use, or which in the case of a nonconforming building would prolong the life of such building.

Structure - Any form or arrangement of building materials involving the necessity of providing proper support, bracing, anchoring, or other protection against the forces of the elements.

Swimming Pool - Any structure used for swimming or bathing which is more than 24 inches deep or has a surface area of more than 250 square feet or any pool that is permanently equipped with a water recirculating system or where structural materials are involved, for the purpose of these Regulations. A swimming pool is considered an accessory structure.

Telephone Central Office - A building used for the transmission and exchange of telephone messages.

Tourist Home - An owner-occupied dwelling in which overnight accommodations are offered or provided for compensation to two or more transient persons up to a maximum of six persons. A Tourist Home may offer breakfast to those who stay overnight.

Town - Shall mean the Town of Putnam, CT.

Trailer - A structure standing on wheels, towed or hauled by another vehicle and used for short-term human occupancy, carrying materials, goods or objects, or as a temporary office.

Trailer Camp - Any land used or designated to be used as a parking space for more than one house trailer.

Use - A use is (a) any purpose for which a building or other structure, or a tract of land may be designed, arranged, intended, maintained or occupied; or (b) any activity, occupation, business or operation carried on in a building or other structure or on a tract of land.

Variance - Permission to depart from the literal requirements of the Zoning Regulations but not involving the actual use or activity of the lot or structure or the reinstatement of a nonconforming use. Such variance is subject to any conditions required by the Board.

Yard - A space on the same lot with a main building which is open, unoccupied and unobstructed by buildings or structures from the ground to the sky, except as otherwise provided in this Regulation.

Yard, Front - The area between a street line and the building line which is parallel thereto, extending between side lot lines.

Yard, Side - The area between the side building line and the side lot line, extended from the front yard (front lot line where no front yard is required) to the rear yard.

Yard, Rear - An area extending across the full width of the lot between the rear building line and the rear lot line.

SECTION 200 - 2 (SEE PAGES 11A & 11B)

ARTICLE III - ZONING COMMISSION

Section 300 - Establishment

In accordance with Chapter 124, Section 8-1 of the General Statutes of the State of Connecticut, as amended, there is established a Zoning Commission, hereinafter known as the Commission.

Section 301 - Powers of the Commission

In accordance with Chapter 124, Sections 8-2 through 8-4 of the General Statutes of the State of Connecticut, as amended, the Commission shall have the power:

1. To establish and amend Zoning Regulations and districts;
2. To enforce the provisions of the Zoning Regulations;
3. To hear and decide upon all applications for special exceptions.

Section 310 - Amendment: General

Once established, the regulations, restrictions and boundaries set forth in the Zoning Regulations may, from time to time, be amended, supplemented or repealed by the Commission. Owners of real property may petition the Commission for a change in these Regulations and/or the Zoning Map.

- (a) "Adult-oriented Establishment," shall include, without limitation, "adult bookstores," "adult motion picture theaters," "adult mini-motion picture theaters" and further means any premises to which the public, patrons or members are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, studios, compartments or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures, or any premises wherein an entertainer provides adult entertainment to a member of the public, a patron or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. An "adult-oriented establishment" further includes, without limitation, any adult entertainment studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio, or any other term of like import.
- (b) "Adult Bookstore" means an establishment having a substantial or significant portion of its stock and trade in books, films, video cassettes, sexual aids, toys, novelties, or magazines and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to "specified sexual activities" or specified anatomical areas" as defined below, and may in conjunction therewith have facilities for the presentation of adult entertainment, as defined below, and including adult-oriented films, movies or live entertainment, for observation by patrons therein.
- (c) "Adult Motion Picture Theater" means an enclosed building with a capacity of fifty (50) or more persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.
- (d) "Adult Mini-Motion Picture Theater" means an enclosed building with a capacity of less than fifty (50) persons regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to "specified sexual activities" or "specified anatomical areas," as defined below, for observation by patrons therein.
- (e) "Employee for the purposes of adult-oriented establishment" means any and all persons, including independent contractors, who work in or at or render any services directly related to the operation of an adult-oriented establishment.
- (f) "Entertainer for the purposes of adult-oriented establishment" means any person who provides entertainment within an adult-oriented establishment as defined in this section, whether or not a fee is charged or accepted for entertainment and whether or not entertainment is provided as an employee or an independent contractor.

SECTION 200 - 2 (CONTINUED)

- (g) "Adult Entertainment" means any exhibition of any adult-oriented motion pictures, live performance, display or dance of any type, which has as a significant or substantial portion of such performance any actual or simulated performance of "specified sexual activities" or exhibition and viewing of "specified anatomical areas," removal of articles of clothing or appearing unclothed, pantomime, modeling, or any other personal services offered customers.
- (h) "Minor" shall be deemed to refer to a person under the age of eighteen (18) years.
- (i) "Operator" means any person, partnership or corporation operating, conducting or maintaining an adult-oriented establishment.
- (j) "Specified Sexual Activities" means:
- (1) Human genitals in a state of sexual stimulation or arousal;
 - (2) Acts of human masturbation, sexual intercourse, or sodomy;
 - (3) Fondling or erotic touching of human genitals, pubic region, buttock or female breasts.
- (k) "Specified Anatomical Areas" means:
- (1) Less than completely and opaquely covered:
 - (i) human genitals, pubic region;
 - (ii) buttocks;
 - (iii) female breasts below a point immediately above the top of the areola;and
 - (2) Human male genitals in a discernibly turgid state, even if completely opaquely covered.
- (l) "Sexual Activities," as used in these regulations, is not intended to include any medical publications or films or bona fide education publication or films, nor does it include any art or photography publications which denote at least 25 percent of the lineage of each issue to articles and advertisement dealing with subjects of art or photography. Nor does this definition apply to any news periodical which reports or describes current events and which, from time to time, publishes photographs of nude or semi-nude persons in connection with the dissemination of the news. Nor does this definition apply to publications or films which describe and report different cultures and which, from time to time, publish or show photographs or depictions of nude or semi-nude persons when describing cultures in which nudity or semi-nudity is indigenous to the population.

Section 311 - Application Procedure

Application for a change in these Regulations and/or Map shall be filed with the Commission on the form provided with the fee required in Section 505.

1. For a change in the Regulations, the required form shall be accompanied by a copy of all sections affected, placing in brackets all language to be deleted, modified or replaced and underlining all language to be added, including reference to appropriate section numbers.
2. For a change in the Zoning Map, the applicant shall submit five (5) copies of a plat of the property in question bearing the stamp of a registered engineer or surveyor affirming that the boundaries of the property have been surveyed and closed and containing the following information:
 - a. The shape, dimension and area of the lot in question and of abutting property within five hundred (500) feet, excluding the width of any public rights-of-way.
 - b. The location, size and use of all existing buildings and structures on the lot or premises in question and the general location, of any streets and other right-of-way.
 - c. The location of all present and proposed zoning district boundary lines as they affect the lot or premises and the proposed zoning district designation.
 - d. Such other information that may be necessary.

In either case, said petition shall be accompanied by a written statement identifying and/or substantiating the motives and reasons prompting the particular change.

Section 312 - Public Hearing Required

The Zoning Regulations and Map shall not be adopted, amended or repealed until after a public hearing, in accordance with Chapter 124 of the General Statutes of the State of Connecticut, as amended, has been held by the Commission.

1. By resolution adopted at a stated or special meeting, the Commission shall fix the time and place of a public hearing on the proposed change, amendment or repeal and cause notice of the hearing to be given.
2. Upon receipt of a petition, duly signed and acknowledged, requesting an amendment, change or repeal of any of the regulations or restrictions prescribed by these Regulations, or a change or modification

of the Zoning Map, the Commission shall hold a public hearing thereon and cause notice thereof to be given in the manner prescribed in this Section and to act upon said petition in accordance with Chapter 124 of the General Statutes of Connecticut as amended.

Section 313 - Public Hearing Notice

The required notice shall be given as follows:

1. By publishing a notice of the hearing in a newspaper of substantial circulation in the Town, as required by Chapter 124 of the Connecticut General Statutes, as amended. The notice shall state the general nature of the proposed change, amendment or repeal.
2. A copy of said proposed change, amendment or repeal shall be filed in the office of the Town Clerk as required by Chapter 124 of the General Statutes of Connecticut and shall consist of the following documents:
 - a. A letter or memorandum describing the general nature of the proposed change, amendment or repeal, listing the Articles and Section numbers of the Regulation which are affected or involved, and indicating how the proposal affects the Zoning Map.
 - b. A copy of all the material required by Section 311.

Full opportunity to be heard will be given to any citizen and all parties in interest attending such hearing. The Commission shall act upon said proposed change, amendment or repeal in accordance with Chapter 124 of the General Statutes of Connecticut as amended.

Section 314 - Referral to Putnam Planning Commission and Regional Planning Agency

The Commission shall refer petitions or proposals for change to these Regulations or the Zoning Map to the Putnam Planning Commission in accordance with Chapter 124, Section 8-3a of the General Statutes of the State of Connecticut. Any proposed change within five hundred (500) feet of the Town line shall be referred to the Northeastern Regional Planning Agency in accordance with Chapter 124, Section 8-3b of the General Statutes.

Section 320 - Enforcement

These Regulations shall be enforced by the Commission in accordance with the provisions of Article V.

Section 330 - Special Exceptions: General

The Commission may hear and decide on applications for a special exception.

Before any special exception use shall be granted, the applicant shall show to the satisfaction of the Commission:

1. That the granting will not result in conditions inimical to the public health, safety, morals and welfare, and
2. That the granting will not substantially or permanently injure the appropriate use of property in the surrounding area or district.

Section 331 - Application Procedure

Application for a special exception shall be filed with the Commission and shall require the following:

1. A site plan drawn in ink on non-waterproof linen or equivalent, plus three (3) copies drawn to a scale of not less than forty (40) feet to the inch showing the following information, both existing and proposed:
 - a. Property lines, adjacent lot lines and ownership
 - b. Lines delineating the land to be used under the application
 - c. Existing and proposed contours, ground elevations
 - d. Buildings, signs and outdoor illumination
 - e. Streets, driveways and off-street parking and loading spaces
 - f. Water sources, storm drainage, sewage disposal and water supply
 - g. Landscaping and natural terrain not to be disturbed
 - h. Location map at a scale of 1"=200'

Sheet size shall be 24" x 36". If more than one sheet is required, a cover sheet showing the whole parcel and the match lines shall be drawn at an appropriate scale.

2. Any other pertinent information necessary to determine if the proposed use is in harmony with the intent of these Regulations and that such special exception use is not likely to result in depressed property values in the area or imperil the safety of the public.
3. The fee required by Section 505.
4. Other information the Commission may require.

Section 332 - Public Hearing Required

A public hearing in accordance with Section 8-3C of Chapter 124 of the General Statutes of the State of Connecticut shall be held prior to issuing a decision on a special exception application.

Section 333 - Findings: Special Exception Uses

In granting a special exception use, the Commission may impose such special conditions as are deemed necessary to maintain harmony with other lots in the same or abutting zoning districts and to promote the objectives of this Regulation. The disregarding of any conditions made part of the special exception shall be deemed a violation of this Regulation and shall negate the granted special exception use.

Section 334 - Considerations for Granting Special Exceptions

Before granting a special exception the Commission shall consider whether the following conditions have been satisfactorily addressed.

1. Ingress and egress to the lot and to existing or proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire, emergency or catastrophe;
2. Off-street parking and loading areas where required, with particular attention to the items listed in (1) above, and the economic, noise, glare or odor effects of the special exception on adjoining lots;
3. Trash, storage and delivery areas with particular reference to the items in (1) and (2) above;
4. Utilities, with reference to locations, availability and compatibility;
5. Screening and buffering with reference to type, dimensions and character;
6. Signs, if any, and exterior lighting with reference to glare, traffic safety, economic effect on and compatibility and harmony with lots in the zoning district;
7. Required yards and other open space;
8. General compatibility with lots in the same or abutting zoning districts;
9. General compatibility with the Plan of Development;
10. Provisions have been made to minimize noxious, offensive, dangerous or hazardous features of the special exception use.
11. Other conditions enumerated in this Regulation have been met.

ARTICLE IV - ZONING BOARD OF APPEALS

Section 400 - Establishment

There is hereby created a Zoning Board of Appeals, hereinafter called the Board, in conformance with Chapter 124, Section 8-5 of the General Statutes of the State of Connecticut.

Section 401 - Powers of the Board

1. Hear and decide appeals of the decisions of the Commission or the Agent in the enforcement of these Regulations.
2. Grant variances as authorized.

Section 410 - Right to Appeal: General

Any person or persons aggrieved by an action of the Commission or agent may appeal such action to the Board or to the courts in accordance with Chapter 124, Section 8-7 of the General Statutes of the State of Connecticut, as amended.

Section 411 - Grounds for Granting an Appeal

The Board may grant an appeal if the applicant can demonstrate that the Commission or agent erred in enforcing these Regulations.

Section 420 - Variances: General

1. The Board may grant variances from the terms of these Regulations, where exceptional difficulty or unusual hardship would result to the owners of the premises from a strict application of these Regulations because of the shape, size or topographic features of the lot, or other unusual situation or condition of the land or structure. Such variance may be granted provided substantial impairment of the intent, purpose and integrity of these Regulations and of the Plan of Development for the Town does not result.
2. The Board shall not grant a variance for the use of land not permitted by these Regulations within the district involved; to increase the height or volume of a building or structure; to increase the density of a development beyond that permitted by these Regulations for the particular district.

Section 421 - Findings

In granting a variance, the Board:

1. Shall grant the least variance required to relieve the undue hardship involved;
2. Shall find that the variance is in harmony with the general purpose and intent of these Regulations;
3. Shall find that the variance will not adversely affect the public health, safety, convenience, welfare, and property values;
4. Shall find that if the owner complies with these Regulations, he/she would not be able to make any reasonable use of his/her property.
5. May impose such special conditions as are deemed necessary to maintain harmony with other lots in the same or abutting districts and to promote the objectives of these Regulations.

The Board's findings shall be part of the written record of the case.

Section 422 - Grounds for Granting a Variance

1. The applicant must demonstrate, to the satisfaction of the Board, that the requested relief will not be contrary to the public interest and that because of special or peculiar conditions, enforcement of the provisions of the Regulation would result in unnecessary hardship.
2. The unnecessary hardship, which an applicant seeks to avoid, shall not have been imposed by any prior action of the applicant or previous owner. Such hardship shall arise only from special or peculiar site conditions or features of the land or structure in question and not from physical infirmities of the applicant or merely from the desire to realize greater financial gain.
3. Nonconforming use of neighboring land, structures or buildings in the same district and permitted use of lands, structures or buildings in an adjacent district shall not be considered grounds for the issuance of a variance.
4. The Board shall consider any application for variance in the light of the Plan for Development and shall consider the effect of the variance on the future development of the Town.

Section 430 - Application Procedure

Application for a variance or appeal of the decision of the Commission or its agent shall be made on the prescribed application form. The application shall be made in accordance with the rules of the Board and with Section 8-7 of Chapter 124 of the General Statutes of the State of Connecticut. Fees shall be in accordance with Section 505 of this Regulation.

Section 431 - Hearings

The Board shall hold a duly advertised public hearing in accordance with Chapter 124, Section 8-7 of the General Statutes of the State of Connecticut, as amended before acting on an application for a variance or an appeal. In accordance with 8-7 the Board will notify, by mail, persons who are owners of land which is adjacent to the land which is subject of the hearing.

ARTICLE V - ADMINISTRATION AND ENFORCEMENT

Section 500 - Administration

These Regulations shall be administered and enforced by the Commission or its duly appointed agent.

Section 501 - Enforcement

The Commission or the Agent shall have the authority to:

1. Inspect or examine any building, structure, place, premise, or use;
2. Order the correction of any violation of this Regulation;
3. Order discontinuance of illegal uses of land, buildings or structures;
4. Order removal of illegal buildings or structures or illegal additions or structural alterations.
5. Order discontinuance of any illegal work being done;
6. Take other action authorized by this regulation to ensure compliance with or to prevent violation(s) of this Regulation. This may include the issuance of and action on building permits, Occupancy Certificates and similar administrative duties as are permitted; or
7. Perform other duties and exercise other powers as are authorized by this Regulation.

Section 502 - Building Permit

Except for necessary routine maintenance and for repairs or replacement to existing buildings, as defined in the basic Building Code of the State of Connecticut, no land shall be used and no building or structure shall be erected, moved, enlarged or extended until a Building Permit for the proposed work or use has been issued by the Commission or the Agent in accordance with the requirements of the State of Connecticut Building Code.

Section 503 - Application for Permit

Applications for Building Permits shall be filed with the Commission by the owner or his authorized agent on a form provided by the Commission and shall be accompanied by:

1. A plot plan of the premises drawn in ink and to scale, which shall show:
 - a. The dimensions of the lot;
 - b. The size and location of all existing and proposed buildings, adjacent land owners, buildings or structure on abutting land within fifty (50) feet of all lot lines;
 - c. The setback dimensions, side yard, rear yard;
 - d. The parking and/or loading space layouts;
 - e. In areas not served by public water or sewers, the location of proposed septic system and reserve leaching area and location of proposed well in conformance with Public Health Code 19-13-B20.

- f. The Commission or its agent may require a certified plot plan prepared by a registered engineer or land surveyor.
2. Building or structural plans to scale, specifications and such other information as may be required by the Commission or its agent to determine that the proposed building or structure complies with all local and state codes and ordinances.

Section 504 - Certificate of Zoning Compliance Required

1. No building, structure or land shall be erected, enlarged, relocated, structurally altered or used in whole or part until a Certificate of Zoning Compliance is issued stating that the proposed use conforms to the requirements of this Regulation. The Certificate shall be issued on the basis of the application for a Building Permit or Certificate of Compliance and accompanying plans and shall authorize only the use, arrangement and construction set forth in approved plans and applications. Any use, arrangement or construction contrary to that authorized under this section shall be deemed in violation of this section.
2. A Certificate of Zoning Compliance shall be required prior to any of the following:
 - a. Use and occupancy of any building or other structure hereafter erected or altered.
 - b. Change in use of any building or structure;
 - c. Use of land or change in the use thereof, except cultivation of vacant land.
 - d. Change in use or extension of a nonconforming use.
3. All applications for Certificates of Zoning Compliance shall be made in writing on the forms furnished by the Town and shall include all information necessary to enable the Agent to ascertain compliance with this Regulation.

Section 505 - Fees

Fees for building permit, special exception uses, variances or appeals, zoning amendment and zoning permit shall be in accordance with the ordinance adopted at a Special Town Meeting held April 1, 1985, and as amended from time to time. Fees shall be made payable to the Treasurer of the Town of Putnam.

Section 506 - Violations

The Commission or its agent shall cause all violations of these Regulations to be prosecuted as provided by the provisions of Chapter 124, Section 8-12 of the General Statutes of the State of Connecticut, as amended, or seek any other remedy provided by law.

Section 507 - Appeal from a Decision of the Commission or Agent

The Commission or Agent shall issue appropriate permits for application for compliance with these regulations. If the Commission or Agent determines that an application is not in conformance with these regulations, said application shall be rejected. The applicant shall file an appeal in accordance with the provision of Section 401 of this Regulation.

ARTICLE VI - ZONING DISTRICTS AND MAP

Section 600 - For the purpose of these Regulations, the Town is divided into the following districts:

Residential

AG-2 Agricultural District - These are primarily rural areas not served by public water and sewer. These areas are characterized by low-density residential development, large estates, agriculture and certain low intensity non-residential activities incidental to a rural environment.

R-40 Rural Residential District - These are low-density areas in which certain utilities are lacking, but which are suited for larger-lot single-family developments.

R-20 Residential District - These are medium-density residential zones within the Town, where development trends have concentrated and are expected to continue.

R-10 Residential District - These are high-density residential zones with public water and sewer.

R-7 Residential District - These are high-density residential zones with public water and sewer. Single and multi-family dwellings are allowed. Selected public, semi-public and limited commercial uses are allowed in these areas.

Business

C-1 Professional Office District - These are areas specifically designed for professional office use, including specific public and semi-public uses, retail uses and single and multi-family residential development under special conditions.

C-2 Neighborhood Retail District - These areas are primarily neighborhood retail areas with specific public and semi-public uses and under special conditions, single and multi-family residential development.

C-3 General Business District - These areas are neighborhood retail, commercials, restaurant and entertainment, commercial uses excluding automotive repairing, open lot sales, wholesale and storage uses.

C-4 Highway Commercial District - These areas comprise retail uses which are high traffic generators. Included are such uses as shopping centers, open lot sales, wholesale business, repairing and the like.

C-5 Downtown Commercial District - This district comprises the downtown area where buildings are situated on lot lines and off site parking is required.

Industrial

I - These are tract of land suitable for industrial development in conformance with the standards in these Regulations.

Park

P Park District - These are 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.

WWTF - Waste Water Treatment Facility District - shall comprise 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.

Section 601 Zoning Map

The boundaries of the zoning districts described in Section 600 are shown on a series of maps filed in the office of the Town Clerk and titled "Putnam Zoning Map." The "Putnam Zoning Map" consists of fifty-one (51) maps numbered 1 through 30 and T1 through T21. The "Putnam Zoning Map" is hereby adopted and made part of this Regulations and is the Official Zoning Map for Putnam. A map entitled "Town of Putnam, Connecticut, Zoning Map Index, 1987" is included with these Regulations as a reference only; it does not accurately detail zoning districts; and is not part of these Regulations.

Section 602 - Interpretation of Zoning District Boundaries

The boundaries between districts are, unless otherwise indicated, either the centerline of streets, watercourses, and right of way of power lines railroads and other public utilities, or such lines extended, or lines parallel thereto. Where the boundaries of a single district are indicated as including directly opposite sides of a street, lane, lake or watercourse, or right of way or a power line, railroad or other public utility, for any portion of its length, the district so indicated shall be construed to apply to the entire bed of such street, lane, lake or watercourse, or right of way of such power line, railroad, or other public utility lying within such portion of its length. Where uncertainty exists as to the location of any said boundaries as shown on the Zoning Map, the following rules shall apply:

1. Where a district boundary is indicated as approximately following the centerline of a street, lane, lake or watercourse, or right-of-way of a power line, railroad or other public utility, such centerline shall be construed to be such boundary.

2. Where a district boundary is indicated as approximately following a lot or other property line, such lot or property line shall be construed to be such boundary.
3. Where a district boundary divides a lot or runs through undivided property, the location of such boundary shall be determined by using the scale appearing on said map, unless distances are specified on the map.
4. Where distances are specified on the Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated, unless otherwise specified. Where scaled distances do not agree with such figures, the figures shall control.
5. Where a district boundary lines divides a lot which was in single ownership at the time of passage of this Regulation, the Commission may permit, as a special exception, the extension of the Regulations for either portion of the lot not to exceed 30 feet beyond the district line in the remainder of the lot.
6. Where physical or cultural features existing on the ground are at variance with these shown on the Official Map, or in other circumstances not covered by the above subsections, the Commission shall interpret the district boundaries.

Section 603 - Federal and State Owned Property

Whenever Federal or State owned property is included in one or more zoning districts, it shall be subject to the provisions of these Regulations only insofar as permitted by the Constitution and laws of the United States of America and of the State of Connecticut.

ARTICLE VII - DISTRICT REGULATIONS

Section 700 - District Regulations

District regulations shall consist of two parts: Section 720 - Schedule of Uses and Districts, and Section 730 - Schedule of Dimensional Regulations. These controls are designed to promote and protect the health, safety, convenience and welfare of the residents of the Town by regulating the height and bulk of buildings and structures; the area and size of lots, yards, courts and other open spaces; the density of population; and the location of trades and industries.

Section 720 - Schedule of Uses and Districts

The following uses are permitted only in the zoning district marked with a "P". Uses permitted in the zoning district as a special exception under the provisions of Article III are marked with an "S". Where the letter "N" appears, the uses are prohibited in the zoning district.

SCH E. OF USES & DISTRICTS

Residential Uses	AGRICULTURE AG	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL Q	GENERAL BUSINESS	HIGHWAY COMMERC	DOWNTOWN COMMERC	INDUSTRIAL	PARK LAND	PARK
Single Family Detached	P	P	P	P	P	P	N	N	N	N	N	N
Single Family Semi-Detached	N	P	P	P	P	N	N	N	N	N	N	N
Accessory Living Quarters	S	N	N	N	N	N	N	N	N	N	N	N
Single Family Conversion	S	S	S	S	S	S	N	N	N	N	N	N
Two-Family Detached	N	P	P	P	P	N	N	N	N	N	N	N
Two-Family Semi-Detached	N	N	N	N	N	N	N	N	N	N	N	N
Multi-Family Dwellings	N	N	N	N	N	N	N	N	N	N	N	N
Rooming House (Up to 2 boarders)	S	N	N	N	N	N	N	N	N	N	N	N
Rooming House (3 to 6 boarders)	N	N	N	N	N	N	N	N	N	N	N	N
Hotel/Hotel/Automobile Courts	N	N	N	N	N	N	N	N	N	N	N	N
Tourist House * See Below	S	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

See Section 909

See Section 924

See Section 924

*By special exception in 1940 cases for parcels of not less than 3/4 acre, less than 1/2 acre that are owned by individual owner and water

- * 1. Overnight accommodations with meals only.
- 2. No catering or restaurant use allowed.
- 3. No public functions allowed, i.e. banquets, weddings, rented parties and other similar events.

* Approved Sept 2nd 1940 - 3/21/40
C. J. ...

SECTION 720

SCHEDULE OF USES & DISTRICTS

Residential Uses	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W H T R
Single Family Detached	P	P	P	P	P	H	H	H	H	H	H	H	N
Single Family Semi-Detached	N	P	P	N	P	N	N	N	N	N	H	H	N
Accessory Living Quarters	S	N	N	N	N	H	N	N	N	N	H	H	N
Single Family Conversion	S	S	S	S	S	H	H	H	H	H	H	H	N
Two-Family Detached	N	N	P	N	S	N	N	N	N	N	H	H	N
Two-Family Semi-Detached	N	H	S	N	S	N	N	N	N	N	H	H	N
Retirement Community (Age 55+)	N	S*	N	N	N	N	N	N	N	N	N	N	N
Multi-Family Dwellings	N	N	S	S	S	N	N	N	N	N	H	H	N
Rooming House (Up to 2 boarders)	S	N	N	P	S	N	N	N	N	N	H	H	N
Rooming House (3 to 6 boarders)	N	N	N	P	S	N	N	N	N	N	H	H	N
Motel/Hotel/Automobile Courts	N	N	N	H	S	N	N	N	N	N	H	H	N
Tourist House * See Below	S	S	S	S	S	S	H	N	N	N	H	H	N
Dormitories for Agricultural Laborers	S	N	N	N	N	N	N	N	N	N	H	H	N

*By special exception in R-40 areas for parcels of not less than 35 contiguous acres that are served by municipal sewer and water.

See Section 909
See Section 924
See Section 924

- * 1. Overnight accommodations with meals only.
- 2. No catering or restaurant use allowed.
- 3. No public functions allowed, i.e. banquets, weddings, rented parties and other similar events.

	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W.P.F.	
Mobile Home & Trailer Parks	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Mobile Homes	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<u>Agricultural, Extractive & Industrial Non-Manufacturing Uses</u>														
Agriculture/Sale of Produce Raised on the Land by Occupant	P	P	P	P	P	P	P	P	P	P	P	P	P	See Definition
Livestock Keeping	P	S	S	S	S	S	S	S	S	S	S	S	S	See Definition See Section 911
Veterinarian & Animal Hospital	S	N	N	N	N	N	N	N	N	N	N	N	N	See Section 911
Horticultural Nursery & Greenhouses	S	N	N	N	N	N	N	N	N	N	N	N	N	
Earth Removal	S	N	N	N	N	N	N	N	N	N	N	N	N	See Article XII
Welding Shop, Sheet Metal Shop, Blacksmith	N	N	N	N	N	N	N	N	N	N	N	N	N	
Storage & Wrecking of Junk, Autos, and Salvage Materials	N	N	N	N	N	N	N	N	N	N	N	N	N	See Section 913
Open Lot Storage of Building Materials and Machinery	N	N	N	N	N	N	N	N	N	N	N	N	N	
Open Storage of Sand & Gravel	S	N	N	N	N	N	N	N	N	N	N	N	N	

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	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W V P R	
Storage of Flammable or Explosive Materials	N	N	N	N	N	N	N	N	N	S	N	N	N	See Section 910
Parking Lots	N	N	N	N	N	P	P	P	P	N	N	N	N	See Article XI
Dry Cleaning Plant (no pick up)	N	N	N	N	N	N	N	N	N	S	N	N	N	
Cold Storage	N	N	N	N	N	S	S	N	N	N	N	N	N	

Industrial Uses

NOTE: All Industrial Uses shall conform to the requirements of Article XIII, Performance Standards.

Food & Kindred Products Excluding Slaughterhouses	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Bakery Products	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Flour Mills	N	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Textile Products	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Apparel & Related Finished Product	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N
Lumber & Wood Product	S	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Sawmill & Planing Mill	S	N	N	N	N	N	N	N	N	S	N	N	N	N	N
Printing, Publishing & Allied Industries	N	N	N	N	N	N	N	N	N	P	N	N	N	N	N

	AGRICULTURE AG-	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RECREATION	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	M H P R
<u>Transportation, Communication & Utilities</u>													
Wireless Telecommunications Antenna	S	S	S	S	S	S	S	P	P	P	S	S	S
Wireless Telecommunications Towers	S	S	S	S	S	S	S	P	P	P	S	S	S
Railroad Freight Service	N	N	N	N	N	N	N	N	N	N	N	N	N
Motor Freight Terminal	S	N	N	N	N	N	N	N	N	S	N	N	N
General Warehousing & Storage	S	N	N	N	N	N	N	N	N	N	N	N	N
Passenger Station for Public Transportation	S	S	S	S	S	S	P	P	P	N	N	N	N
Telephone Central Office	S	S	S	S	S	S	P	P	P	S	N	N	N
Telephone Exchange & Transfer Stations	S	S	S	S	S	S	P	P	P	S	N	N	N
Radio & TV Studios	S	N	N	N	N	N	P	P	P	N	N	N	N
Radio & TV Transmitters & Towers	S	N	N	N	N	N	N	P	S	S	N	N	N
Power Generating Station	N	N	N	N	N	N	N	N	N	N	N	N	N
Incinerator	N	N	N	N	N	N	N	N	N	N	N	N	N
Landfill	N	N	N	N	N	N	N	N	N	N	N	N	N
Utility Substation	S	S	S	S	S	S	S	S	S	S	S	S	S
Residue Facility	S	N	N	N	N	N	N	N	N	N	N	N	N

Refer to pages 81-87
Refer to pages 81-87

*see condition below when locating in an Industrial Zone

See Section 915

not the City District) and is
* Industrial Lot must be 2 acres or larger
* Industrial Lot must be located on land formally known as the Town (not the City District) and is now represented on the Town of Putnam Zoning T - Maps

	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W M T B
Commercial-Retail Trade - General													
Wholesale Distribution Establishment	S	N	N	N	N	S	S	N	N	N	N	N	N
Lumber & Other Building Materials	S	N	N	N	N	P	P	N	N	N	N	N	N
Heating, Plumbing & Electrical Supply & Services	N	N	N	N	N	P	P	P	P	P	P	N	N
Paint, Glues, Floor Covering & Wallpaper Stores	N	N	N	N	N	P	P	P	P	P	N	N	N
Hardware Stores	N	N	N	N	N	P	P	P	P	P	N	N	N
Farm Equipment & Heavy Equip- ment Dealers & Service	S	N	N	N	N	S	P	N	N	N	N	N	N
General Merchandise, Depart- ment Store, Furniture, House- hold and Office Goods	N	N	N	N	N	P	P	P	P	P	N	N	N
Supermarket	N	N	N	N	N	P	P	N	N	N	N	N	N
Grocery Stores; Meat, Fish, Fruit & Vegetable Market; Delicatessens	N	N	N	N	N	P	P	P	P	P	N	N	N
Dairy Product Stores & Bakeries (Retail)	N	N	N	N	N	P	P	P	P	P	N	N	N

Adult-Oriented Establishments (See Section 923-6)

	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W.M.F.
Clothing, Miscellaneous Apparel & Accessories	N	N	N	N	S	P	P	P	P	N	N	N	N
Appliance, Record, Tape & Musical Instrument Shops	N	N	N	N	S	P	P	P	P	N	N	N	N
Rental Service Stores	N	N	N	N	S	P	P	P	P	N	N	N	N
Drugstores	N	N	N	S	S	P	P	P	P	N	N	N	N
Packaged Liquor Stores	N	N	N	N	N	P	P	P	P	N	N	N	N
Jewelry, Watches, Clocks and Optical Goods - Sales and Service	N	N	N	N	S	P	P	P	P	N	N	N	N
Professional & Scientific Instruments	N	N	N	N	N	P	P	P	P	N	N	N	N
Book Stores & Stationery Stores	N	N	N	N	S	P	P	P	P	N	N	N	N
Retail Printing & Copying Service	N	N	N	N	S	P	P	P	P	N	N	N	N
Lawn & Garden Supply Stores	S	N	N	N	N	P	P	P	P	N	N	N	N
Fuel Dealer	N	N	N	N	N	S	P	P	P	N	N	N	N
Monuments	N	N	N	N	N	P	P	P	P	N	N	N	N
Florist	N	N	N	S	S	P	P	P	P	N	N	N	N

N See Section 910

AGRICULTURAL AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RET	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W M T G
Commercial-Retail Trade - Automotive	N	N	N	N	N	N	P	P	N	N	N	N
Automobile Sales (New & Used)	N	N	N	N	N	N	P	P	N	N	N	N
Automobile Accessory Dealers - No Service	N	N	N	N	N	S	P	P	N	N	N	N
Gasoline Service Station	N	N	N	N	N	S	P	P	N	N	N	N
General Automobile Repair	N	N	N	N	N	S	P	P	N	N	N	N
Automobile Body Shop	N	N	N	N	N	N	P	P	N	N	N	N
Carwash	N	N	N	N	N	N	P	P	N	N	N	N
Paid Off-Street Parking or Storage	N	N	N	N	S	N	P	P	P	N	N	N
Uses, as permitted (ie. by either special exception or as of right) in the C-3, C-4 or C-5 zoned districts; hydroelectric generating facilities; and, warehouse storage, which uses shall be located entirely within industrial manufacturing plant facilities which were in existence prior to the date of enactment of Zoning Regulations by the former City of Putnam, and which facilities are located on in- dustrial zoned properties. Such uses shall comply with applicable performance standards, including parking requirements.	N	N	N	N	N	N	N	N	N	P*	N	N

See Section 910
See Section 910

*In circumstances where any designated use allowed in C-3; C-4 or C-5 zones requires a special exception, a special exception will be required.

	AGRICULTURE AG-	RESIDENTIAL 40	RESIDENTIAL 2	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFF	NEIGHBORHOOD REI	GENERAL BUSINESS	HIGHWAY COMMERC	DOWNTOWN COMMERC	INDUSTRIAL	PARK LAND	W H F B
Commercial-Retail Trade - Eating & Drinking (Excluding Adult-Oriented Establishments-- Restaurant	N	N	N	N	N	P	P	P	P	N	N	N	N
Cafe (Maximum 24 seat capacity) (Non-alcoholic Beverage)	N	N	N	N	S	P	P	P	P	N	N	N	N
Tavern, Bar or Lounge	N	N	N	N	N	P	P	P	P	N	N	N	N
Drive-In Restaurant	N	N	N	N	N	S	P	N	N	N	N	N	N
Confectionary or Ice Cream Shop	N	N	N	N	N	S	P	P	P	N	N	N	N
Other Similar Food or Beverage Shop	N	N	N	N	N	S	P	P	P	N	N	N	N
Business & Professional Services	N	N	N	N	N	S	P	P	P	N	N	N	N
Business or Professional Office	N	N	N	N	N	S	P	P	P	N	N	N	N
Bank or Financial Institution	N	N	N	N	N	N	P	P	P	N	N	N	N
Newspaper Office	N	N	N	N	N	N	P	P	P	N	N	N	N
Personal Service	N	N	N	N	N	N	P	P	P	N	N	N	N
Self-Service Laundromat	N	N	N	N	N	S	P	S	S	N	N	N	N
Laundry or Dry Cleaner (pick up)	N	N	N	N	N	S	P	S	S	N	N	N	N
Photo Studio & Similar Specialty Shops	N	N	N	N	N	S	P	P	P	N	N	N	N
Beautician and Barber Shops	N	N	N	N	N	S	P	P	P	N	N	N	N
Shop Repair	N	N	N	N	N	P	P	P	P	N	N	N	N

In a C-2, no more than
24 seats

In a C-2, no more than
24 seats

	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W M T R
Caterer	N	N	N	N	N	S	P	P	P	N	N	N	N
Kennels or the Boarding of Animals	S	N	N	N	N	N	P	P	N	N	N	N	N
Mortuary or Funeral Home	N	N	N	N	N	S	P	N	N	N	N	N	N
Travel Agency	N	N	N	N	N	S	P	P	P	N	N	N	N
<u>Indoor Recreation</u>													
Bowling Alleys, Billiards & Pool	N	N	N	N	N	N	P	N	N	N	N	N	N
Theatre	N	N	N	N	N	N	P	P	P	N	S	N	N
Exercise Center, Gymnasium, Sauna, Tanning Salon	N	N	N	N	N	N	P	P	P	N	N	N	N
Other Indoor Amusement or Entertainment	N	N	N	N	N	N	P	S	S	N	S	N	N
<u>Outdoor Recreation</u>													
Day Camps	S	N	N	N	N	N	N	N	N	N	N	N	N
Boarding Camps & Campgrounds	S	N	N	N	N	N	N	N	N	N	N	N	N
Golf Course	S	S	N	N	N	N	N	N	N	N	N	N	N
Miniature Golf, Driving Range	S	N	N	N	N	N	N	N	N	N	N	N	N

See Section 923

See Section 923

	AGRICULTURE AG-2	RESIDENTIAL 40	RESIDENTIAL 20	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RETAIL	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W P F	See Section 911
Riding Academies & Schools	S	N	N	N	N	N	N	N	N	N	N	N	N	N
Tennis Club	S	N	N	N	N	N	N	N	N	N	N	N	N	N
Commercial Athletic Field	S	N	N	N	N	N	N	N	N	N	P	N	N	N
Commercial Swimming Pool	S	N	N	N	N	N	S	N	N	N	N	N	N	N
Other Commercial Outdoor Recreation Use	N	N	N	N	N	N	N	N	N	N	N	N	N	N
<u>Government & Public Uses</u>														
Government-Owned Building Except Penal Institution, Garage or Utility	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Penal Institution	N	N	N	N	N	N	N	N	N	N	N	N	N	N
Garage or Utility (Government-Owned Building)	S	N	N	N	N	N	N	N	N	N	N	N	N	N
Fire or Police Station	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Municipal Schools	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public & Private Day Care and Schools	N	N	N	N	N	S	S	S	S	S	S	S	S	S
Library or Museum	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Churches/Parish Houses	S	S	S	S	S	S	S	S	S	S	S	S	S	S

	AGRICULTURE AG-2	RESIDENTIAL 4C	RESIDENTIAL 4B	RESIDENTIAL 10	RESIDENTIAL 7	PROFESSIONAL OFFICE	NEIGHBORHOOD RECREATION	GENERAL BUSINESS	HIGHWAY COMMERCIAL	DOWNTOWN COMMERCIAL	INDUSTRIAL	PARK LAND	W.M.P.
Cemetery/Crematories	S	N	N	N	N	N	N	N	N	N	N	N	N
Hospitals	N	N	N	P	N	N	N	N	N	N	N	N	N
Rest, Retirement, Convalescent or Nursing Homes	S	N	N	S	N	N	N	N	N	N	N	N	N
Group Home	N	N	N	N	N	N	N	N	N	N	N	N	See Definition
Physical Therapy & Other Health Related Services	N	N	N	P	N	P	N	N	N	N	N	N	N
Social Club or Non-Profit Membership Organization	S	N	N	N	N	P	P	P	P	N	N	N	N
Philanthropic Uses & Charitable Institutions	N	N	N	S	S	P	P	P	P	N	N	N	N
Water Pollution Control & Waste Water Treatment Facility	N	N	N	N	N	N	N	N	N	N	N	P	N
<u>Accessory Uses</u>													
Any Accessory Use, incidental to main use and located on the same lot as the main use	P	P	P	P	P	P	P	P	P	P	P	P	See Section 904
Any Accessory Use, incidental to main use permitted by Special Exception and located on the same lot as the main use	S	S	S	S	S	S	S	S	S	S	S	S	See Section 904
Customary Home Occupations	S	S	S	S	S	N	N	N	N	S	N	N	See Section 925
Private Day Care incident to main use - Group Day Care and Day Care Center.	S	S	S	S	S	S	S	S	S	S	N	N	See Section 926
Family Day Care Home	P	P	P	P	P	P	P	N	N	N	N	N	N

SECTION 730
SCHEDULE OF DIMENSIONAL REGULATIONS

Zoning District	Use	Minimum Lot Size		Maximum % Coverage	Maximum Height of Building		Minimum Yard Dimensions				Accessory Building Located in Rear Yard Minimum Yard Dimensions	
		Area sq. ft. per dwelling unit or use	Frontage Width (ft)		Principal (ft)	Accessory (ft)	Front (ft)	Corner Side (ft)	Side (ft)	Rear (ft)	Side (ft)	Rear (ft)
AG-2	All Uses Barns for Livestock as Accessory Use	87,120	250	10	35	22	50	50	50	50	10	10
R40	All Uses	40,000	200	15	35	22	50	30	20	40	10	10
R-20	All Uses Except Multi-Family Multi-Family Uses	20,000	100	20	35	15	50	30	20	40	10	10
R-10	Single-Family Detached Single-Family Semi-Detached Multi-Family All Other Uses	10,000 ** ** **	90 50 90 90	30 30 30 30	35 35 35 ¹ 35	15 15 15 15	25 25 25 ¹ 25	25 25 25 ¹ 25	20 20 20 ¹ 20	25 25 25 ¹ 25	5 5 5 5	5 5 5 5
R-7	Single-Family Detached Single-Family Semi-Detached Two-Family Detached Two-Family Semi-Detached Multi-Family All Other Uses	7,000 *** *** *** *** 7,000	70 60 100 150 100 50	30 30 30 35 30 30	35 35 35 35 35 ¹ 35	15 15 15 15 15 15	20 20 20 20 20 ¹ 20	20 20 20 20 20 ¹ 20	15 15 15 25 25 ¹ 15	25 25 25 25 25 ¹ 25	5 5 5 5 5 5	5 5 5 5 5 5

* 20,000 sq. feet of lot area per dwelling unit
 ** 10,000 sq. feet of lot area per dwelling unit
 *** 7,000 sq. feet of lot area per dwelling unit
 **** 30,000 sq. feet of lot area per dwelling unit
 unit for such that are allowed under the provisions and conditions of Section 720 - Schedule of Uses & Districts as noted on page 23.

Zoning District	Use	Minimum Lot Size		Maximum Coverage	Maximum Height of Building		Minimum Yard Dimensions				Accessory Buildings Located in Rear Yard Minimum Yard Dimension		
		Area sq. ft. per dwelling unit or use	Frontage Width (ft)		Principal (ft)	Accessory (ft)	Front (ft)	Corner Side (ft)	Side (ft)	Rear (ft)	Side (ft)	Rear (ft)	
C-1	PROFESSIONAL Residential	20,000	100	20	35	15	50	30	25	40	10	10	
	Residential w/Sewers	10,000	90	30	35	15	25	25	20	25	5	5	
	All Other Uses	10,000	70	30	45	15	25	25	10	25	5	0	
C-2	NEIGHBORHOOD Residential	7,000	60	30	35	15	20	20	15	15	5	5	
	All Other Uses	7,000	60	40	35	15	15	10	10	20	5	5	
C-3	GEN. BUSI. All Uses	10,000	100	30	35	15	30	30	15	25	10	10	
C-4	HIGHWAY COMM. Uses Without Sewers	40,000	150	40	35 ⁴	15	50	50	25	20	10	10	
	Uses With Sewers	10,000	60	40	35 ⁴	15	20	20	10	20	5	5	
C-5	DOWNTOWN All Uses	No Requirements	50	80	40 ²	15	10	10	0 ³	20	0 ³	5	
I	Industrial	No Requirements	50	50	50 ⁵	15	35 ⁶	35 ⁶	15 ⁶	20 ⁶	10 ⁶	10 ⁶	
WWTF	Wastewater Treatment Facility	100,000	NONE	50	50 ⁵	50	50	50	50	50	50	50	

Footnotes

¹ Building height may be increased to fifty feet, provided that for every foot of height in excess of thirty-five feet, there shall be added to each yard requirement one corresponding foot of width or depth.

² Building height may be increased to sixty-five feet, provided that for every foot of height in excess of forty feet, there shall be added to each yard requirement one corresponding foot of width or depth.

³ When abutting a residential district, the side yard shall be ten feet.

⁴ Building height may be increased to sixty-five feet, provided that for every foot of height in excess of thirty-five feet, there shall be added to each yard requirement one corresponding foot of width or depth.

⁵ Building height may be increased to sixty-five feet, provided that for every foot of height in excess of fifty feet, there shall be added to each yard requirement one corresponding foot of width or depth.

⁶ Any yard abutting a residential district, highway or major street shall be increased to one hundred feet and shall be landscaped.

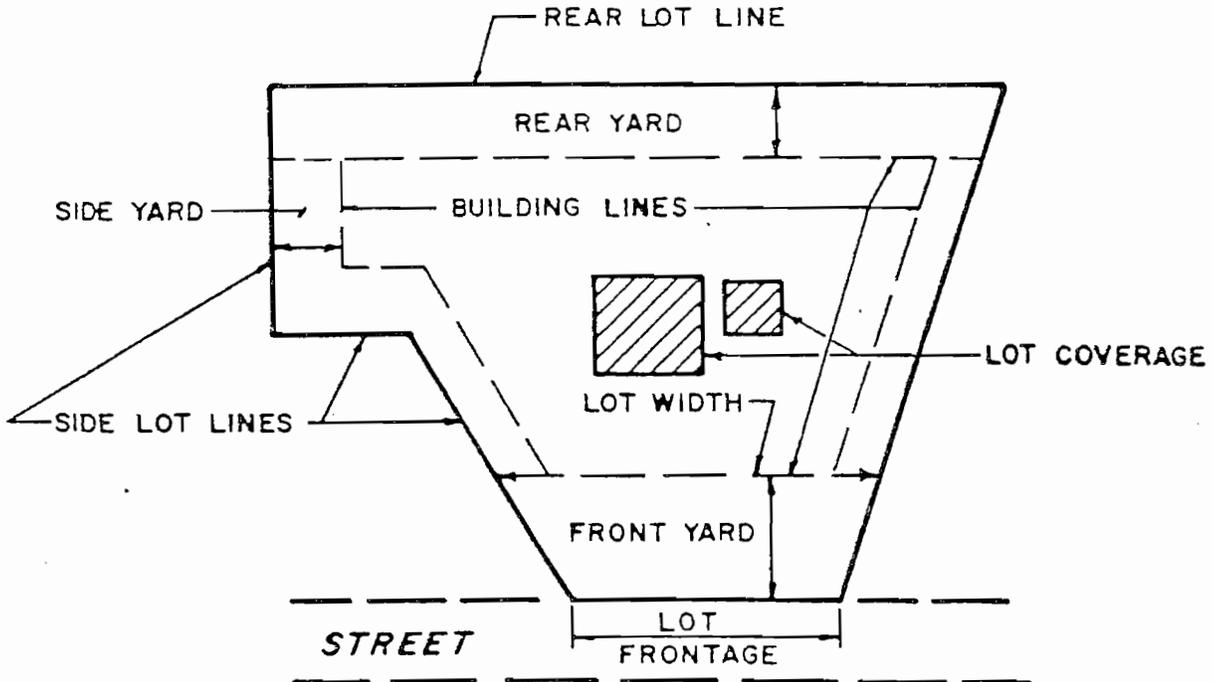
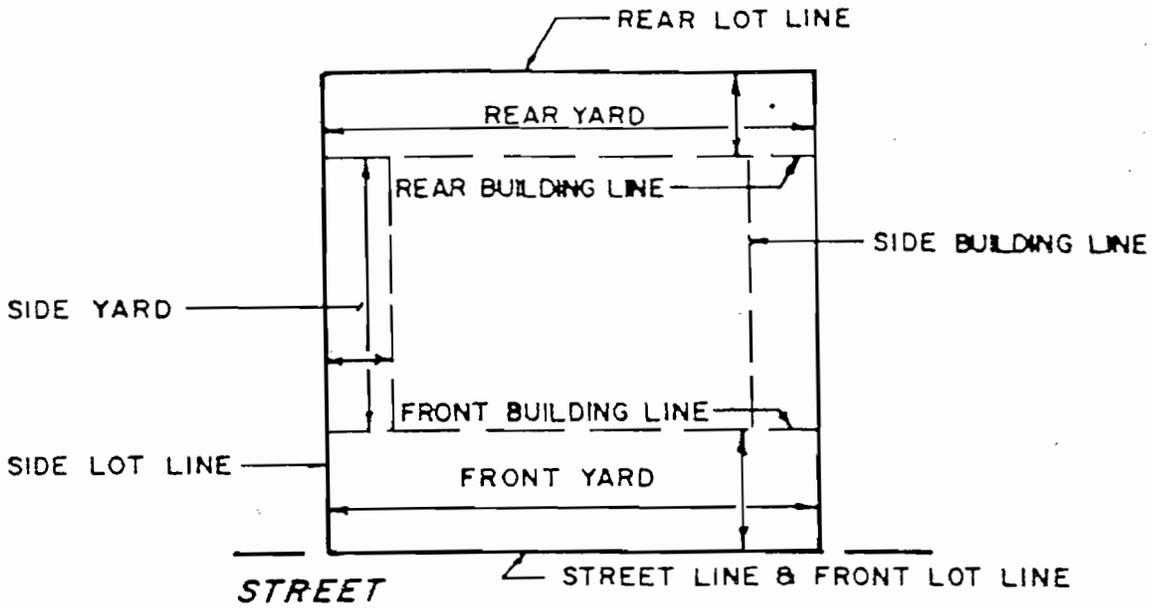


FIGURE 1 A & B
YARDS & LOT LINES

ARTICLE VIII - NONCONFORMING USES

Section 800 - Definitions

1. Nonconforming Use - Any use of land or of a structure which was lawfully in existence at the time of the adoption of this Regulation or any amendments thereto, but which is not a permitted use or a use permitted by special exception by the Schedule of Uses of this Regulation or any amendments thereto in the zoning district in which such use is located.
2. Nonconforming Structure - Any structure which was lawfully in existence at the time of the adoption of this Regulation or any amendments thereto, but which does not comply with the dimensional regulations or the supplementary regulations or any other regulations concerning structures set forth for the zoning district in which such structure is located.
3. Nonconforming Lot of Record - A lot of record that when recorded was in full compliance with the Zoning Regulation in effect at the time of recording or which was legally recorded prior to the effective date of the first Zoning Regulations and which cannot conform to the area and dimensional requirements of this Regulation.

Section 801 - General Intent

Nonconforming uses are incompatible with and detrimental to permitted uses in the zoning districts in which they are located, cause disruption of the comprehensive land use pattern of the town, inhibit present and future development of nearby properties and confer upon their owners and uses a position of unfair advantage. It is a fundamental principle of this Article that nonconformities may be continued as allowed by law. It is also the intent of this Regulation that existing nonconformities shall not be a reason for authorizing uses prohibited in the same zoning district.

Section 802 - Completion of Construction - Nothing in this Regulation shall be deemed to require a change in the plans, construction, or authorized use of any structure for which a building permit was lawfully issued prior to the effective date of the adoption or amendment of this Regulation.

Section 803 - Prior Illegal Establishment

Any nonconforming use or structure illegally established prior to the effective date of this Regulation shall not become legally established by virtue of such enactment or subsequent amendment.

Section 810 - Restrictions on Nonconforming Uses

A nonconforming use may be continued so long as it remain otherwise lawful, subject to the following restrictions:

1. Such use shall not be enlarged, extended or intensified.
 - 1a See next page
2. Such use may occupy any parts of a structure which were designed for such use at the time of the adoption of this Regulation.
3. Such use shall not be moved in whole or in part to any portion of the land other than that occupied by such use at the time of adoption of this Regulation.
4. Such use which has been abandoned and not actively used for a period of more than one year shall not be resumed.
5. Any structure containing a nonconforming use which is destroyed or damaged in any manner or from any cause whatsoever, to the extent of seventy-five percent of its current market value at the time of such damage, as determined by the Agent, shall not be repaired or rebuilt unless the proposed use shall be in conformance with the provisions of this Regulation. In determining restoration cost, the cost of the land or factors other than the cost of the structure itself shall not be included. The prior nonconforming use may be rebuilt if a special exception is granted by the commission. Applicant must comply with Sections 330 thru 334.
6. Such use shall not be changed to another nonconforming use without the granting of a Special Permit by the Commission. Applicant must comply with Sections 330 thru 334.
7. Such use, if changed to a conforming use shall be properly maintained in good repair provided that such work does not enlarge or extend any nonconforming use.

Section 820 - Restrictions on Nonconforming Structures

A nonconforming structure may be continued so long as it remains otherwise lawful, subject to the following:

1. A nonconforming structure shall not be enlarged or altered to increase its nonconformity. Any nonconforming structure may be altered to decrease its nonconformity.
2. A nonconforming structure which is demolished or removed in whole or in part in a lawful manner by the voluntary action of the owner or other authorized parties shall not be rebuilt or replaced unless it conforms with all of the provisions of this Regulation. A residential accessory building or structure may be replaced in part or in whole if the dimensions and location are the same as the original structure and the use remains the same, i.e.: garages, decks, entryways and porches.
Required means of egress structures i.e.: stairs, landings and coverings will be exempt from the setback requirements of Section 730 as applied to existing buildings.
3. Any nonconforming structure shall not be moved in whole or in part unless such structure is made to conform to all of the regulations of the zone in which it is to be located.

75% AMENDED 81

4. Any nonconforming structure which is damaged by any manner or cause whatsoever in excess of ~~fifty percent (50%)~~ of its current market value shall not be repaired or replaced except in conformity with these Regulations. The Agent shall determine the current market value of the damaged structure. In determining this value, only the cost of the structure itself shall be considered. If the extent of damage is less than ~~fifty percent (50%)~~, the structure may be repaired or rebuilt, provided reconstruction shall be started within six (6) months from the date of destruction; the reconstructed structure shall not exceed the height, area or volume of the damaged structure and, an application to rebuild shall be approved by the Commission.

Section 830 - Single Nonconforming Lots of Record

A lot having a width or area which is less than required by this Regulation may be considered buildable for single family residential purposes regardless of the lot width or area, provided such lot was: (1) duly recorded prior to the effective date of this Regulation; (2) when treated, conformed in all respects to the minimum requirements of the Zoning Regulations then in effect; (3) did not adjoin other land of the same owner on the effective date of this Regulation or at any time after such lot or parcel of land was rendered substandard by the provisions of any prior Zoning Regulation. Nothing in this Section shall be construed as exempting single nonconforming lots of record from complying with the maximum percentage of lot coverage, maximum building heights and the minimum building setback requirements.

Section 831 - Adjacent Nonconforming Lots of Record Under the Same Ownership

If two or more adjacent non-conforming lots are under the same ownership on the effective date of this Regulation, such lots shall be considered to be an undivided parcel of land for the purpose of this Regulation, and no single lot or portion thereof shall be used in violation of the requirements of Article VII as to lot width and area. If the total lot width or lot area of such adjacent lots of record is less than required by Article VII, such lots may be considered as a single nonconforming lot of record for single family residential purposes. Nothing in this section shall be construed as exempting such adjacent nonconforming lots of record from complying with the maximum percentage of lot coverage, maximum building heights, and minimum building setback requirements for the Zoning District in which such lot is located. Any lots meeting those requirements shall be considered as a conforming lot of record for single family residential purposes.

Section 832 - Nonconforming Lots of Record: Yard Requirements

The following yard requirements are established for single and adjacent non-conforming lots of record:

Table 1: Minimum Front and Back Yard Setbacks

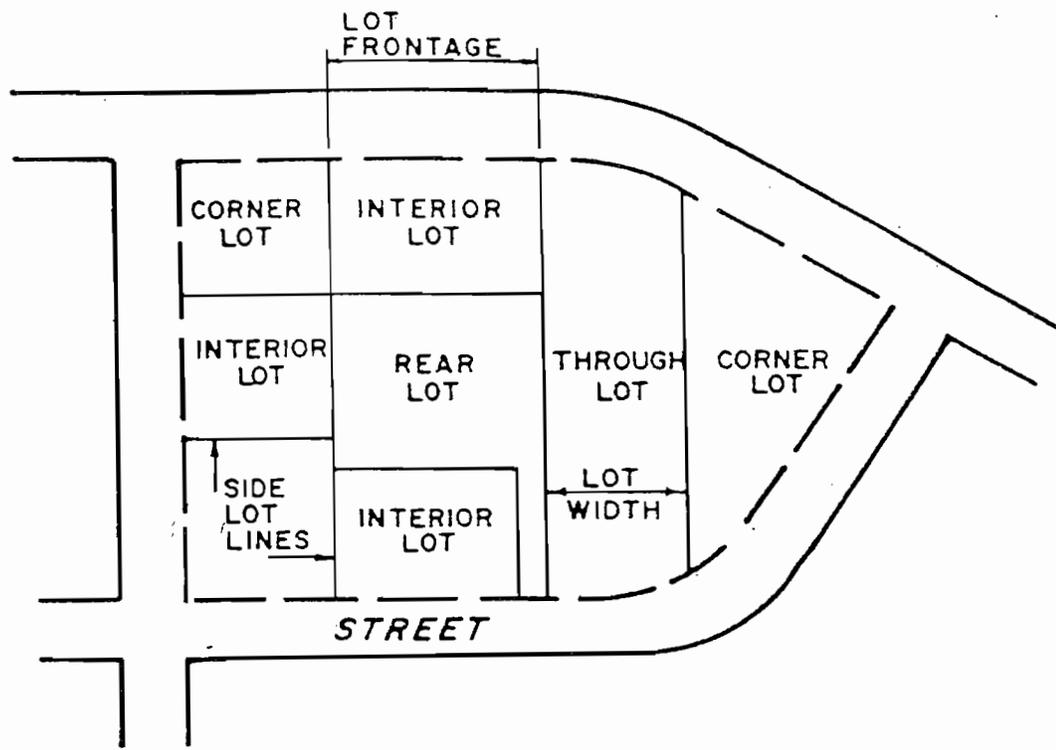


FIGURE 2

LOTS

Section 810-1 to be numbered 1a. will read as follows:

Extension

Any lawful non-conforming use of a portion of a building may be extended throughout the building, and any lawful non-conforming use may be extended upon the lot occupied by such building for Commercial and Industrial Non-Conforming Uses only provided that the area of such building shall not be increased by more than a total of twenty-five (25) percent of the area of such building existing on the date it first became a lawful non-conforming use, and provided further that any extension or addition shall conform with all height, area, width, yard and coverage requirements for the District in which it is located.

Minimum Depth of Lot	Minimum Front Yard					Minimum Rear Yard				
	R-7	R-10	R-20	R-40	A-80	R-7	R-10	R-20	R-40	A-80
Up to 75 feet	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
76' to	15'	15'	20'	20'	20'	15'	15'	20'	20'	20'
76' to 125'	20'	20'	30'	30'	30'	20'	20'	30'	30'	30'
126' to 175'	20'	25'	40'	40'	40'	25'	25'	40'	40'	40'
176' and up	20'	25'	50'	50'	50'	25'	25'	40'	40'	50'

Table 2: Minimum Side Yard Setback - When Required

Minimum Lot Width	Minimum Side Yard				
	R-7	R-10	R-20	R-40	A-80
Up to 30'	5'	5'	5'	5'	5'
31' to 40'	7'	7'	7'	7'	7'
41' to 50'	10'	10'	10'	10'	10'
51' to 70'	15'	15'	15'	15'	15'
71' to 80'	15'	20'	20'	20'	20'
81' to 100'	15'	20'	25'	25'	25'
101' to 150'	15'	20'	25'	30'	30'
151' and up	15'	20'	25'	30'	50'

ARTICLE IX - SUPPLEMENTARY REGULATIONS

Section 900 - General

The purpose of supplementary regulations is to set specific conditions for various uses or areas where problems are frequently encountered.

Section 901 - Number of Residential Structures Per Lot

No more than one principal residential building shall be permitted on a lot except in the case of motels, hotels, and multi-family structures and as otherwise provided in these Regulations.

Section 902 - Height Limitation of Fences and Walls

A fence or wall, except a retaining wall, shall not exceed six (6) feet in height unless, that for each foot the fence or wall exceeds six (6) feet in height, the fence or wall is set back four feet from the property line. The appearance side (or good side) should face the exterior of the lot upon which the fence is erected. Face neighboring property. An exception to the appearance side (good side) requirement may be granted by the Zoning Enforcement Officer when the proposed fence is intended to be used for the housing of Livestock over Fifty Pounds (in accordance with the regulations).

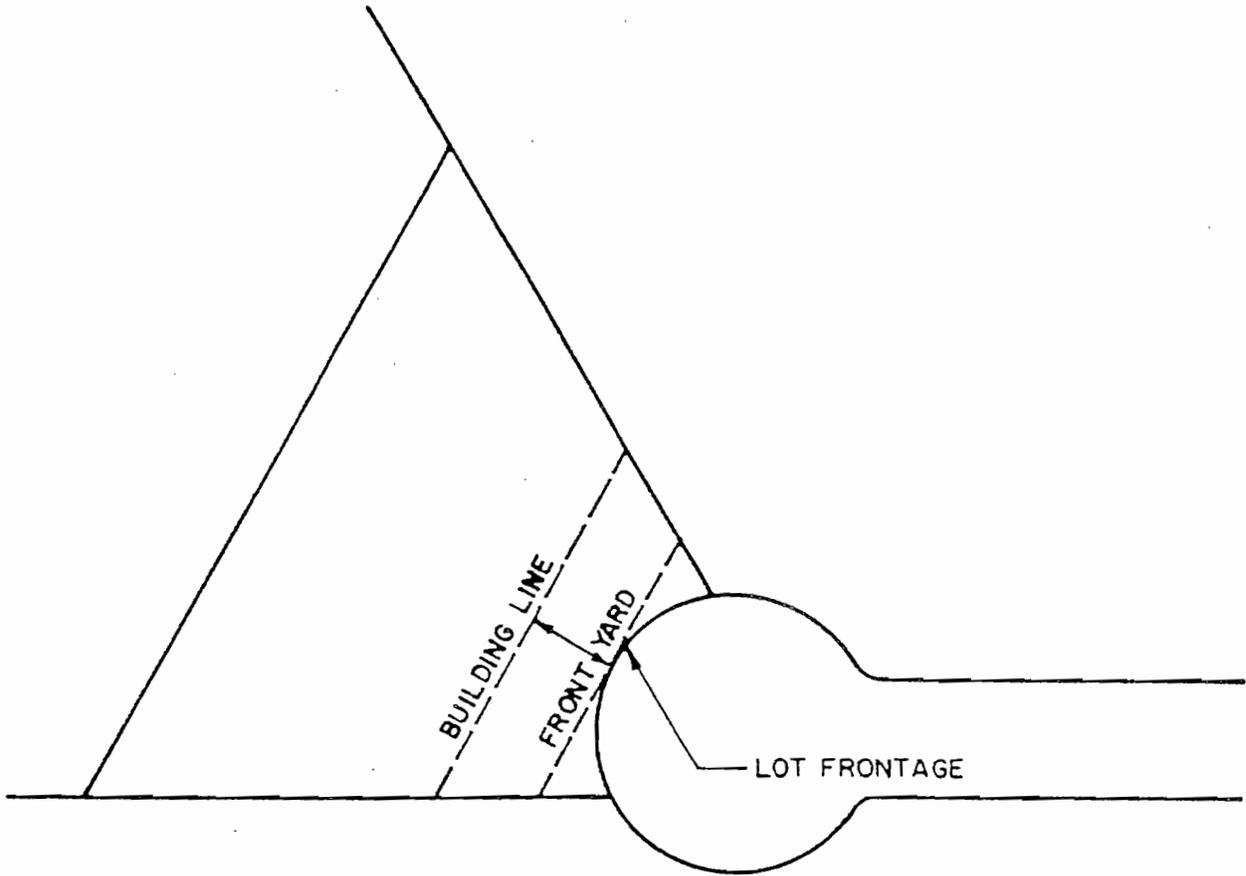
Section 903 - Authorized Departures from Yard Requirements

1. 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.
2. 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.
3. 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.
4. 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 form 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.
5. Reduction of Lot Frontage - In any "A" or "R" 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. (See Figure 3)

Section 904 - Accessory Uses

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

1. 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.



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FIGURE 3

REDUCTION OF LOT FRONTAGE

2. Uses Accessory to Dwelling

- a. Private garage, private parking space, private barn, private swimming pool, shelter for pets.
- b. Private greenhouses, provided that none of the products thereof may be sold or offered for sale.
- c. Living quarters for household employees, caretakers or watchmen.
- d. Office, studio, or rooms for home occupation as defined in Article II of these Regulations.
- e. 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 this Regulation as accessory to a dwelling shall not be deemed to include a business or personal service shop or other than as specified above.

3. Uses Accessory to Public Park, etc. - Customary recreational, refreshment and service uses and buildings in any public park, reservation, playground or other recreational area.

Section 905 - Corner Vision Obstruction

On any corner lot, no wall, fence or other structure shall be erected or altered, and no hedge, tree shrub or other growth shall be maintained which may cause danger to traffic on a street by obstructing the view.

Section 906 - Minimum Lot Requirements with Respect to Sewage Disposal

The following regulations shall apply whenever the requirements of Section 730, Schedule of Dimension Regulations, are less restrictive:

1. Septic tanks, leach fields, or any part thereof, shall be at least twenty (20) feet from any property line and seventy-five (75) feet from any well.
2. 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.
3. 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 than specified in "2" and "3" above, but not less than prescribed in the district, may be permitted when authorized as a special exception 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 907 - Development in a Flood Hazard Area

Development proposals shall be examined by the Commission to determine applicability of the Flood Hazard Regulations. If any construction or alteration of structures are proposed in a flood prone area as shown on the Town of Putnam Flood Hazard Boundary Map, the applicant shall demonstrate to the Commission that the proposal is consistent with the need to minimize flood damage within the flood-prone area; all public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage; and adequate drainage is provided to reduce exposure to flood hazards.

Any development proposals which encompass 5 acres or more, shall include base flood elevation data.

The Commission shall require:

1. All new construction and substantial improvements of residential structures to have the lowest floor (including basement) elevated to or above the base flood level;
2. All new construction and substantial improvements of non-residential structures to have the lowest floor (including basement) elevated or flood-proofed to or above the base flood level;
3. Pilings or columns rather than fill, for the elevation of structures within flood-prone areas, in order to maintain the storage capacity of the flood plain and to minimize the potential for negative impacts to sensitive ecological areas.

In the absence of base flood elevation data from the Federal Insurance Administrator, the Commission shall obtain, review and reasonably utilize, any base flood elevation data from a Federal, State or other source, until such other data has been provided by the Administrator as criteria for requiring the provisions of Item 3 above.

Section 908 - Regulations Concerning Trailers, Motor Homes, Boats and Recreational Vehicles

The purpose of these Regulations is to insure the protection of the health, peace, and welfare of the residents of the Town.

1. A trailer, motor home, boat, boat trailer or recreational vehicle owned by the occupant of the premises, may be stored on the property provided that:

- a. No trailer, motorhome, boat, boat trailer or recreational vehicle may be used for any commercial and/or business use and/or storage.
- b. No trailer, motor home, boat or recreational vehicle shall be parked and occupied for more than 72 hours, except by a permit issued by the Zoning Enforcement Officer. Such permit may be issued for a period not to exceed two (2) weeks, said vehicle to be parked in side or rear yard only.
- c. Any person who shall violate any of the provisions above shall upon conviction, be subjected to a fine not to exceed one hundred dollars (\$100) for each violation. Each day failing to comply with the above provision shall be deemed to constitute a separate violation.

Section 909 - Conversions

When permitted as a special exception by Section 720, Schedule of Uses and Districts, a single-family detached dwelling existing prior to January 1, 1957, may be converted into and used as a two-family, provided that:

1. The plans and any other information as may be deemed necessary for the conversion of said dwelling shall be approved by the Commission.
2. There is parking at a safe distance from the public highway in accordance with Article XI, Standards for Parking and Loading.
3. The dwelling shall be subject to the height, area, width and yard regulations of the applicable district in accordance with Section 730, Schedule of Dimensional Regulations.
4. There shall be no external alterations of the building except as may be necessary for reasons of safety; fire escapes and outside stairways shall, where practicable, be located to the rear of the building.
5. In an R-20, R-10 or R-7 district, the dwelling is attached to the Town's sewer system.
6. The Commission may prescribe such further conditions and restrictions with respect to the conversion and use of such dwelling, and to the use of the lot, as deemed necessary.

Section 910- Automotive Sales, Service, Autobody Repair, Service Garage, Gasoline Stations, and Bulk Oil Storage Plant

1. Applicability

- a. As of the effective date of these Regulations, no person, firm or corporation shall establish, expand or alter in use or structure any business concerned with sale, repair, or servicing of automobiles, gasoline sales, or bulk oil storage unless said business or use is developed in accordance with the requirements of this section and other applicable controls in these Regulations.

- b. Such uses legally developed prior to the effective date of these Regulations may continue, without meeting the provisions of this section.
 - c. No such use, legally established, shall become nonconforming by reasons of development of park, playground, school, college, church, public library, or dwelling subsequent to the establishment of the use.
2. Issuance of Permits - No permit shall be issued for the establishment, expansion, or alteration of any such use or structure until approved by the Board after a duly advertised public hearing.
3. Required Finds- The applicant shall demonstrate to the Board that:
- a. The location is suitable for the use or business intended;
 - b. There is no adverse impact on intersecting streets, traffic conditions, width of highway, and effect of public travel;
 - c. Such use or business shall not imperil the safety of the public;
 - d. The proposed use is at least one thousand (1,000) feet from any entrance to a public park or playground, school, college, place of worship or public library.
4. General Requirements
- a. The Performance Standards set forth in Article XIII of these Regulations shall be adhered to.
 - b. Safeguards shall be provided against surface and subsurface leakage of gas and oil.
 - c. All applications to the Board shall include a report from the Agent confirming that the site can be adequately drained and that the proposed drainage system is suitable.
 - d. All applications to the Board shall be accompanied with maps showing information as detailed in Section 331 of these Regulations. A-2
 - e. Off-street parking shall meet the requirements of Article XI of these Regulations.
 - f. There shall be at least ten (10) feet of landscaped area along the frontage of the premises and where adjacent to paved areas and service roads, said areas shall be clearly defined by curbing.

- g. There shall be a buffer zone/strip of at least twenty-five (25) feet between any of the uses or buildings described in this section, and adjacent lots zoned for or in residential use. Said buffer zone shall be properly landscaped and planted with a double row of compact evergreen trees of not less than six (6) feet in height. Planting shall be accompanied in such a manner as to provide year-round screening.
 - h. There shall be no exits or entrances closer than two hundred (200) feet to any road intersection; nor shall there be any business or uses referred to in this section located within two hundred (200) feet of any residential dwelling which is situated in a residential district.
 - i. Except for new or used auto sales operations, vehicles parked or stored on the premises for periods exceeding ten (10) days, and all damaged vehicles on the premises shall be housed within a fenced or obscured enclosure at least six (6) feet in height.
 - j. A pump, light standard, air tower, water outlet, or similar installation of a gasoline filling station may be placed within the required front yard but in no case closer to a street line than fifteen (15) feet.
 - k. Corner lots as defined in Section 200 of these Regulations shall meet minimum frontage for each street frontage as set forth in paragraph 5 of this section.
5. Lot Requirements- The minimum lot size, frontage and yard for such uses shall adhere to the following:

<u>Special Type Business</u>	<u>Min. Lot Area</u>	<u>Min. Lot Frontage</u>	<u>Minimum Setback From St. Line</u>	<u>Minimum Sideyard</u>	<u>Minimum Rearyard</u>
Auto Sales New &/or used	1 Acre	200 FT	75 FT	50 FT	40 FT
Auto Repair gar. or shop	1 Acre	200 FT	75 FT	50 FT	40 FT
Gas service station	1 Acre	200 FT	85 FT	50 FT	40 FT
Bulk Petrol stor. plants	1 Acre	200 FT	85 FT	50 FT	40 FT

The Board may impose such additional conditions upon each use as it finds necessary to protect the public safety, convenience and property values notwithstanding the requirements of this section.

Section 911 - Kennels, Veterinary Hospitals and Livestock Uses

1. Kennels and Veterinary Hospitals- Uses shall adhere to the following requirements:

- a. The lot in a residential district, except AG-2, shall be five (5) acres or greater:
- b. The building in a residential or AG-2 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.

2. Horse and Pony Farms, Riding Academies, or Boarding Stables- Uses shall adhere to the following requirements:

- a. When approved by special exception, according to section 730 and 911, Riding Academies or Boarding Stables may as an accessory use, operate a Tack Shop, i.e. sale of products incidental to this use.
- b. There shall be two (2) acres of land for the first horse or pony on the premises and one-half (1/2) additional acre for each additional horse or pony thereafter; and
- c. Riding-rings, boarding stables or any similar structure for the keeping of animals shall be at least fifty (50') feet from the property line. The storage of fertilizer or manure shall be located at least one hundred (100') feet from any property line, street line or lot line.

3. Livestock- Keeping of livestock in other than an A80 District shall adhere to the following requirements:

- a. Large animals (over fifty pounds when mature) - two acres is required for two head of livestock, plus one-half (1/2) acre for each additional head.
- b. Small animals (under 50 pounds when mature) - one acre is required for six small animals, plus one-half (1/2) acre for each additional six-head.
- c. Powl - one acre is required for twenty-four (24) birds, plus one-half (1/2) acre for each additional 12 birds.

Section 912 - Reduction of Lot

No lot area shall be so reduced that the area of the lot, or the dimensions of the open spaces, shall be smaller than herein prescribed.

Section 913 - Junk Yards

Junk yards, motor vehicle junk yards, scrap metal processors and similar uses, as defined by this Regulation and Chapters 405 and 406 of the Connecticut General Statutes shall not be permitted in the Town.

Section 914 - Construction Adjacent to a Stream or Wetland

1. Any building, excavation, installation of a septic system, the depositing of any material or any activity which causes the alteration of the natural terrain within 50 feet of a permanent stream or wetlands, as delineated on Putnam Soil Survey Maps on file at the Town Clerk's Office, and the Town Wetland Commission shall require either a permit from the Town Inland - Wetlands and Conservation Commission or a written finding by the Commission that no permit is required for a particular activity.

Section 915 - Buffer Zone/Landscaping

1. Adjacent Residential Property

There shall be a buffer zone of at least fifteen (15) feet between a lot with a proposed non-residential use or building and adjacent lots in a residential district. Said buffer zone/strip shall be properly landscaped and planted with evergreen trees and/or shrubbery of no less than six (6) feet in height. Planting shall be done and maintained in such a manner so as to provide year-round screening.

2. Utility Substations

- a. Uses shall not be located within twenty (20) feet of the property line within or adjacent to a residential district, or within twenty-five (25) feet of any street line.

- b. There shall be provided a vegetative screen consisting of hardy evergreens or shrubs, not less than four (4) feet high at the time of planting, which shall provide a visual screen from adjacent residential district and public streets. Such screen may be located on or within the setback area required in Item 1 above.

Section 916 - Carnivals, Fairs and Similar Events

A church, school, civic organization, volunteer fire department or similar non-profit organization within the Town may hold a fair, carnival, circus, athletic meet, sporting event, or any similar affair on its own premises for a period of not more than seven (7) days, the profits of which are for civic, religious or philanthropic purposes.

Such an activity shall require a temporary permit from the Commission after complying with all local and state ordinances pertaining to health, fire, and public safety. No more than two (2) permits shall be issued to a sponsor per year.

Section 917 - Exceptions to Height Regulations

Greater heights for structures may be allowed for agricultural or industrial uses provided that urgent and necessary reasons are shown. Such structures as silos, water towers and gymnasiums, may exceed the limit if approved as a Special Exception by the Commission.

Section 918 - Building Separation

Each separate building on a lot shall be at least ten (10) feet from any other separate building on the same lot.

Section 919 - Minimum Livable Floor Areas in residential structures shall be as follows:

1. Single-Family Detached Structures: A 80, R40 and R20 District - 960 square feet;
2. Single-Family Detached and Semi-Detached Structures: R10 and R7 - 850 square feet;
3. Two-Family Detached Structures: 850 square feet;
4. Two-Family Semi-Detached Structures: 850 square feet;
5. Modular Units to conform to the above subsections 1 through 4.

1. The use of an existing rear lot or the creation of one rear lot from a parcel of land undivided since May 9, 1960, or in the case of a subdivision where the unusual shape of the property would dictate that one rear lot be created to accomplish the best use of the land, may be permitted by special exception for residential development upon meeting the following criteria:
 - a. The lot shall have an unencumbered access, at least fifty feet wide, to a street. This access shall not be separated from the rear lot, encumbered or sold and shall remain a private access with no Town services.
 - b. Only one rear lot may be created for each lot in existence on the effective date of these Regulations. For this section, contiguous lots, as defined in Section 831, Adjacent Non-conforming Lots of Record, shall be considered one lot.
 - c. The rear lot shall conform to the dimensional criteria of Section 730 for the applicable district. In calculating lot area, the access strip shall be excluded. The lot frontage, as designated in "e" below, shall meet the criteria of Section 730, Schedule of Dimensional Regulations, for the applicable district.
 - d. The Commission may establish more stringent requirements for the access, lot size or yard requirements because of land configuration, topography or soil conditions.
 - e. The lot areas, frontage, yard criteria for rear lots are determined in accordance with Figure 4.
 - f. Access to rear lots shall be separated by a minimum distance. Said minimum distance shall be the applicable lot frontage for the district.
 - g. Only the erection of one single-family dwelling and pertinent accessory buildings or structures shall be permitted on a rear lot. The owner of the rear lot shall provide and maintain the driveway, drainage and utility installations in the access area.
2. The application for a special exception for a rear lot shall include:
 - a. A site plan in accordance with Section 331.
 - b. A survey of the property, stamped by a Registered Land Surveyor or Engineer.
 - c. A statement from the applicant demonstrating that the proposed rear lot provides the best development of the land when drainage, land configuration, accessibility, topography and utilities are taken into consideration.
3. The access to a rear lot may be developed as a street in accordance with the Putnam Subdivision Regulations, if a property owner wishes to further subdivide the property. In subdividing the property, the rear lot must meet all applicable dimensional criteria.

4. The use of an existing rear lot, or the creation of a rear lot from a parcel of land notwithstanding the road frontage requirement set forth in Section 720, shall be allowed for Residue Facility development if:

(a) The proposed Residue Facility has been granted a special exception as having met the standards set forth in Section 923(5) of the Zoning Regulations; and

(b) The rear lot and its access meet the relevant criteria therefor set forth in clauses (a), (b), (c), (e) and (f) of Section I above.

Section 921 - Sale of Alcoholic Beverages

1. No building or premise shall be used for the sale of liquor, wine, beer or ale for off-site consumption under any permit issued by the Liquor Control Commission of the State of Connecticut unless the entrance to such building or premise is located outside of a 1500 foot radius from any entrance to any other building or premise wherein alcoholic beverages are sold with a State permit. Also, the building or premise shall be located outside of a 500 foot radius from the entrance of any school, house of worship, cemetery or library.

These requirements do not apply to any building or premise where alcoholic beverage was sold prior to the adoption of this regulation.

2. Any permittee using any building or premises for the sale of said alcoholic beverages under said permits issued by the Liquor Control Commission of the State of Connecticut shall be permitted to move said place of business to another building or premises within the 1500 foot radius as above described, provided the entrance to said other building or premises is located outside of a 750 foot radius from the entrance to any other building or premises wherein alcoholic beverages are sold under any of said permits.

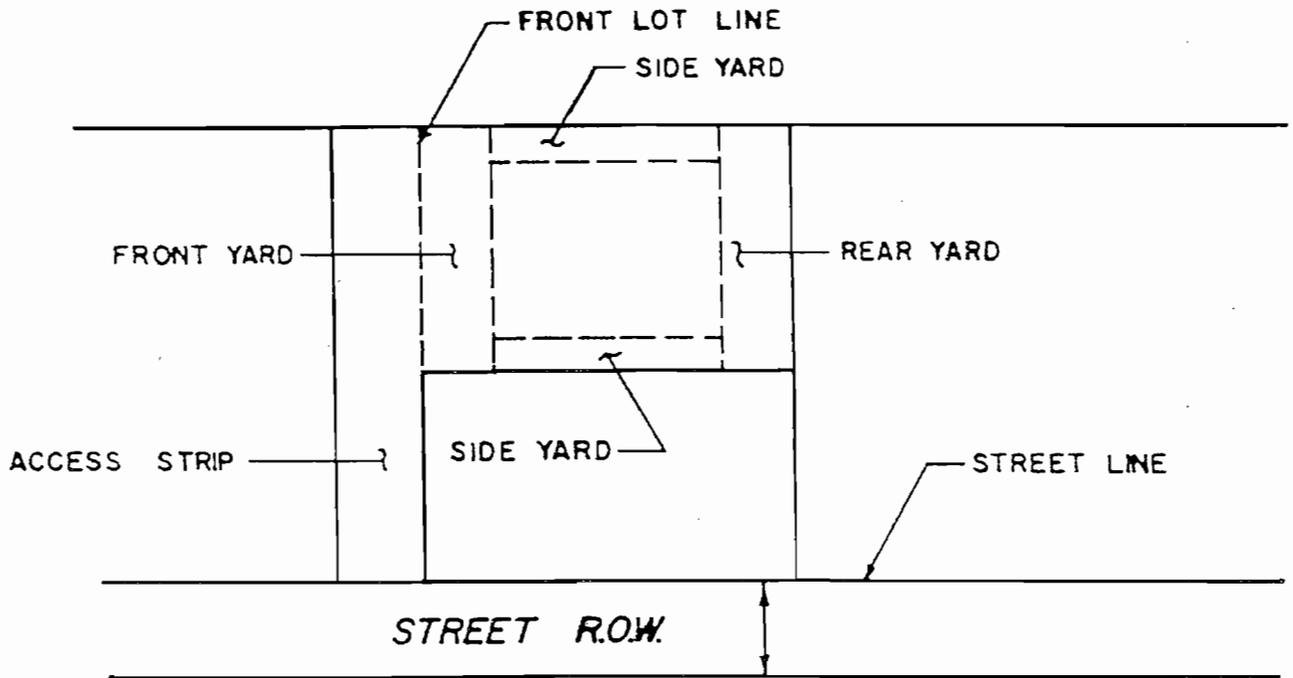


FIGURE 4

REAR LOT

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Section 922 - Vehicular Ingress-Egress

Access between any lot and an abutting street shall be so designed to minimize impacts and to further the goals and objectives of this Regulation.

Section 923 - Standards for Special Exception Uses

1. In an A80 district, all special exception industrial uses shall meet the following standards:
 - a. Buildings shall be at least 200 feet from the side or rear lot line, and at least 300 feet from a dwelling or the adjoining premises.
 - b. No building, except a passenger station for public transportation, shall be erected or used which is nearer to the front lot line than two hundred (200) feet.
 - c. No parking or storage of vehicles and equipment shall be allowed nearer than fifty (50) feet to any lot line, and the natural vegetation within the open space shall be maintained.
 - d. There shall be no emission of smoke, noise, dust, odor or other disturbance than that customarily permitted in a residential district.
 - e. All activities, other than parking, shall be conducted wholly within enclosed buildings, including storage of materials and equipment.
 - f. All regulations applicable to industrial districts are adhered to except those directly in conflict with the minimum height, area, width and yard regulations specified in Section 730 for an A80 district.
2. Standards for boarding schools or boarding camps:
 - a. Buildings shall be at least 200 feet from the side or rear lot line, and at least 300 feet from a dwelling or the adjoining premises.
 - b. There shall be one-quarter (1/4) acre of land for every person, including employees residing at the school and camp.
 - c. Structures shall be located at least seventy-five (75) feet apart.
 - d. Driveways or parking areas shall be at least fifty (50) feet from any side or rear property line.
 - e. The minimum overall area shall be at least fifty (50) acres.

3. Standards for Golf Courses and Tennis Clubs:

- (a) Buildings shall be at least 200 feet from the side or rear lot line, and at least 300 feet from a dwelling or the adjoining premises.
- (b) The area of Golf and Country Clubs must be at least twenty (20) acres, and of Tennis Clubs at least four (4) acres.
- (c) Structure shall be at least one hundred (100) feet from any highway or two hundred fifty (250) feet from any dwelling on an abutting lot.

4. Cemeteries shall contain at least five (5) acres.

5. Standards for Residue Facilities:

- (a) Residue Facilities shall be located on sites that 1. are at least 60 acres in size, 2. are located along the Quinebaug River, and 3. either (A) are sites formerly used as a municipal solid waste facility, or (B) are contiguous to such a site and are to be used to expand or extend a Residue Facility already located on such a site.

- (a)(i) No land shall be considered as contiguous to or eligible for inclusion in a Residue Facility, unless said land was contiguous to the site of the municipal solid waste facility as the property lines for said facility existed and for said contiguous site existed as of January 18, 1994. It being the intention of this section not to change any substantive rights but to simply clarify the existing language of Section 923 (5)(a).

- (a)(ii) No Residue Facility shall have a footprint (i.e. area in which Residue is deposited) in excess of 63 acres.

- (b) Except as set forth in paragraph (f) below, all earth removal necessary or incidental to the construction or operation of the Residue Facility shall be pursuant to a plan of operation submitted as part of the Residue Facility special permit application, shall include the details required under Section 1202 of the Zoning Regulations, and shall comply with the standards set forth in Section 1203 of the Zoning

- (c) No building to be used as part of the Residue Facility shall be located within 200 feet of the front lot line of the site.
- (d) No parking spaces to be used as part of the Residue Facility shall be located within 50 feet of the lot line of the site.
- (e) All natural vegetation shall be maintained within a 50 foot deep buffer area at the front lot line of the site (except that additional vegetation may be planted as additional screening within the buffer area, and except that vegetation may be disturbed so that fencing may be installed within the 50 foot buffer area).
- (f) If a Residue Facility is expanded to include contiguous sites, the standards of Section 1203 of the Zoning Regulations shall apply as though no property line exists between such contiguous sites. Notwithstanding the third standard of Section 1203, excavation shall be permitted to within (30) feet of a property line (but not a street), provided that the plans for the Residue Facility provide for 1. replacing removed materials within one hundred (100) feet of the property line with residue and cover material to a level at least as high as the ground level prior to the excavation (except for a perimeter swale surrounding the Residue Facility), 2. a fifty (50) foot buffer between the outermost deposit of residue and cover material and the property line, 3. a thirty (30) foot buffer between the edge of the swale and the property line, and 4. establishment of vegetation screening throughout said thirty foot buffer once the construction of the swale is completed, and 5. maintenance of such screening during the active operation of the Residue Facility.
- (g) No incinerator or similar facility shall be allowed under a Residue Facility special permit or as a use accessory to a Residue Facilities special permit.
- (h) Any change in location of a structure or facility or the erection or construction of any structure or facility not shown in the special permit plans and related documents as submitted to the Putnam Zoning Commission shall require site plan review upon a site plan satisfactory to the Zoning Enforcement Officer and containing those items which a Zoning Enforcement

Officer may require pursuant to Article V of the Zoning Regulations.

- (i) The construction of an access road or the installation of standard utilities such as power, sewer and water beyond the site of the Residue Facility shall be permitted as of right provided such activities do not involve any off-site storage or disposal of residue and further provided that such proposed activities are in compliance with these regulations.
- (j) Only land specifically described in the special permit or the application therefore issued pursuant to this Section 923 (5) and subject of a D.E.P. permit may be used for the disposal of Residue at a Residue Facility.
- (k) A special permit issued under this Section 923 (5) (including one issued prior to the the effective date of this paragraph K.) authorizes the construction and complete operation of such Residue Facility and the following related uses, subject to the provisions of Section H.:

One story office buildings and temporary construction and office trailers not to exceed 5,000 square feet in total at any one time.

Construction equipment garage and maintenance building not to exceed 3,000 square feet.

Fuel storage tank not to exceed 10,000 gallons and related pump facilities.

Water well pump houses.

Wheel wash and truck wash facilities for not more than 4 trucks.

Electrical service and utility sheds.

Leachate handling and treatment facilities such as pumping stations, holding and storage tanks, equalization tanks, mixing and control equipment, and structures not to exceed 2,000 square feet, to house such facilities.

Groundwater monitoring wells and appurtenances.

Gravel conveyor belt and screening equipment for on-site material; provided that the resulting materials are not trucked off-site using local roads, and subject to all non-financial requirements of Article XII.

- (1) No future applications for special permits to construct or operate a Residue Facility pursuant to these regulations, or involving any changes in the regulations concerning the size or location of Residue Facilities shall be accepted or acted upon by the Putnam Zoning Commission during the three year period commencing on the effective date of this section. This moratorium shall not apply to applications for special permits related to accessory uses pursuant to an existing permit to construct or operate a residue facility.

SECTION 923 - 6 STANDARDS FOR ADULT ORIENTED ESTABLISHMENTS (See Page 53-1)

Section 923 - 7

No future applications for special permits to construct or operate a cellular or communication tower, pursuant to these Regulations, shall be accepted or acted upon by the Putnam Zoning Commission during the six (6) month period commencing on the effective date of this Amendment. This moratorium is for a limited period of time, in order to allow the Zoning Commission to review the Town of Putnam Zoning Regulations in light of the significant technological changes which have occurred in terms of cellular and other communication towers and to allow the Town to make reasonable Regulations in conformity with law to properly regulate such facilities. Effective date of publication November 17, 2000.

Section 924 - Multi-Family Dwellings - Requirements

1. Purpose

Multi-family development is permitted in Putnam to provide a greater variety and choice in housing types, to broaden availability of housing for persons and families of all income levels, to focus development at locations able to support it with relatively small environmental or municipal cost, and to protect the Town's natural environment and existing character.

2. All applications for a permit or a special exception for a multi-family dwelling or project shall adhere to the following requirements.

- A. Relation to Transportation - Principal vehicular access shall be from major streets. Access points shall be designed to encourage smooth traffic flow with controlled turning movements and minimum hazards to vehicles and pedestrians. Merging, turnout lanes and traffic dividers shall be provided where existing or anticipated heavy flows indicate need. Streets within the development shall not be constructed so as to encourage use of minor streets in adjacent residential areas.

- B. Relation to Surrounding Property - Site planning shall provide protection from potentially adverse surrounding influences, and protection of surrounding areas from potentially adverse influences from within the development.
- C. Buffer Zone - There shall be a landscaped buffer of at least ten (10) feet between any multi-family structure and the lot line of any adjoining property. If, in the opinion of the Zoning Commission, the natural vegetation does not provide a suitable buffer, planting of a double row of evergreens at least four feet tall, may be required.
- D. Screening - Fences, walls or vegetative screening shall be provided along the perimeter of the development where needed to provide a buffer to minimize incompatibility with surroundings. In particular, the following uses and areas shall be screened from adjacent residential districts or public streets:
- (1) Off- street parking, areas containing more than ten spaces. When nearest portions of noncontiguous parking areas are separated by less than fifty (50) feet of landscaped space, as measured from their nearest points, they shall be considered as combined for computing number of spaces.
 - (2) Service areas for loading and unloading vehicles other than passenger, and for storage and collection of trash and garbage.
 - (3) Utility sites such as pumping stations, electric utility substations and the like.
- E. Rubbish Disposal - Each building shall be provided with an enclosed waste pen of sufficient size to accommodate all trash and waste stored on the premises in accordance with Section 1107.
- F. (1) No multi-family structure shall contain more than twelve dwelling units, with not more than six dwelling units having access from a single entrance. No building shall be larger than two hundred (200) feet in length and have an unbroken roof area greater than three thousand (3,000) square feet.

(2) Town House Criteria

- a. Not more than four contiguous town houses shall be built in a row with the same or approximately the same front line, and not more than eight town houses shall be contiguous.
 - b. Each town house shall have on its own lot one yard containing not less than four hundred (400) square feet reasonably secluded from streets or from neighboring property. Such yards shall not be used for off-street parking, garages, driveways, leachfields or for any accessory building.
 - c. The minimum distance between any two rows of town house buildings substantially parallel to each other shall be sixty (60) feet.
 - d. The minimum distance between any two abutting ends of town house buildings in the same general plane or row shall be thirty (30) feet.
 - e. A town house development shall not be permitted which by its design and/or location of structures could conflict with adjacent single-family residences. When possible intervening open space areas shall be designated for buffer purposes.
- G. Drainage shall be designed in accordance with the requirements of the Putnam Subdivision Regulations.

SECTION 923 - 6 REGULATIONS FOR
ADULT-ORIENTED ESTABLISHMENTS

- A. Such establishments shall be a minimum of seven hundred fifty (750) feet from schools, churches, public parks and recreation lands, video entertainment center, movie theatre, playscape sports facility, municipal boundary lines, residentially zoned property and other adult-oriented establishments. Measurements of distances shall be from the property lines of the uses, except in the separation from other adult uses, in which case the distance shall be measured from structure to structure.
- B. Such establishments must be in stand alone buildings and not part of any commercial plaza or complex.
- C. Such establishments shall be subject to special permit and site plan review by the Zoning Commission. In addition to the requirements specified in Sections 330 through 334, the following specific site plan criteria shall apply to any adult-oriented establishment.
- (1) No exterior sign shall contain any photographic or artistic representation of specified anatomical areas.
 - (2) All building openings, entries, windows, doors, etc., shall be located, covered or screened in such a manner as to prevent view into the interior of the building from any public right-of-way or adjacent property.
 - (3) No adult use shall be established in any building of which any part is used for residential purposes.
 - (4) No residential use shall be established in any building of which any part is used as an adult use establishment.
 - (5) Stairways, sloping or rising paths and building entrances and exits shall be illuminated. Spotlight type fixtures attached to the building should be avoided.
 - (6) Adequate lighting shall be provided on a site to ensure the safe movement of persons and vehicles and for security purposes.
 - (7) All parking must be provided solely on site and must be provided at a rate most consistent and comparable to the underlying activity, i.e., restaurants, lunch rooms, taverns, etc. as stated in §1111.3 - Minimum Off-Street Parking Requirements.

3. Special Exception for Multi-Family Housing

In addition to the requirements of Section 330, any application for a special exception to construct multi-family units shall include the following:

- A. A site plan, prepared by a registered architect, landscape architect, professional engineer or land surveyor, that shall consist of five separate plans prepared at a scale of 1 inch equals 40 feet or such other scale as may be approved by the Zoning Commission. The five plans are as follows:
- (1) Site Layout which shall contain the boundaries of the lot(s) in the proposed development, proposed structures, drives, parking, landscaping, screening, fences, walls, walks, outdoor lighting, and loading facilities.
 - (2) Topography and Drainage Plan which shall contain the existing and proposed final topography at two foot intervals and plans for handling stormwater drainage.
 - (3) Plan which shall include all facilities for refuse and sewerage disposal or storage of all wastes, the location of all hydrants, fire alarm and fire fighting facilities on and adjacent to the site, all proposed recreational facilities and open space areas, and all wetlands including flood plain areas.
 - (4) Architectural Plan which shall include the ground floor plan and architectural elevations of all proposed buildings.
 - (5) A Landscape Plan showing the limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- B. A perspective drawing showing a typical building.
- C. A locus plan, at an appropriate scale, showing the entire project and its approximate relation to existing areas, buildings and roads for a distance of one thousand (1,000) feet from the project boundaries or such other distance as may be approved or required by the Commission.

complete the proposed project and any and all phases thereof.

- E. For any multi-family development over three acres, analysis of the consequences of the proposed development on:

Natural Environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegetative removal (especially unusual species and mature trees), and wildlife habitats.

Public services: traffic safety and congestion, need for water system improvements, need for public sewerage, need for additional public recreation facilities, need for additional school facilities.

Economics: municipal costs and revenues, local business activity, local jobs.

Social environment: rate of town population growth, range of available housing choice.

Visual environment: visibility of buildings and parking, visual consistency with existing development in the area.

- F. Any other information deemed necessary to describe the proposed development.

Section 925 - Home Occupation - An occupation or a profession which:

1. Is customarily carried on in a dwelling unit or in a building or other structure accessory to the dwelling unit for financial gain;
 2. Is carried on solely by a member or members of the immediate family residing in the dwelling unit; no outside employees;
 3. Is clearly incidental and secondary to the use of the dwelling unit for residential purposes, does not in any manner change or disrupt the residential character of the building, premise or neighborhood and;
 4. Conforms to the following conditions.
 - a. Performed by the resident and immediate family members, using no more than 25% of the first floor area of the residential dwelling or no more than 550 sq ft of accessory building and such activity shall not be visible from a lot line.
 - b. Only products made on the premises may be sold at retail.
 - c. There shall be no exterior display, no exterior sign*no exterior storage of materials and no other exterior indication of the home occupation or variation from the residential character of the principal building.
- *Amended 9-15-88 larger than the one explained in Section 1004 Item #1.

- d. No vibration, smoke, dust, odors, heat or glare or offensive noise shall be produced.
 - e. No hazardous, flammable or combustible liquids, material and or wastes located, stored, used, or displayed in association with uses of home occupation.
 - f. No interference with radio and television reception in the vicinity.
 - g. No traffic shall be generated by such home occupation in greater volumes than would normally be expected in a residential neighborhood.
 - h. Any parking required for the conduct of such home occupation shall be provided off the street and not in a required front yard.
5. No home occupation shall be carried without first receiving a permit from the Commission or Agent.
 6. A Home Occupation shall be granted with the following conditions:
 - a. Said permit may be revoked if, in the opinion of the Commission or its agent any part of Section 925 is being violated. The Commission shall not revoke a permit without providing an opportunity for the permittee to appear before the Commission and be heard.
 - b. Said permit shall not automatically renew when applicant no longer resides in the dwelling unit. Any new applicant must come before the Commission to demonstrate a compatible use.

Section 926 - Private Day Care Incidental to Main Use.

1. Parking on parking space for each employee and three spaces for drop-off and pick-up of children and shall meet the requirements of Section 1103.
2. Access to and from the parking shall be controlled and shall meet the requirement of Section 1109.
3. In Agricultural and Residential Districts, nor more than 12 individuals plus staff shall be permitted.
4. In all districts, the facility must be licensed by the State. A copy of said license shall be filed with the Zoning Commission yearly.
5. Classifications - Family Day Care (home) 6 or less children
 Group Day Care 7-12 Children
 Day Care Center 13 or more children
6. Group Day Care and Day Care Centers need approval from Zoning, Building, Fire Marshall, and Department of Health.

Article X SIGNS

Section 1000 - Purpose

The purpose of this Section is to minimize traffic hazards, protect property values, create a more attractive economic and business climate, enhance and protect the physical appearance of the Town and preserve the scenic and natural beauty of designated areas.

Section 1001 - Definitions

As used in this Article unless otherwise expressly stated in this Regulation, the following definitions shall apply:

1. **Sign** - Any object, statue, device, display or structure, or part thereof situated outdoors, which is used to advertise, identify display, direct or attract attention to an object, person, institution, organization, business, produce, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.
2. **Sign, Illuminated** - A sign lighted by artificial lighting or exposed to lighting by lights directed at or in the sign.
3. **Sign, Wall Mounted** - A sign fastened to or painted on the wall of any building or structure in such a manner that the wall becomes the supporting structure for, or forms a background surface of the sign; and includes signs affixed to fences, screens and free standing walls. Such sign shall not project more than (12) inches from the building or structure.

~~PROPOSED~~ AMENDMENT TO THE TOWN OF PUTNAM
APPROVED ZONING REGULATIONS

5.8.2002

The Town of Putnam Zoning Regulations are hereby amended as follows:

I. Under Section 720 - Schedule of Permitted Uses, under the Section - Transportation, Communication & Utilities - the Use General Warehousing and Storage shall be designated as an "S" or Special Permit Use under the industrial zone, replacing the previous prohibited use. In addition, said Section shall be modified by the addition of the language - "See Section 927."

II. New Section 927 of the Putnam Zoning Regulations:

There shall be a general warehousing and storage use which shall be a Special Permit Use in the Industrial and Agricultural Zones of the Town. In addition to all of the general requirements for Special Permit Uses as set forth in Section 330 to 333 of the Putnam Regulations and Section 923 of the Putnam Regulations, the general warehousing and storage use shall be subject to the following additional criteria:

1. The applicant shall submit to the Commission, in addition to other required documents, a traffic flow plan and traffic impact report signed by an engineer licensed to do business in the State of Connecticut, which shall designate the types of vehicles which will serve the proposed facility in terms of their size, the minimum and maximum number of visits per day, and the hours of operation, together with proposed means of accessing the subject premises.

2. Storage and warehousing shall be limited to items and goods which are not deemed either toxic or ultra-hazardous under any state or federal regulations.

3. In addition to any other requirements of these regulations, the applicant shall submit and the Commission shall have the right to modify a system of buffers, both natural or artificial that will eliminate or minimize noise and glare off the property site, especially in a situation wherein the facility is to be located within 300 feet of any residential structure.

4. In evaluating any proposed storage or warehousing facility, the Commission shall consider, in addition to all other factors contained in these regulations, the potential for harm to the specific site, or to the Town in general, and the applicant shall describe to the Commission in writing with reasonable specificity, the types of products to be sold and the types of fire-fighting or other apparatus which would be necessary in any conceivable emergency

5. In addition to all other factors, the Commission shall consider the potential of any stored materials to contaminate or otherwise adversely affect the groundwater in the vicinity, and in appropriate cases, may also require an engineering report on the potential for damage to any aquifer if said premises are to be located on or adjacent to an aquifer or designated well head area.

6. In considering said application, the Commission shall consider in addition to all other factors, the applicants plans for handling surface water, both on and off the site, including the amount

and nature of impervious surfaces, and the availability of adequate drainage facilities.

7. Outside storage of materials or goods shall not be allowed as part of a warehouse or storage permit (see 923e).

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4. Sign, Roof-Mounted - A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the eave line of a building with a gambrel, gable or hip roof or the deck line of a building with a mansard roof.
5. Sign, Freestanding - Any non-movable sign not affixed to a building.
6. Sign, Portable - Any sign that is not permanently affixed to a building, structure or the ground. This includes any sign which has been, is, or may be made portable which does not conform to these Regulations.
7. Sign, Projecting - A sign erected so as to project approximately perpendicular from the exterior of any building or wall more than twelve inches.
8. Sign, Off-Site Directional - Any sign, not exceeding two square feet in area, indicating the location of churches, schools, hospitals, parks, scenic or historic places of general interest.
9. Sign, Off Premises (Billboard) - A sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered at a location other than the premises on which the sign is located.
10. Sign Plaza - A grouping of signs in a common location, having uniform size and materials and regulated by the Town in accordance with the provisions of this Regulation.
11. Sign, Awning - A sign mounted, painted or attached to an awning, canopy or marquee.

Section 1002 - Signs Permitted in any Zoning District (without Permits)

The following signs are allowed without permits, provided they conform to all applicable regulations and are not illuminated:

1. Name and Address of Resident - One per residence, not to exceed two (2) square feet in area.
2. Trespassing signs and signs indicating private ownership of roadways or other property, on the same premises therewith, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed four (4) square feet.
3. Bulletin Boards - Not to exceed twelve square feet for public or religious institutions when located on the property thereof, provided there is no commercial advertising.
4. For Sale Signs - Not to exceed six (6) square feet in a residential zone and thirty-two square feet in a commercial or industrial zone.
5. Instructional or Directional Signs - Identifying on-premises traffic, parking or other functional activity bearing no commercial advertising. Off-site directional signs shall not exceed four (4) square feet, and such signs shall be spaced at intervals of not less than five hundred (500) feet of street frontage.

6. Signs Erected by the Town of Putnam, the State of Connecticut or by the United States of America

Signs in connection with the identification, operation or protection of any public utility or municipal activity, on the same lot therewith, provided that the total sign area on any one street frontage of any property in single and separate ownership shall not exceed eight (8) square feet.

7. Memorial Signs or Tablets and signs denoting the date of erection of buildings.

8. Signs Identifying places of worship, hospitals, sanitariums or certified non-profit educational institutions when located on the property thereof not to exceed fifteen square feet in area, not more than one such sign. For this section, letters carved on the material with which the structure is faced, and which constitutes an architectural feature, shall not constitute a sign.

9. Accessory Signs such as hours of operation, credit cards, business affiliations, and the like which contain no commercial advertising.

10. The following signs customary and necessary to the operation of gasoline filling stations:

a. One wall mounted sign over each garage, not larger than 10" in height consisting of words like "washing", "lubrication", "repair".

b. Signs and insignias on gas pumps such as brand name, lead warning signs and one price sign per pump not exceeding 2.5 square feet per side which is attached to the pump.

c. One price per gallon sign not larger than 12 square feet per side, using numbers no larger than 18 inches in height. This sign shall be freestanding and shall have a clearance of at least seven feet from the ground.

11. Time and Temperature devices which contain no advertising and do not exceed twenty square feet.

12. Awning Signs less than ten square feet in area, not to exceed one such awning sign per use.

13. Sale of Produce Raised on Land signs shall not total more than 12 square feet of area.

Section 1003 - Signs Prohibited in all Zoning Districts

The following signs shall not be permitted:

1. Signs which have any visible moving parts, whether mobile, revolving or animated, which motion or animation is achieved by wind, motors or flashing lights, unless permitted by another section of this Regulation.

2. Flashing or Animated Signs
3. Any Sign or sign support which for any reason constitutes a hazard by obstructing the vision of a driver; detracting from the visibility or effectiveness of any traffic sign or device; obstructing free ingress or egress from a fire escape, door, window or other required exit way; or make use of words such as stop, look, one way, danger, yield, or any similar words or characters, so as to interfere with, mislead or confuse traffic.
4. String lights, strung light bulbs, searchlights, streamers, pennants, banners, spinners, or other devices strung across, upon, over or along any premise or building in conjunction with a commercial or industrial use. A temporary sign permit may be issued for thirty days to allow such uses in conjunction with special events. No more than two temporary sign permits for every twelve month period.
5. Projecting signs which are erected so as to project approximately perpendicular from the exterior of any building, or wall and which exceed sixteen square feet in area, or which project more than four feet from the exterior of said building or wall or are less than ten feet above sidewalk grade. Nothing herein shall be constructed to permit the erection of any projecting sign over a public way without the approval of the Officer.
6. Roof Mounted Signs, as defined.
7. Billboards or other off-premise signs.
8. Off-Site directional signs, unless otherwise specified in this Regulation.
9. Portable Signs

Section 1004 - Signs in Residential Zoning Districts

All signs in residential zoning districts shall be at least five feet from the front lot line, except when the sign is located on the building; shall be placed no closer than fifteen feet to a side or rear lot line; shall not extend over the public right-of-way; shall not extend more than six feet above the ground; and shall conform to the following regulations:

1. There shall be no more than one sign for a residential lot which may identify the premises and/or identify a permitted customary home occupation or special exception. Such sign shall not exceed two square feet.
2. The sign shall not be illuminated.
3. Permanent signs identifying residential developments at major-entrances are permitted but shall bear no commercial advertising and shall not exceed thirty-two (32) square feet in area (per side if freestanding).

4. Signs in connection with tourist homes or rooming houses, on the same lot therewith, provided that the area of any one side of such sign shall not exceed six (6) square feet, and provided that not more than one (1) such sign shall be erected on any one street frontage of any property in single and separate ownership.

Section 1005 - Signs in Commercial and Industrial Districts

1. Signs in Commercial and Industrial Districts may be either wall-mounted, freestanding, or projecting and may be illuminated, but not flashing.
2. There shall be only one sign in a C1 and C5 district for each principal building. Said sign shall not exceed 20 square feet, and if free-standing, shall not be higher than 8 feet.
3. In Industrial and Commercial Districts, except shopping centers (see Section 1007) and C1 districts, there may be two signs:
 - a. One wall mounted sign for each main building or use as follows:
 1. In a Commercial District the area of the sign shall not exceed one square foot per linear foot of building frontage or thirty-five (35) square feet, whichever is less; or
 2. In an Industrial District the area of the sign shall not exceed one and one-half (1-1/2) square feet per linear foot of frontage or two hundred (200) square feet, whichever is less; such sign shall not exceed ten (10) feet in height and twenty (20) feet in length.
 - b. One freestanding sign for each main building not to exceed thirty (30) square feet per side. The sign shall not exceed twenty feet in height above the finished grade and shall be erected so that it does not impede vision or obstruct access to any street, sidewalk, driveway, off-street parking or loading facility or any other required access. Where two or more structures are located on the same or contiguous lots, owned and operated as a unit, or where a number of commercial or industrial uses share the same entrance, a sign plaza in conformance with Section 1007 may be required.
4. Permitted signs shall be set back ten feet from front, side and rear lot lines except when the sign is located on the building. Such signs shall be located fifty feet away from any Residential District boundary. When a Sign is located on the building, it shall not project more than twenty four (24) inches over a public walkway, and the lower edge of such projection shall be not less than (10) feet above the walk level.

Section 1006 - Temporary Signs

The following temporary signs are permitted in any zoning district provided that they are not illuminated and that a sign permit has been obtained. No more than two temporary sign permits per agency per year shall be allowed.

1. Signs in Connection with Construction Work - One sign per project, not to exceed twelve square feet, to be removed promptly upon completion of the work.
2. Signs Advertising Auctions and Special Events Conducted by Non-Profit Organizations - Not to exceed twenty square feet and not to be in place for more than thirty days. No more than three signs advertising any such event shall be erected at any one time within the Town.

Section 1007 - Signs and Shopping Centers

1. There may be one wall-mounted sign for each use not to exceed one square foot for each linear foot of the wall, of the portion of the building containing the use and on which the sign is located in accordance with Section 1005-2. This measurement shall be taken along the building frontage.
2. In addition to such wall-mounted signs, there shall be permitted in shopping centers one common freestanding sign identifying all uses. Such freestanding signs shall conform to the following:

<u>Zoning District</u>	<u>Maximum Area of Freestanding Sign</u>	<u>Maximum Height of Freestanding Sign</u>
C1, C2	20 SF	8 FT
C3	5 SF/1000 SF of Bldg (Maximum 150 SF)	20 FT
C4	5 SF/1000 SF of Bldg (Maximum 150 SF)	30 FT

3. Such signs may be illuminated.
4. A freestanding sign shall not be erected so as to impede the vision or obstruct access to or from any street, sidewalk, driveway, off-street parking or loading facility, or any other access required.

Section 1008 - Signs; Area, Height, Setback and Number

The area of a sign is the total area within a line drawn around all surfaces or structures of the sign, including spaces between or within letters and/or pictorial matter, slates, panels, and major supports and frames if designed as an integral part of the sign, but specifically excluding the spaces between major supports required for clearance between sign and the ground.

The height of a sign shall be the vertical distance measured from the ground at the base of the sign to the highest point of any portion of the sign or supporting structure.

The setback for a freestanding sign shall be measured from the lot line to the outermost edge of the sign or supporting structure whichever is closer to the lot line.

For the purpose of determining number of signs, a sign shall be considered to be a single display surface or display device containing elements organized, related and organized relationship of elements; where there is reasonable doubt about the relationship of elements, each element shall be considered to be a single sign.

Section 1010 - Sign Permits

1. A sign permit, issued by the Agent, shall be required for all signs hereafter erected, installed, or replaced unless specifically exempted by these Regulations. Any sign erected without a sign permit shall constitute a violation of these Regulations and shall be prosecuted in accordance with the provisions of Article III.
2. The permit for a temporary sign shall be valid for no more than thirty (30) days and shall not be extended. The sign must be removed at the expiration of the permit period.
3. A cash bond of twenty-five dollars shall be posted with the Town for each temporary sign. This sum will be returned upon removing the temporary sign. If the sign is not removed when the permit expires, the Town shall cause the sign to be removed and the cash bond shall be forfeited to the Town's General Fund to help defray the cost of removal.

Section 1011 - Application for a Sign Permit

1. The following information shall be provided with the application for a sign permit.
 - a. The size of the proposed sign, including area, height, width, thickness, illumination and material of which it is to be constructed.
 - b. A detailed drawing showing the construction details of the sign, position of lighting or other extraneous devices, and support structure.
 - c. A plot plan showing the location of the sign in relation to the building and all property lines and streets.
2. The Agent may require additional information or specify the location of the sign on the lot for safety purposes.

Section 1012 - Signs in General

1. All signs must be kept clean, neatly painted, and free from all hazards and must be maintained in safe condition. No sign shall be maintained which advertises a product, use or activity no longer available or in existence. Such obsolete signs shall be removed within thirty days after the date they become obsolete. If a sign is hazardous or obsolete, the Agent shall give written notice to the owner of the sign and to the owner of the land upon which the sign is erected, directing that the sign be brought into conformance or removed within thirty days from the date of said notice.
2. No sign shall be placed in such a position as to endanger traffic on a street by obscuring a clear view or by confusion with official street signs or signals.
3. No sign, other than official street signs, shall be erected or maintained within the street right-of-way.

Section 1013 - Illumination of Signs - Special Provisions

1. Signs in residential zones of a physician, dentist, justice of the peace and such other person where services are considered essential in an emergency to public health, safety and welfare may be illuminated provided the light is white, is not moving, flashing, intermittent, changing in intensity or brightness, and provided that the light is shielded and is not visible off the lot.
2. Signs in residential zones of schools, churches, hospitals, sanitariums, clubs or other institutions of similar nature may be illuminated provided the light meets the provisions of Section 1013, 1. above.
3. Rotating beacon lights are not permitted.

ARTICLE XI - STANDARDS FOR PARKING LOTS AND LOADING FACILITIES

Section 1100 - General Requirements

No building shall be erected, substantially altered or its use changed, unless off-street parking and loading spaces have been provided in accordance with this Regulation.

Section 1101 - Submission

Plans and specifications for the required parking, loading facility and access drives shall be submitted at the time of application for the building permit for the main use and must be approved by the Officer.

Section 1102 - Location

All parking facilities required under this Article shall be constructed on the lot containing the main use, or on abutting lot(s) which shall have the same zoning as the main lot. No parking or loading facility, exclusive of driveways, shall be located within ten (10) feet of a street right-of-way line or five (5) feet of a sidewalk or abutting property line.

Section 1103 - Parking

1. All parking and loading facilities required under this Regulation together with driveways, aisles, and other circulation areas, shall be paved with asphalt or other non - permeable equivalent surface.
2. All parking and loading areas shall be striped within thirty (30) days of use of the premises.

Section 1104 - Lighting

Any parking area which is intended to be used during non-daylight hours shall be fully illuminated during the hours of operation of the principal use. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property and away from streets.

Section 1105 - Screening and/or Landscaping

Whenever a parking or loading area is located in or adjacent to a residential district, it shall be effectively screened on all sides which adjoin or face any residential property by a solid wall, opaque fence or a double row, compact evergreen planting screen located on a landscaped buffer strip not less than ten (10) feet wide. Such fence, wall or planting screen shall not be less than five (5) feet, nor shall any fence or wall be more than seven (7) feet in height, and, and shall be maintained in good condition. The space between such fence, wall or planting screen and the lot line of the adjoining premises in any residential district shall be landscaped with grass, hardy shrubs or evergreen ground cover, and maintained in good condition. Areas between parking facilities and public rights-of-way shall be suitably landscaped. In the event that the terrain and other natural features are such that the erection of such fences, wall or planting screen will not serve the intended purpose, the Commission may grant a special exception waiving this requirement.

Section 1106 - Drainage

All parking and loading areas shall provide for proper drainage of surface water in accordance with the Subdivision Regulations of the Town. Such drainage shall be approved by the Officer or Superintendent of Highways of the Town of Putnam.

Section 1107 - Required Trash Areas

All commercial, industrial and multi-family residential uses shall provide trash and/or garbage collection areas enclosed on at least three (3) sides by a solid wall, opaque fence or compact evergreen planting screen of at least five (5) feet in height if such area is not within an enclosed building or structure. Provisions for adequate vehicular access to and from such area or areas for collection of trash and/or garbage shall be required.

Section 1108 - Wheel Blocks

When a parking lot extends to a property line, sidewalk or street right-of-way, wheel blocks or other suitable devices shall be installed to prevent any part of a parked vehicle from extending beyond the parking facility setback line.

Section 1109 - Width of Access Driveways

Access driveways serving any required parking lots as a direct access drive from a street shall not be less than twelve (12) feet or more than sixteen (16) feet for one-way traffic, and not less than twenty-four (24) feet or more than thirty (30) feet for two-way traffic.

Section 1110 - Loading Space Requirements and Dimensions

1. No land shall be used or occupied and no structure shall be erected or used for commercial or industrial purposes unless the off-street loading spaces required herein are provided. Off-street loading spaces as specified in this Regulation shall be provided for any enlargement or alterations to any such existing structure or use.
2. Off-street loading spaces shall be on the same or contiguous lot or parcel of land as the use or structure they are intended to serve. In no case shall any required off-street loading space be part of an area to satisfy the off-street parking requirements. Such space shall be located in the rear of the building.
3. A loading space shall have minimum dimensions of not less than twelve (12) feet in width, sixty (60) feet in length, exclusive of driveways, aisles, and other circulation areas, and a clearance of height of not less than fourteen (14) feet. Off-street loading spaces shall be provided as follows:

<u>Aggregate of Floor Area</u>	<u>Required Off-Street Truck Loading Spaces</u>
5,000 sq. ft. - 15,000 sq. ft.	1
15,001 sq. ft. - 30,000 sq. ft.	2
30,001 sq. ft. - 150,000 sq. ft.	3
Each additional 50,000 sq. ft.	1 additional

4. All off-street loading spaces shall be located so as not to impede the flow of traffic within the parking area. The plans for off-street loading must be reviewed and approved by the Officer.

Section 1111 - Minimum Off-Street Parking Requirements

For the purpose of these Regulations, a parking space shall have a minimum width of ten (10) feet and a minimum length of twenty-two (20) feet, exclusive of access and maneuvering space. There shall be a paved area no less than 350 square feet for each required parking space.

<u>Type of Use</u>	<u>Minimum Parking Space Required</u>
<u>1. Residential</u>	
Single-Family Dwelling	Two for each dwelling unit
Multi-Family or Apartment Dwellings	2½ for each unit.
Tourist Houses and rooming houses	2 for each sleeping room.
Motels, Hotel or automobile court	Two spaces for each unit.
Home Occupation	4 extra spaces
<u>2. Industrial and Wholesale Uses</u>	
All types of manufacturing, storage, and wholesale uses permitted in an industrial zone; freight terminals or Ag-2 zone when permitted.	1½ for every employees (on the largest shift for which the building is designed) plus one for each vehicle maintained on the premises (minimum of four spaces).

3. Commercial

Automobile service stations and dealerships	One for each employee (minimum two); four for each service bay.
Fast food or commercial drive-in establishment	One for each 75 sq. ft. of floor area or a minimum of ten, whichever is greater.
Restaurants, lunchrooms, taverns, etc. (Adult - Oriented Establishments)	One for every two persons of total capacity.
Retail Stores	One for each 200 sq. ft. of gross floor area (minimum of 3 spaces).
All other types of business or commercial uses permitted	One for each 300 sq. ft. of gross floor area (minimum of 3 spaces).

4. Personal, Business & Professional Services

Office Uses	Three plus one for each 250 sq. ft. of floor area.
Banks and similar uses	Three plus one for each 250 sq. ft. of floor area plus 1 for every employee.
Theaters, auditoriums and similar uses	One for each two seats of total capacity.
Funeral homes and similar uses	One for each two seats of total capacity.

5. Recreation

Athletic Fields and Courts	One for each two persons of total capacity.
Stadium or other outdoor place of design	One for each five persons of total capacity.

6. Government, Institutional & Educational

Churches and places of assembly	One for each four persons of total capacity.
Hospitals	One for each bed, plus one for every 250 sq. ft. of floor area.
Sanitariums, homes for the aged, nursing homes and similar uses	One for every four beds plus one for each employee.

PROPOSED AMENDMENT TO THE TOWN OF PUTNAM
ZONING REGULATIONS

The Town of Putnam Zoning Regulations, Section 1111 shall be amended by the addition of the following sentence at the end of the existing first paragraph of text:

Provided further that in a General Business Zone C3, parking lots with a design capacity of 100 vehicles or greater, the minimum space dimension per vehicle may be reduced at the Applicant's option to a width of 9 1/2 feet and a length of 18 feet.

Library, museum and similar uses	One for every 800 sq. ft. of floor area.
Schools	One for every four seats provided for assembly.
7. All other uses	Three, plus one for each 250 sq. ft. of floor area.

ARTICLE XII - EARTH REMOVAL

Section 1200 - Earth Removal

As used in these Regulations: Earth removal shall mean the excavation, extraction or removal of any soil or topsoil from any tract of land. Earth processing shall mean uses customarily accessory to earth removal operations, including washing, sorting, storing and other treatment of soil excavated on the site, but not from off-site areas. Rock crushing is not a use that is customarily accessory to earth removal.

Soil shall mean any earth, sand, clay, loam, gravel, humus, rock, mineral or other product.

Removal of not more than six hundred (600) cubic yards of surplus material from a bona fide construction, alteration, landscaping or agricultural operation is excluded from this definition.

Section 1201 - Special Exception Required

No earth removal, processing, or rock crushing shall take place until a special exception is granted by the Commission in accordance with this Article.

Section 1202 - Application

An application in writing for a special exception use, submitted to the Commission by the property owner or his authorized agent, shall be accompanied by a plan of operation including maps, drawings and specifications and shall include the following:

1. A map showing the location of the site of the proposed earth removal, processing, or rock crushing operation, names and address of the property owners immediately surrounding the site, and the proposed amount of material to be excavated or removed.

2. A grading plan at a scale of 1" equals 100 feet or less, showing existing topography in the area to be excavated and proposed future topography within the premises and within one hundred (100) feet of the area surrounding the excavation. Contours shall be no more than five feet.
3. Existing and proposed drainage on the site.
4. Proposed truck access to the site, the number and type of trucks or other machinery to be used on the site, the type of processing or rock crushing to be used, and the location and type of any buildings to be erected. No building shall be erected on the premises except as temporary shelter for machinery and field offices.
5. Written permission for the inspection of the site at any reasonable time by the Commission or its Agent.
6. The applicable fee for a special exception (see Section 505), plus \$2.00 per acre for each application, payable to the Treasurer of the Town of Putnam.
7. A soil erosion plan and a reuse plan for the land which must include a statement on the type of ground cover to be planted or applied upon completion of the earth removal operation to control wind and water erosion and a maintenance plan until the area is stabilized.
8. A statement on dust control techniques to be utilized. Such controls shall be required on access roads to the site.
9. In addition to the above requirements, the Commission may request such additional data as necessary to act on the Special Exception application.

Section 1203 - Approval

The Commission may grant a special exception use to excavate a specific parcel of land for a period not to exceed two (2) years only when it is satisfied:

1. That the proposed excavation will not impair or devalue the future use of the property in accordance with these Regulations, and that the slopes and banks will not impair good development and safe use of the property after excavation.
2. That the premises will be excavated and graded in conformity with the plan of operation as approved, and any deviation from said plan shall be cause for the Commission to revoke the permit.
3. That there will be no excavation or removal within fifty (50) feet of any property or street line except to an elevation equal to or above the established grade of the adjoining street or property; that if the excavation is below the established grade of the street or property line, no excavation shall take place within one hundred (100) feet of the property line or within two hundred (200) feet of

the street line. If valuable deposit of natural resource warrants the extraction within the buffer, the Commission may permit the extraction on the condition that the buffer is immediately replaced to conform with this requirement. The fifty foot buffer shall remain in its natural vegetative state.

4. That there will be no excavation to within five feet of the water table. The water table shall be determined in accordance with the provisions of the State Board of Health for design of leach fields at the time of the first application. Test wells shall be required on the site to determine water table. The Commission may authorize excavation below this limitation if the applicant can demonstrate cause for said action.
5. That screening, sifting, washing, crushing or other forms of processing, if conducted upon the premises, will be done in such a manner as to not unduly disturb, annoy or harm neighboring residences. No fixed machinery shall be erected or maintained within two hundred (200) feet of any property line or street line.
6. That if arable soil exists within the site, the applicant has made provisions for storing and retaining within the premises at least four (4) inches of top layer of said soil for use after excavation and/or removal operations are completed, as specified herein.
7. That at all stages of operation, steps are taken to insure that: proper drainage will be provided to prevent the collection and stagnation of water; to prevent soil erosion; to prevent harmful effects upon surrounding properties; and proper slopes will be maintained to prevent dangerous overhang.
8. That during the period of excavating and removal, such barricades or fences will be erected as may be necessary for the protection of pedestrians and vehicles.
9. That truck access to the excavation will be arranged as to minimize the danger to traffic and nuisance to surrounding properties. Proper provision shall be made for control of dust and that portion of the access road within the area of excavation will be provided with a dust controlled surface when necessary.
10. That proper measures, as determined by the Commission, shall be taken to minimize the nuisance to surrounding properties.
11. That when excavation and removal operations or either of them is completed, or if a permit has expired and not been renewed, the excavation area will be graded so that the gradients in disturbed earth will not be steeper than a slope of 3-1 (horizontal-vertical) or whichever lesser slope is necessary to maintain stability under the particular soil conditions; that a layer of arable soil obtained from material stockpiled on the site, or from elsewhere if no on-site stockpile is available, will be spread over the excavated and sloped areas to a minimum depth of four (4) inches; that the area will be covered with a perennial rye grass or other equally suitable vegetation, and that it will be maintained until accepted by the Commission.

12. A Special Exception use may be granted to excavate a specific parcel in a zoning district not specified in Section 720 provided that requirements of this Article are met and that there is no processing of materials on the subject parcel. The Commission may establish other conditions they feel are required because of the nature of district in which the parcel is located.

Section 1204 Performance Bond

1. Before the Special Exception is granted, the applicant shall file a Performance Bond or other equivalent assurity acceptable to the Commission with the Treasurer of the Town of Putnam. 100% Insurance Surety Bond or passbook/cash will be calculated on the bases of Bond Formula in Section 1204-5. Bond issued contingent upon approved plans that apply to items 1-8 in section 1204-5.
2. The bond will expire no earlier than 60 days after termination of the current permit.
3. The applicant's engineer will record as part of the plans an estimate of the amount of the bond based on the Bond Formula in Section 1204-5.
4. Failure to renew the Performance Bond shall be cause to withdraw the Special Exception Use Permit.
5. Bond Formula (See Bond Formula on next page 71-A)

Section 1205 - Enforcement

If at any time the Commission finds that the excavation is not being conducted in accordance with the plan of operation as approved, the Commission may request the operator to supply a progress report of the excavation or removal including the contours or cross sections prepared by a certified engineer or land surveyor licensed in the State of Connecticut. Based on the evaluation of the progress report, the Commission may order the applicant to cease operations. Failure to supply the report on request shall result in forfeiture of the permit.

Section 1206 - Extension - Renewal Permit

1. The Commission shall extend its permission to carry out excavation and removal operations for a period of two (2) years provided that the applicant is able to show that the excavation and removal already completed conforms with the plan of operation as approved. Insurance Surety Bond or passbook/cash should be calculated upon renewal and inspection by Zoning Officer.
2. Inflation Bond will be set at a formula provided in Section 1204-5, provisions will be made for inflation purposes.
3. The issuance of a special exception for the use of a site as a Residue Facility shall constitute the only special exception necessary for earth removal contemplated in the plans submitted with the application and necessary or incidental to the construction or operation of the Residue Facility. Such earth removal shall be permitted for the active life of the Residue Facility, without the need for renewal every two years. Earth removal on such a site that is not necessary or incidental to such construction or operation of the Residue Facility shall be conducted only in accordance with the other provisions of this Article XII.

ARTICLE XIII - PERFORMANCE STANDARDS

Section 1300 - Purpose

The purpose of this article is to provide performance standards which are designed to prevent health and safety hazards, public nuisances and har

environmental effects; to permit potential nuisances to be measured factually and objectively; and to ensure that all uses will provide methods to protect the Town from hazard which can be prevented by processes of control and elimination. If any local standard differs from state or federal standards, the more stringent or restrict standards shall apply.

Section 1301 - Application of Standards

1. The provisions of this Article shall apply to any uses located within the Town. If any existing use, process, building or other structure is extended, enlarged, moved, structurally altered or reconstructed, or any existing use of land is modified in any way, these performance standards shall become applicable. Performance standards shall be measured at the lot line at a point nearest the use or process being measured.
2. Industrial uses and buildings shall be designed and laid out to minimize impacts on adjacent property by such features as buffer fences, plantings, suitably located points of traffic ingress/egress and areas for loading and parking.

Section 1302 - Administration of Performance Standards

1. Before issuing a building permit, the Agent shall certify any proposed use for compliance with this Article.
2. Issuance of a building permit shall constitute certification of compliance with the standards of this Article. Any modifications or alterations shall be made part of the building permit.

Section 1303 - Plans and Specifications

In order to determine the probable compliance of a proposed use with this Article, the Agent may require the submission of:

1. Plans of existing or proposed construction and development;
2. Description of existing or proposed machinery, and products;
3. Specifications for the mechanisms and techniques used or proposed to be used to adhere to these standards;
4. Measurements of the amount or rate of emissions of the items referred to in these standards for existing industrial uses of the applicant;
5. Certification by a registered professional engineer, that the proposed use shall comply with these standards;

PERFORMANCE BOND FORM FOR EARTH EXCAVATION PERMITS

PROJECT NAME: _____ DATE: _____

OWNER: _____ ADDRESS: _____

LOCATION OF PROJECT: _____

Area to be Disturbed: _____ Acres

ITEM

COST

- | | | |
|----|---|----------|
| 1. | Regrade and Finish Grade Disturbed Area
_____ acres x \$1,000/acre | \$ _____ |
| 2. | Topsoil <u>NOT REMOVED</u> from site - minimum of \$5,000 per acre is required. | \$ _____ |
| 3. | If topsoil <u>IS TO BE</u> removed from site.

_____ acres x 43,500 s.f./acre x .33 ft. - 27 c.f./c.y.
x \$14/c.y. = | \$ _____ |
| 4. | Turf Establishment.

(Seed, lime, fertilize, and mulch) _____ acres x \$500/acre | \$ _____ |
| 5. | Water application.

_____ acres x \$200/acre | \$ _____ |
| 6. | Erosion Control.
Staked hay bales or silt fence as shown on approved plan.

_____ l.f. x \$3/l.f. | \$ _____ |
| 7. | Tree seedlings if shown on approved plan, \$1.00 per tree. | \$ _____ |
| | Total - Items 1 - 5. | \$ _____ |
| 8. | Contingency and Engineering. 10% x Item Total | \$ _____ |

GRAND TOTAL

\$ _____

BOND REQUIREMENTS FOR APPROVAL.

1. In the event topsoil is removed from the site, the Town of Putnam will immediately issue a "Cease & Desist" order against both the applicant and property owner. The Town will reserve rights to all remedies provided by law under Section 8-12 of the Connecticut General Statutes including penalties and injunctions.
2. In the event there is no loam on the property at initial application and/or renewal the property will be inspected by an expert chosen by the Commission to verify that no loam exists. The charges of this inspection will be the responsibility of the applicant.
3. The new formula will be applied to existing operations when they come up for renewal.
4. For any reason, if any portion of this bond is defaulted by any person(s), the property owner and applicant will be jointly and severely liable for any violations of the Regulations or any conditions of approval. The Town will reserve rights to all remedies provided by law under Section 8-12 of the Connecticut General Statutes including penalties and injunctions.

Property Owner's Signature

Applicant's Signature

6. An affidavit from the applicant acknowledging his understanding of these standards and his continuing agreement to comply with them.

Failure to submit any data required shall constitute grounds for denying a permit.

Section 1304 - Report by Expert Consultants

In the investigation of the compliance with these standards by an existing or proposed use, the Agent may require the owner or applicant to provide a study and report by an expert consultant as to the compliance with said standards and advice as to how such existing or proposed use can be brought into compliance with said standards if necessary.

Section 1305 - Required Alterations

The Agent may require modifications or alterations in the existing or proposed construction or the operation procedures to insure that compliance with the performance standards will be maintained. The operator shall be given a reasonable length of time to effect any changes prescribed for the purpose of securing compliance with the performance standards.

Section 1306 Continued Enforcement

The Agent shall investigate any purported violation of these standards and, for such investigation, may request that qualified experts be employed. If it is found that a violation occurred or exists, a certified letter shall be sent to the owner of the use directing him to rectify the situation within a stated time period. The notice shall state that upon continuation of the violation, any costs associated with monitoring the operation, including the costs of hiring qualified experts, shall be paid by the violator. If no violation exists, the Town shall bear the cost.

Section 1307 - Cancellation of Permits

If, after the conclusion of time granted for compliance with the performance standards, the Agent finds the violation is still in existence, any permits previously issued shall be void and the operator shall be required to cease operation until the violation is remedied.

Section 1308 - Performance Standards

The following standards shall apply to all existing and proposed industrial uses:

1. Noise - At the points of measurement, the sound pressure level of noise shall not exceed the values given in Tables 1 and 2 in octave

bands of frequency, between the nighttime hours of 11:00 PM and 7:00 AM. The sound pressure level shall be measured with a Sound Level Meter (American Standard Specifications for Sound Level Meters for measurement for Noise and Other Sounds, S1.41961) and an Octave Band Filter Analyzer (American Standard Specifications for an Octave Band Filter Set for the Analysis of Noise and other Sounds, Z 24.10-1953).

Table 1 - MAXIMUM PERMISSIBLE SOUND-PRESSURE LEVELS

<u>Pre-1960 Octave Bands</u>		<u>Preferred Frequency Octave Bands</u>	
<u>Octave Band Frequency (Cycles per Second)</u>	<u>Decibels</u>	<u>Octave Band Center Frequency (Cycles per Second)</u>	<u>Decibels</u>
0-75	72	21.5	76
75-150	67	63	71
150-300	59	125	65
300-600	52	250	57
600-1200	46	500	50
1200-2400	40	1000	45
2400-4800	34	2000	39
Above 4800	32	4000	34

If noise is not smooth and continuous and/or is not radiated between the hours of 11:00 PM and 7:00 AM, one or more of the corrections in Table 2 shall be added to or subtracted from each of the decibel levels given above in Table 1.

Table 2

<u>Type of Operation or Character of Noise</u>	<u>Correction in Decibels</u>
Daytime operation - 7 AM to 11 PM	Plus 5
Noise source operated less than 20% of any one-hour period	Plus 5*
Noise source operated less than 5% of any one-hour period	Plus 10*
Noise source operated less than 1% of any one-hour period	Plus 15*

<u>Type of Operation or Character of Noise</u>	<u>Correction in Decibels</u>
Noise of impulsive character (Hammering, and so forth)	Minus 5
Noise of periodic character (Hum, screech, and so forth)	Minus 5

*Apply one of these corrections only.

2. Vibration

- a. Ground-transmitted vibration shall be measured with a seismograph or complement of instruments capable of recording vibration displacement and frequency, particle velocity, or acceleration simultaneously in three mutually perpendicular directions. The maximum vector resultant shall be less than the vibration displacement permitted. Particle velocity may be measured directly or computed from the formula particle velocity (inches per second) = 6.28 times displacement (inches) times frequency (Hertz).
- b. Vibration shall be measured at any adjacent lot line as indicated and the vibration shall not exceed the limits shown at the specified points of measurement.
- c. The maximum permissible particle velocity of the ground shall be as follows:

<u>Point of Measurement</u>	<u>Particle Velocity</u>	
	<u>Steady-State Inches/Second</u>	<u>Impact Inches/Second</u>
Residential Zone Boundary	0.02	0.04
Lot Line	0.10	0.20

- d. For purposes of this Regulation, steady-state vibrations are vibrations which are continuous, or vibrations in discrete impulses more frequent than sixty (60) per minute. Discrete impulses which do not exceed sixty (60) per minute shall be considered impact vibrations.

- e. No vibration is permitted which is discernible to the human sense of feeling for three (3) minutes or more duration in any one hour of the day between the hours of 7:00 AM and 7:00 PM or of thirty (30) seconds or more duration in any one hour between the hours of 7:00 PM and 7:00 AM.
3. Smoke, Air Pollution, Gases and Fumes, Toxic Material, Odor - All operations, activities and uses shall be conducted so as to comply with State and/or Federal Regulations.
 4. Sewage and Water-Borne Wastes
 - a. Sewage and water borne wastes shall be disposed of in a manner acceptable to the Connecticut Department of Environmental Protection who shall approve the design, installation and operation of all subsurface wastewater disposal systems.
 - b. Discharge into a surface water body shall require issuances of a National Pollutant Discharge Elimination System (NPDES) permit by the US Environmental Protection Agency and/or the State of Connecticut.
 - c. Discharge into the sewer system, when available, shall adhere to the rules and regulations established to govern waste waters flowing into the plant.
 5. Heat and Glare - No use shall produce unreasonable heat beyond the property line. Any manufacturing operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of 0.5 foot-candles when measured in a neighboring residential district or public highway.
 6. Radioactive Materials - The handling of radioactive materials, the discharge of such materials into the air and water, and the disposal of radioactive wastes shall be in conformance with the applicable regulations of the US Nuclear Regulatory Commission and the State of Connecticut.
 7. Particulate Matter - No emission shall be permitted which can cause any damage to health, animals; vegetation, property, or which can cause excessive soiling at any points.
 8. Fire and Explosive Hazards - All industrial uses and storage facilities shall be approved by the State Fire Marshall with regard to fire and explosive hazards.
 9. None of the activities or businesses conducted within the premises shall: be hazardous; have or cause any detrimental effect to adjacent property; have fire or explosion hazards that will produce dangerous exposure to adjacent property.

ARTICLE XIV - SOIL EROSION AND SEDIMENT CONTROL

Section 1400 - Definitions

Certification - a signed, written approval by the Zoning Commission that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.

Development - any construction or grading activities to improved or unimproved real estate.

Disturbed Area - an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.

Erosion - the detachment and movement of soil or rock fragments by water, wind, ice or gravity.

Grading - any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.

Inspection - the periodic review of sediment and erosion control measures shown on the certified plan.

Plan - a Soil Erosion and Sediment Control Plan, which is a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

Sediment - solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

Soil - any unconsolidated mineral or organic material of any origin.

Section 1401 - Activities Requiring a Certified Plan

A plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre.

Section 1402 - Exemptions

A single family dwelling that is not a part of a subdivision of land shall be exempt from these soil erosion and sediment control regulations.

Section 1403 - Erosion and Sediment Control Plan

1. To be eligible for certification, a plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985) as amended. Alternative principles, methods and practices may be used with prior approval of the Commission.

2. Said plan shall contain, but not be limited to:
 - a. A narrative describing:
 1. the development;
 2. the schedule for grading and construction activities including start and completion dates; a sequence of grading and construction activities; sequence for installation and/or application of soil erosion and sediment control measures; sequence for final stabilization of the project site;
 3. the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 4. the construction details for proposed soil erosion and sediment control measures and storm water management facilities;
 5. the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities;
 6. the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities;
 - b. A site plan map at a sufficient scale to show:
 1. the location of the proposed development and adjacent properties;
 2. the existing and proposed topography including soil types, wetlands, watercourses and water bodies;
 3. the existing structures on the project site, if any;
 4. the proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines;
 5. the location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 6. the sequence of grading and construction activities;
 7. the sequence for installation and/or application of soil erosion and sediment control measures;
 8. the sequence for final stabilization of the development site.
 - c. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

Section 1404 - Minimum Acceptable Standards:

1. Plans shall be developed in accordance with these regulations using the principles as outlined in Chapters 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Plans shall result in a development that minimizes erosion and sedimentation during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
2. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. The Commission (or the County Soil and Water Conservation District) may grant exceptions when requested by the applicant if technically sound reasons are presented.
3. The appropriate method from Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission.

Section 1405 - Issuance or Denial of Certification

1. The Commission shall either certify that the plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.
2. Nothing in these regulations shall be construed as extending the time limits for the approval of any application under Chapters 124, 124A or 126 of the General Statutes.
3. Prior to certification, any plan submitted to the municipality may be reviewed by the County Soil and Water Conservation District which may make recommendations concerning such plan, provided such review shall be completed within thirty days of the receipt of such plan.
4. The Commission may forward a copy of the development proposal to the conservation commission or other review agency or consultant for review and comment.

Section 1406 - Conditions Relating to Soil Erosion and Sediment Control

1. The Commission may require that a performance bond be filed with the Town to cover the estimated cost of measures required to control soil erosion and sedimentation, as specified in the certified plan, that are a condition of certification of any modified site plan.
2. Site development shall not begin unless the plan is certified and those control measures and facilities in the plan scheduled for installation prior to site development are installed and functional.

3. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.
4. All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.

Section 1407 - inspection

Inspections shall be made by the Commission or its designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Commission may require the permittee to verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained.

AMENDMENT TO TOWN OF PUTNAM ZONING REGULATIONS TO BE
KNOWN AS ARTICLE XIV - WIRELESS COMMUNICATION

SECTION 1 - WIRELESS COMMUNICATION

1. PURPOSE:

To provide for the location of wireless communication towers, antennas and facilities while protecting neighborhoods and minimizing adverse visual and operational effects through careful design, siting and screening consistent with the provisions of the 1996 Telecommunications Act. This section of the Zoning Regulations is consistent with the Telecommunications Act of 1996 in that it does not discriminate among providers of functionally equivalent services, or regulate the placement, construction, and modification of personal wireless service facilities on the basis of environmental effects of radio frequency emissions to the extent that such facilities comply with Federal Communications Commission regulations (FCC regulations) concerning such emissions. Other specific wireless telecommunication purposes are as follows:

- a. To encourage use of nonresidential buildings and structures, such as water storage tanks.
- b. To require joint use of new or existing towers and facilities whenever possible.
- c. To avoid potential damage to adjacent properties from tower failure through engineering and careful siting of towers.
- d. To accommodate the need for wireless communication towers and antennas while regulating their location and number.
- e. To protect historic and residential areas from potential adverse impacts of wireless communication facilities.
- f. To encourage suitable design measures to minimize adverse visual effects of wireless communication facilities.
- g. To reduce the number of towers and/or antennas needed in the future.

2. DEFINITIONS:

For the purposes of Article XIV, the following words shall have the following definitions:

Antenna is to be defined as a device used to receive or transmit electromagnetic waves. Examples include, but are not limited to whip, panel and dish antenna.

Wireless telecommunication services are services associated with the transmission and/or reception of wireless telecommunications. These services may include by way of example, but are not limited to, cellular personal communications, specialized, mobilized, radio and paging.

Wireless telecommunication facility includes the equipment and structures involved in receiving or transmitting electromagnetic waves associated with wireless telecommunication services, together with all cabinets, buildings, transformers and associated structures.

Telecommunications tower is defined as a structure that is intended solely to support equipment used to receive and/or transmit electromagnetic waves. Design examples of towers include, but are not limited to, self-supporting lattice, guide (guy-wire) and monopole.

3. SITING PREFERENCES:

The general order of preference for alternative facility locations shall range from A as the most preferred to E as the least preferred:

- a. On existing or approved towers.
- b. On existing structures such as nonresidential buildings/facades, water towers/tanks, utility poles, chimneys, bridges, grain elevators, and silos, or in structures such as steeples, clock and bell towers.
- c. On new towers located on property occupied by one or more existing towers. This recognizes an already proven good site, and implies that clustering or tower "farming" is more desirable than scattering or dispersal. However, with lower power PCS, which can require more antennas for coverage, clustering may not necessarily provide seamless coverage.
- d. On new towers located in commercial or industrial zones.
- e. On new towers located in residential zones by special permit.

4. GENERAL STANDARDS:

The wireless telecommunication facility standards enumerated below shall be followed:

- a. The tower and/or antenna shall be erected to the minimum height necessary to satisfy the technical requirements of the telecommunications facility except as stated in 4.a.1 Documentation of the minimum height needed, prepared by a licensed telecommunication systems engineer, shall accompany an application. The Commission may require the submission of propagation modeling results to facilitate its review of tower height.

1. In all residential and agricultural zones, accessory structures such as radio and television transmission relay or receiving, wireless telecommunication towers and/or antennas shall be allowed provided that the resulting total height (including support structures) is not greater than the maximum allowable building height measured from ground level, and provided that the height of the structure is less than its distance from any property line. Structures more than the maximum allowable building height, but less than 100 feet above existing mean grade adjacent to the base of the facility may be allowed by Special Permit provided that the minimum site size shall be the minimum lot size required for a zoning district, and the site shall be of sufficient size to accommodate a setback from all adjoining property lines equal to the maximum height of the tower and all appendages plus twenty five (25) feet, or the provisions of Section b. following, whichever is greater.

- b. A tower must comply with the setback requirements of the zone in which it is located, or be set back from all property lines a distance equal to one hundred twenty percent (120%) of the height of the tower, whichever is greater.

c. A telecommunication facility may be considered as either a principal or accessory use in an industrial or commercial zone, or as a principal use in a residential or agricultural zone. The minimum lot area for the construction of a new tower shall be that of the zone in which it is located. More than one tower on a lot may be permitted if all setbacks, design, and landscape requirements are met for each tower. A telecommunications facility may be located on leased land as long as there is adequate ingress and egress to the site for service vehicles, and such access is documented in a formal written lease which would run for either the estimated useful life of the improvements, or provide for a mechanism satisfactory to the Commission for removal of all improvements at the termination of the lease. The formal notice of lease shall be filed in the land records of the Town, and the lease shall provide the name of the individual or entity responsible for responding to emergency conditions, which information shall be continuously updated by the lessee and filed with the Town of Putnam Building Department on an ongoing basis.

d. All towers in a residential zone shall be a monopole design unless a design which is less intrusive on the existing neighborhood is approved by the Commission. The Commission may approve an alternate design if the Commission finds it is more in keeping with the existing neighborhood and less likely to affect property values, aesthetics and safety.

e. Towers not requiring Federal Aeronautics Administration (FAA) painting or markings shall be painted a non-contrasting blue, gray, or other neutral color.

f. No lights or illumination shall be permitted unless required by the FAA.

g. No signs or advertising shall be permitted on any tower or antenna, except that "no trespassing", "warning", and ownership signs are permitted at ground level or no higher than seven (7) feet from ground level.

h. The proposed support structure shall be required to accommodate a minimum of three users unless it is determined to be technically unfeasible based upon information submitted by the applicant and verified by the Commission. These users shall include other wireless communication companies, local police, fire, and ambulance companies.

i. A proposed tower shall be designed and constructed to all applicable standards of the American National Standards Institutes (ANSI), as amended.

j. The Commission may require the use of Section 16-50aa of the Connecticut General Statutes to promote tower sharing if the Commission finds that such sharing shall lessen the overall impact of the proposed facility on the Town.

5. PERMITTED AND SPECIAL PERMIT USES:

The following uses generally pose a minimum adverse visual effect and shall be deemed permitted uses in all zoning districts subject to the standards in these regulations. All towers located in a residential or agricultural zone in excess of the maximum allowable building height in that zone shall require a Special Permit.

a. Wireless telecommunication facilities where the antenna is mounted on the rooftop or facade of a commercial or industrial building, provided the following standards are met.

1. No change is made to the height of the building.

2. Panel antennas shall not exceed sixty (60) inches in height by twenty four (24) inches in width; whip antennas shall not exceed forty eight (48) inches in height; and dish antennas shall not exceed thirty six (36) inches in diameter.

3. Equipment cabinets and sheds shall meet the requirements of these regulations.

4. Facilities shall be of a material or color which matches the exterior of the building, and shall blend into the existing architecture to the extend possible.

5. Facade mounted antennas shall not protrude above the building structure and shall not project more than three (3) feet beyond the wall or facade.

6. Roof mounted antennas shall not exceed the highest point of the rooftop by more than ten (10) feet.

7. Roof mounted antennas shall be set back from the roof edge a minimum of ten (10) feet or ten (10) percent of the roof in width, whichever is greater.

8. Roof mounted antennas shall not occupy more than twenty five (25) percent of the roof area in residential zones, and fifty (50) percent in all other zones.

9. For any roof installation other than a flat roof, a signed architects or engineers rendering shall be required, which rendering shall be accompanied by a certification of a licensed architect or engineer that he has fully examined the subject premises and that the proposed facility can be attached to the subject premises in a safe manner, such that the installation shall not create potential hazard in high winds or otherwise, either to the occupant of the structure, or to the occupants of any joining structure, street or passageway.

b. Wireless telecommunication facilities where the antenna is mounted on existing towers, water towers/tanks, utility poles, chimneys, bridges, grain elevators, and silos, or in steeple, clock or bell towers, provided the following standards are met:

1. No change is made to the height if the structure.

2. Panel antennas shall not exceed sixty (60) inches in height by twenty four (24) inches in width; whip antennas shall not exceed forty eight inches in height; and dish antennas shall not exceed thirty six (36) inches in diameter.

3. Equipment cabinets and sheds shall meet the requirements of these regulations.

4. Facilities shall be of material or color which matches the exterior of the structure and shall blend into the existing architecture of the structure to the extent possible.

c. Wireless telecommunication facilities where a tower is located on property occupied by one or more towers erected prior to the effective date of these telecommunication zoning amendments, provided the following standards are met:

1. The height of the tower to be erected shall not exceed the height of the tallest tower on the property.

2. All attempts are made to co-locate the antenna on existing towers.

3. Equipment cabinets and sheds shall meet the requirements of these regulations.

4. All other placement of wireless communication facilities shall comply with the Special Permit requirements found in these regulations and the following:

a. All of the plans and information required for a permitted use wireless telecommunications facility site plan required in Section 331 of the Putnam Regulations.

b. A view shed analysis showing all areas from which the tower would be visible, and if requested by the Commission, a simulation of the proposed site in order to help the Commission determine the visual impacts associated with the proposal.

c. Documentation prepared by a licensed telecommunications systems engineer that no existing or planned tower or other structure can accommodate the applicant's antenna. For tall structures located within one quarter mile radius of the proposed site, documentation that the owners of these locations have been contacted and have denied permission to install the antenna on these structures for other than economic reasons.

d. Proximity of the tower to residential structures.

e. Nature of uses on adjacent and nearby properties within 1,000 feet.

f. Surrounding topography within 1,000 feet at contour intervals not exceeding ten (10) feet.

g. Design of the tower with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.

6. SITE PLAN REQUIREMENTS:

All applications to develop a wireless telecommunications facility as a permitted use or special permit shall meet the site plan requirements listed in Section 331 of these regulations. In addition, the following information shall be submitted for each application where applicable. The Commission may require independent engineering/technical review of submitted materials at the applicant's expense.

a. A map indicating the service area of the proposed wireless communications site. The site map shall be on a scale not greater than 1" = 40', and certified to an A-2 standard. A map indicating the extent of the providers existing and planned coverage within the Town of Putnam, and a map indicating the search radius for the proposed wireless telecommunications site, including the location of tall structures within one quarter mile of the proposed site.

b. A report from a licensed telecommunication systems engineer indicating why the proposed site location is necessary to satisfy its function in the applicant's proposed wireless telecommunications system.

c. A plan showing where and how the proposed antenna will be affixed to a particular building or structure.

d. Details of all proposed shielding and details of material including color.

e. Elevations of all proposed shielding and details of material including color.

- f. An elevation of all proposed equipment buildings, boxes or cabinets. Details of all proposed fencing, including color.
- g. Tower base elevation and height of tower.
- h. A design drawing, including cross section and elevation, of all proposed towers. A description of the tower's capacity, including the number and type of antennas it can accommodate as well as the proposed location of all mounting positions for co-located antennas and the minimum separating distances between antennas. The design shall indicate how the tower will collapse without encroaching upon any adjoining property if failure occurs.
- i. A report from a licensed telecommunication systems engineer indicating that the proposed wireless telecommunications facility will comply with the FCC radio frequency emission standards and that the installation will not interfere with public safety communications.
- j. All proposed landscaping, if appropriate, with a list of plant materials.
- k. Proposed access to the site.
- l. Detailed analysis of alternative sites, structures, access and antennas as provided by the applicant. Particular attention will be placed upon the siting preferences found in Subsection 2 of these regulations.
- m. Detailed propagation and antenna separation analysis relative to tower height.
- n. Tower sharing or co-location to facilitate the telecommunication needs of municipalities and other entities in order to reduce the need to construct additional towers. The Commission reserves the right to require the applicant to utilize the provisions of Section 16-50aa of the Connecticut General Statutes to achieve tower sharing.
- o. Assessment of tower structure type.
- p. Assessment of design characteristics/architectural treatments that mitigate, reduce or eliminate visual impacts on adjacent areas.
- q. If located on/or within one quarter mile radius of a property listed on the National Register of Historic Places, preservation of the historic and/or architectural archeological character of the landscape or any structure.
- r. Consideration of future use or re-use of the site, with the provisions for facility removal and site restoration.
- s. The owner of the facility shall keep the Town notified annually as to the current contact person for maintenance purposes.

7. ANCILLARY BUILDINGS:

All ancillary buildings associated with wireless telecommunication facilities shall comply with the following:

- a. Each building shall not contain more than two hundred (200) square feet of gross floor area or be more than eight (8) feet in height.
- b. Each building shall comply with the setback requirements for accessory buildings for the zoning district in which it is located.
- c. If located on the roof of a building, is shall be designed to blend with the color and design of the building to the extent possible.
- d. All ground level buildings, boxes, or cabinets shall be surrounded by an eight (8) feet high chain link or comparable fence and shall be planted with evergreen shrubs and trees at least six (6) feet

high, or a density sufficient to obscure lights and other visually objectionable items, satisfactory to the Commission as will safeguard or enhance the character of the adjoining properties.

8. ABANDONMENT:

A wireless telecommunication facility not in use for twelve (12) consecutive months shall be removed by the facility owner at their expense. This removal shall occur within ninety (90) days of the end of such twelve (12) month period. The Commission shall require a bond to the Town of Putnam, to guarantee removal. If there are two or more users of a single tower, this provision shall not become effective until all users cease utilizing the tower. As part of the submission of any application, the applicant shall submit a cost removal estimate signed by a professional architect or engineer licensed to do business in the State of Connecticut certifying an amount which shall be sufficient to provide for the removal and disposition of any and all facilities to be constructed on the site and adjusted appropriately for future inflation such that the figures shall be good for a twenty year (20) year installation.

9. TELECOMMUNICATION SITE PLAN REVIEW FEE:

Telecommunications site plan review fee is \$250.00.

10. INSURANCE:

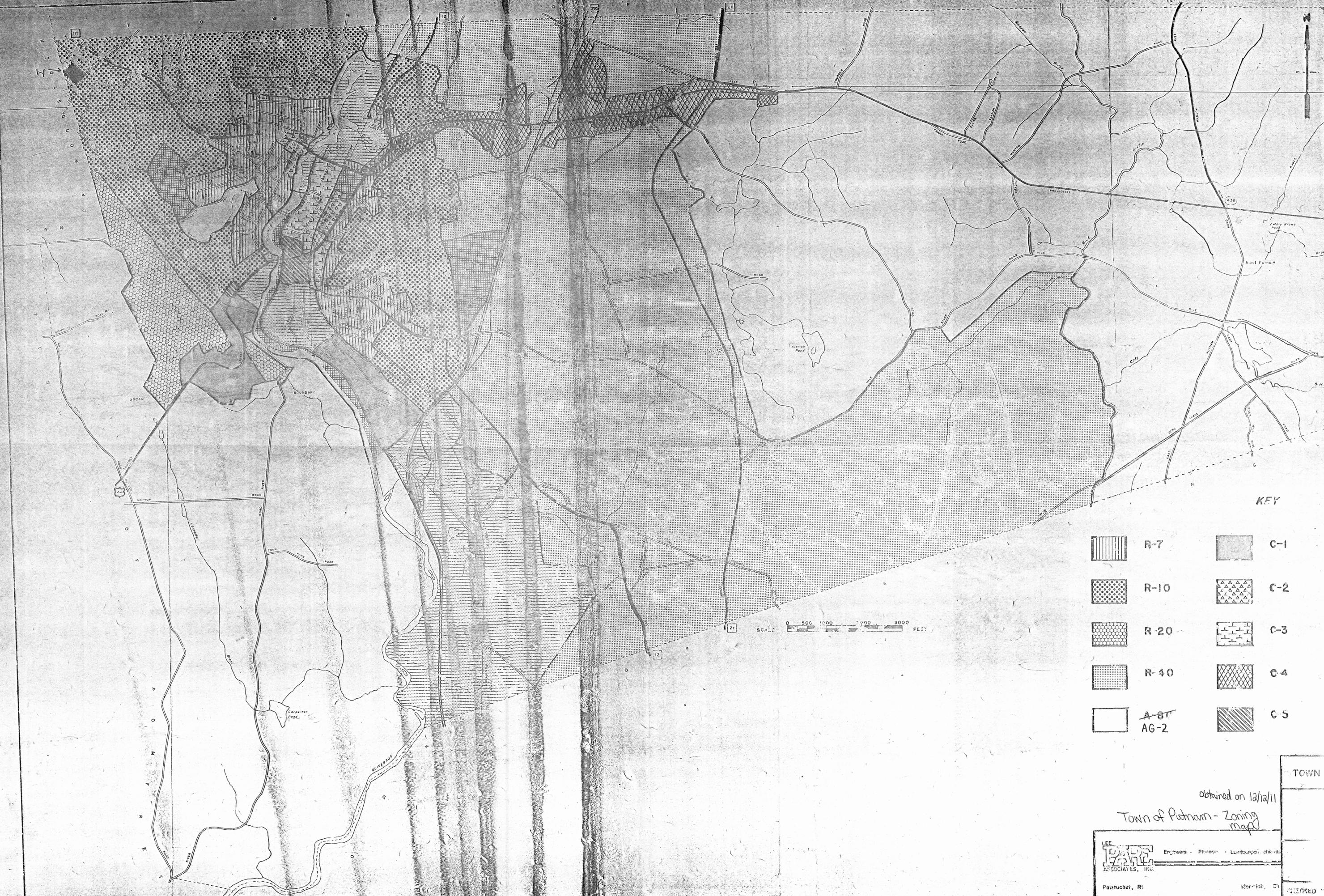
Any facility to be located within one hundred fifty (150) feet of any public building, road, or other facility used by the general public shall be required to maintain a certificate of insurance on file with the Town Building and Zoning Office in an amount not less than \$500,000.00.

Article VII, Section 720 - Transportation Communications and Utilities is amended by the addition of the following:

Wireless Telecommunications Antenna
Wireless Telecommunications Tower

*Both of these uses shall be an "S" for Special Permit in all zones except general business, highway commercial, downtown commercial and industrial, where they shall be a "P"

*Any telecommunication tower or telecommunications antenna located in a general business, highway commercial, downtown commercial or industrial zone, shall be a Special Permit rather than permitted use if the actual tower shall be located within three hundred (300) feet of any agricultural or residential use zone.



KEY

	R-7		C-1
	R-10		C-2
	R-20		C-3
	R-40		C-4
	A-8T AG-2		C-5

SCALE 0 500 1000 1500 2000 2500 3000 FEET

obtained on 12/12/11
Town of Putnam - Zoning map

LEE
LEE
ASSOCIATES, INC.
Engineers - Planners - Landscapers - Architects
Putnam, RI
Norfolk, CT

TOWN