

# Office Building with Loading Minutes to Major Thoroughfares for Sale

35 Worth Avenue  
Hamden, Connecticut 06518



For Sale at \$2,000,000.00

- ▶ Three-Story 14,259 SF Office Building Minutes to Major Thoroughfares for Sale.
- ▶ On 0.86 acres on Worth Avenue in a Transect (T4) Zone.
- ▶ Abundant parking with 56 spaces.
- ▶ Features full HVAC, a wet sprinkler system, seven restrooms, three loading docks (one with a hydraulic lift), and a finished basement with a kitchen/dining room, large training room, and call center.
- ▶ 0.2 miles to Wilbur Cross Parkway, Route 15, Exit 61, and two miles to I-91.
- ▶ Conveniently located off Whitney Avenue at a signalized light next to United Bank and within walking distance to restaurants, shops, and bus stop.

**Broker: Jon Angel**  
President  
203.335.6600, Ext. 21  
jangel@angelcommercial.com

**ANGEL**   
COMMERCIAL, L.L.C.

2425 POST ROAD, SUITE 303, SOUTHPORT, CT 06890 • TEL 203.335.6600 • FAX 203.335.9900 • WWW.ANGELCOMMERCIAL.COM

No warranty or representation, express or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice and to any special listing conditions imposed by our principals.



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**Three-Story 14,259 SF Office Building Minutes to Major Thoroughfares for Sale.** On 0.86 acres on Worth Avenue in a Transect (T4) Zone, the property provides abundant parking with 56 spaces. The building features full HVAC, a wet sprinkler system, seven restrooms, three loading docks (one with a hydraulic lift), and a finished basement with a kitchen/dining room, large training room, and call center.

The property is 0.2 miles to Wilbur Cross Parkway, Route 15, Exit 61, and two miles to I-91. It is conveniently located off Whitney Avenue at a signalized light next to United Bank and within walking distance to restaurants, shops, and bus stop.

**The Site**

<b>Total Building Size:</b>	14,259 SF
<b>Land:</b>	.86 Acres
<b>Zoning:</b>	T4
<b>Real Estate Taxes:</b>	\$34,215.68 (2019)
<b>Year Built:</b>	1965
<b>Construction:</b>	Brick
<b>Stories:</b>	Three

**Features**

<b>Parking:</b>	56 spaces
<b>Loading:</b>	3 Loading Docks (One with Hydraulic Lift)
<b>Amenities:</b>	Elevator Full HVAC 7 Restrooms Kitchen/Dining Room Wet Sprinkler System Backup Generator

**The Location**

<b>Highway:</b>	Easy access to Route 15 (Wilbur Cross Parkway), Exit 61
<b>Shopping:</b>	Walking distance to restaurants and shops
<b>Public Transportation:</b>	Bus stop on the corner

**Utilities**

<b>Water/Sewer:</b>	City/City
<b>A/C:</b>	Central Air-Conditioning
<b>Heating:</b>	Oil, Gas & Electric
<b>Power:</b>	1600 Amps 208/120 Volts, 3 Phase, 4-Wire

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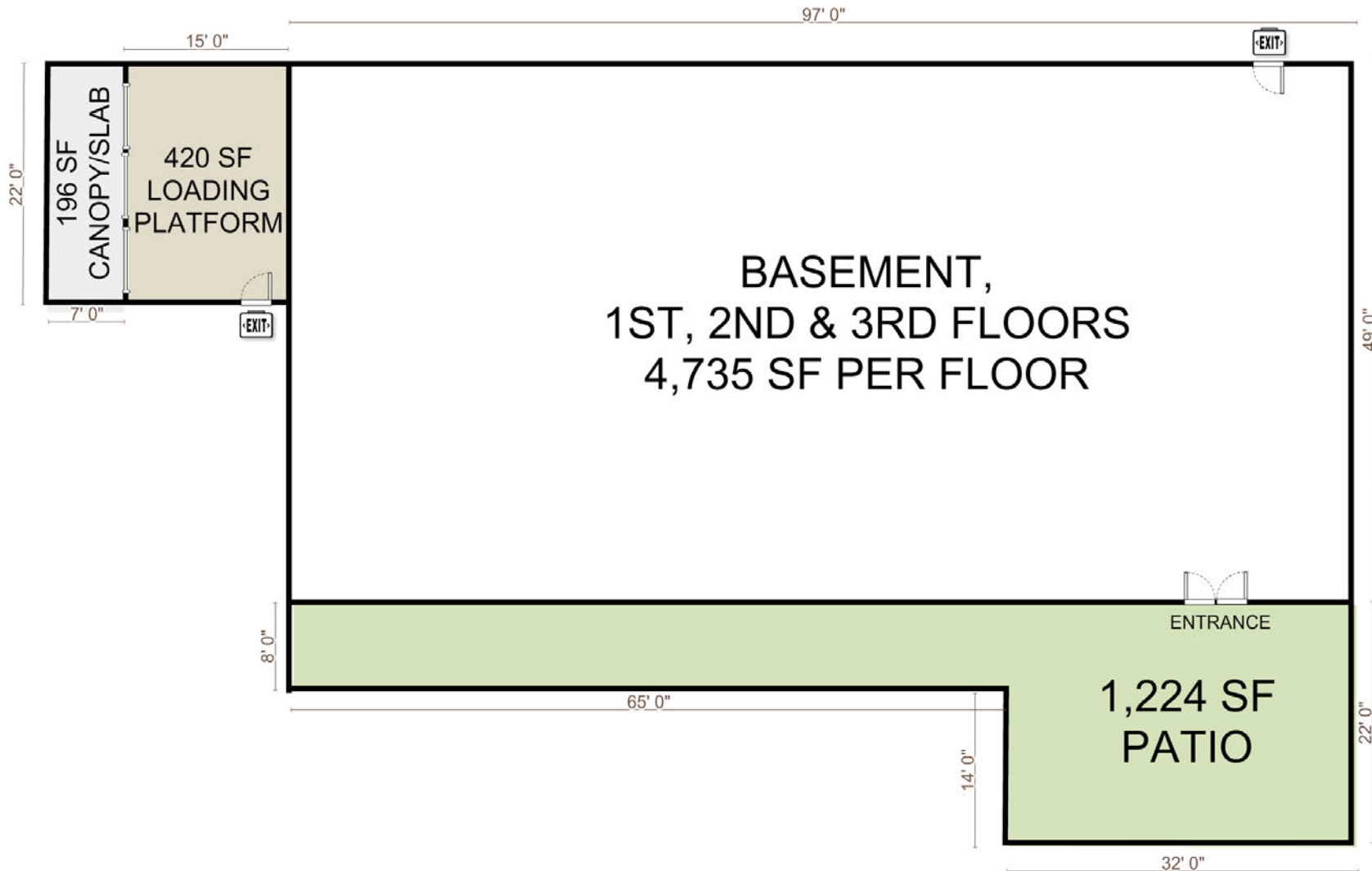


For Sale

Building Layout - NOT TO SCALE

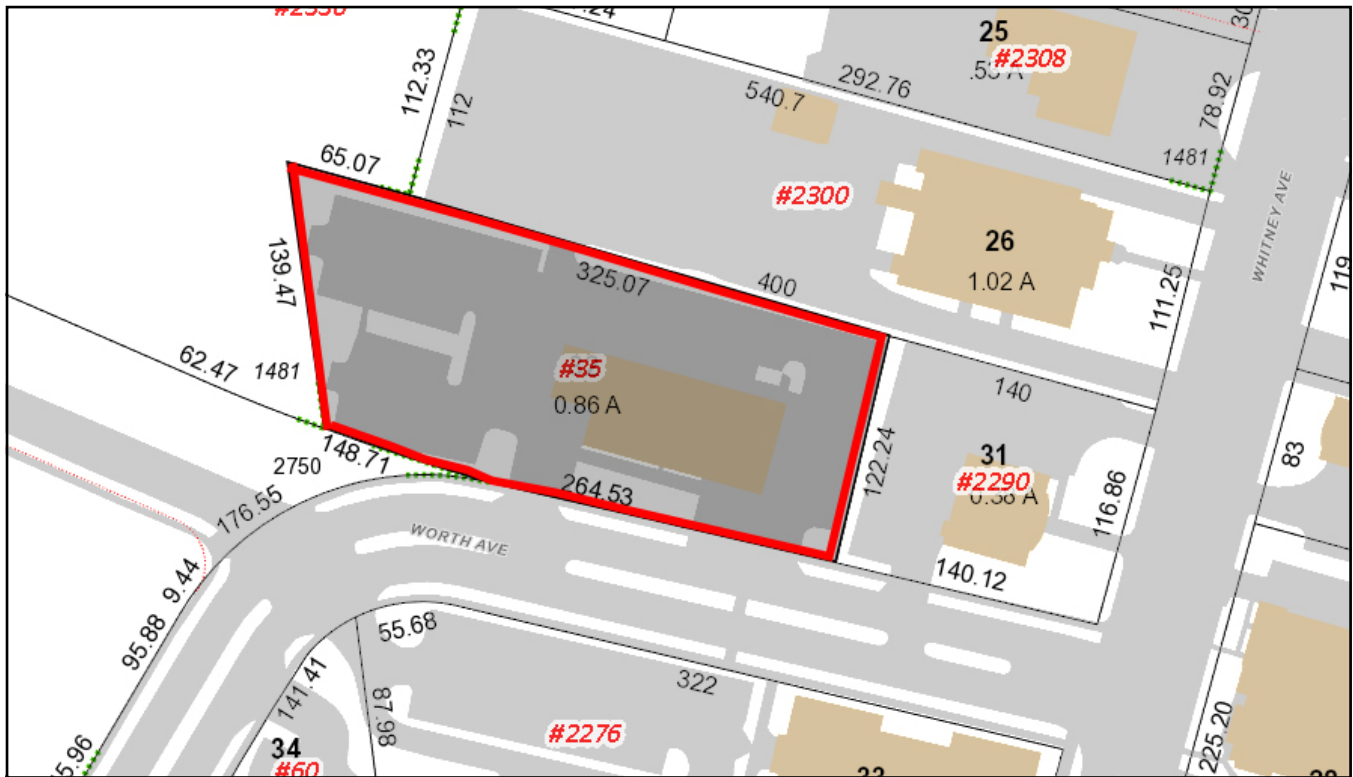
35 Worth Avenue

Hamden, Connecticut 06518



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On 0.86 Acres  
in a Transect (T4) Zone

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Minutes to Wilbur Cross Parkway, Route 15, Exit 61,  
and two miles to I-91.

Conveniently located off Whitney Avenue  
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and within walking distance to  
restaurants, shops, and bus stop.

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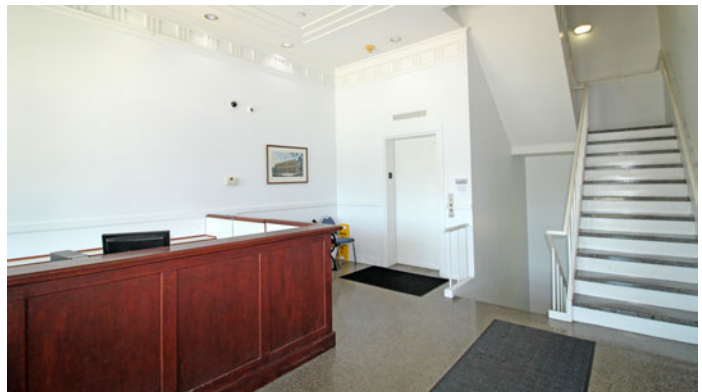
14,259 SF OFFICE BUILDING



THREE LOADING DOCKS



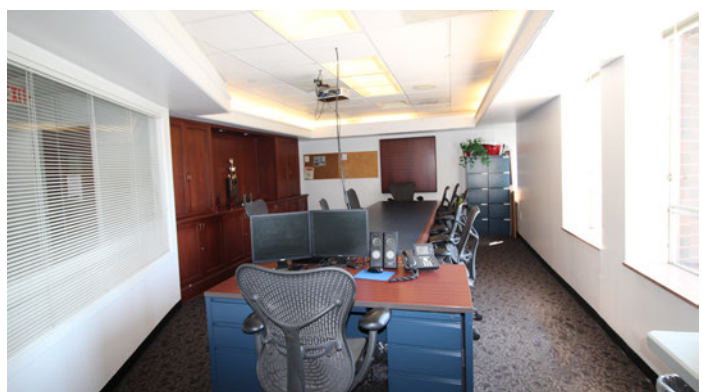
GENERATOR



LOBBY, ELEVATOR & STAIRWELL



KITCHEN & DINING ROOM



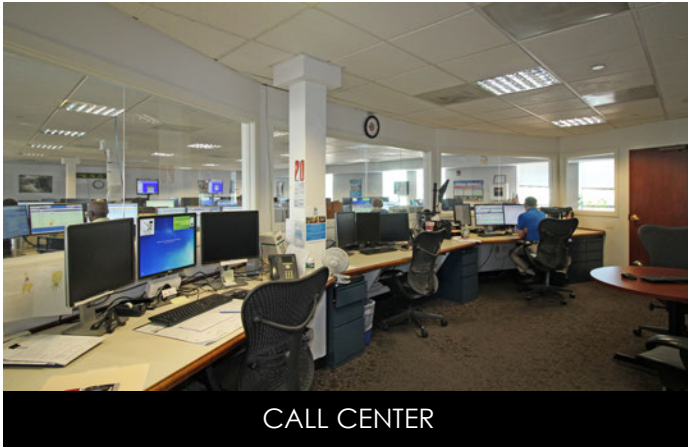
CONFERENCE ROOM

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# Transect (T4) Zone

For complete zoning regulations, please visit the Town of Hamden website.

## ARTICLE III

## TRANSECT ZONES T1 - T5 AND SPECIAL DISTRICTS

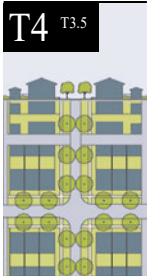


### Section 300 PURPOSE

The purpose of this section is to enable and encourage the implementation of the following policies with the use of Transect Zones throughout the Town:

- a. Future development in neighborhoods and regional centers shall be compact, pedestrian-oriented and mixed-use;
- b. Ordinary activities of daily living should occur within walking distance of most dwellings, allowing independence to those who do not drive;
- c. Interconnected networks of streets should be designed to disperse traffic and reduce the length of automobile trips;
- d. Within neighborhoods, a range of housing types and price levels should be provided to accommodate diverse ages and incomes;
- e. Civic, institutional and commercial activity should be embedded in downtowns, not isolated in remote single-use complexes;
- f. Schools should be sized and located to enable children to walk or bicycle to them;
- g. A range of open space including parks, squares and playgrounds should be distributed between neighborhoods.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the Town of Hamden website.



**T3.5 & T-4 GENERAL URBAN**

T3.5 & T-4 General Urban Zones consist of a mixed use but primarily residential urban fabric. They may have a wide range of building types: single, sideyard, & rowhouses. Setbacks & landscaping are variable. Streets with curbs and sidewalks define medium-sized blocks.

- General Character:** Mix of houses, townhouses & small apartment buildings, with scattered commercial activity; balance between landscape and buildings; presence of pedestrians
- Building Placement:** Shallow to medium front and side yard setbacks
- Frontage Types:** Porches, fences, dooryards
- Typical Building Height:** 2- to 3-story
- Type of Civic Space:** Squares, Greens

**Section 310 BUILDING LOCATION**

**310.1 Specific to zones T1, T2, T3, T3.5, T4, T5, M, TG, NC**

- a. Buildings in the T1 Zone are not permitted *except for limited public use and utility purposes*.
- b. Newly platted lots shall be dimensioned according to **Table 3.4** and relevant transect tables.
- c. Principal building(s) shall be built with frontage along a public or private roadway, and outbuilding(s) shall be built to the rear of the principal building, and may be built on each lot as provided for in these Regulations.
- d. Facades shall be built parallel to the street, as specified on **Table 3.4** and relevant transect tables. Setbacks for principal buildings shall be as shown in **Table 3.4** and relevant transect tables. In the case of an infill lot, setbacks shall match one of the existing adjacent setbacks.
- e. Rear setbacks for outbuildings shall be a minimum of 12 feet measured from the centerline of the Rear Alley or Rear Lane easement. In the absence of a rear alley or rear lane, the rear yard setback shall be 5 feet from the rear property line.
- f. Mobile storage containers may not be placed within a required front or side yard and may be used only for a period not to exceed 90 days in any 12 month period.<sup>1</sup>
- g. “Roll-off” construction dumpsters may not be placed within a required front or side yard and may be used only for a period not to exceed 90 days in any 12 month period, renewable for an additional 30 days, but only when associated with active demolition or construction project approved by the Building Department.<sup>2</sup>

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the Town of Hamden website.

*Exception: The yard restriction may be waived by the Town Planner in cases where there are no other reasonable alternatives.*

### 310.2 Specific to zones T4 & T5

The Commission may, by Special Permit, allow an addition to an existing building which does not comply with the frontyard setback/build-to line as of the effective date of these Regulations. The resulting structure shall be in keeping with the intent of these Regulations and must comply with **Section 530.3**.

## Section 320 BUILDING MASSING

### 320.1 General to zones T1, T2, T3, T3.5, T4, T5, M, TG, NC

- a. Buildings on corner lots shall have two private frontages. Requirements for the second and third layers pertain only to the principal frontage. Requirements for the first layer pertain to both frontages. (*See Definitions for Lot Line and Layers*).
- b. The first story of all facades shall be glazed with clear glass no less than 30% and shall be glazed at least 50% if a shopfront, except for facades of buildings located at least 200 feet from the front of the property line, and side property line if a corner lot.<sup>3</sup>
- c. Building heights and expression lines shall conform to **Table 3.4**.
- d. Stories may not exceed 14 feet in height from finished floor to finished ceiling, *except for a first floor commercial use, which shall be a minimum of 11 feet and may be a maximum of 25 feet*. A single floor level exceeding 14 feet shall be counted as two (2) stories. Mezzanines extending beyond 33% of the floor area below shall be counted as an additional story.

<sup>1</sup> Effective November 15, 2012.

<sup>2</sup> Effective November 15, 2012.

<sup>3</sup> Adopted July 25, 2017. Effective August 17, 2017

- e. In a parking structure or garage, each level counts as a single story regardless of its relationship to habitable stories.
- f. Height limits may be increased by 15 feet for non-habitable spaces such as masts, chimney flues, water tanks, or elevator bulkheads.
- g. A spire, tower or belfry on a religious institution or public building may exceed the height limitations of the underlying zone, but shall not:
  - i. Exceed the allowed height by more than 50 feet;
  - ii. Exceed 10% of the roof area.
- h. Building heights in T1, T2, T3, T3.5 or T4 zones shall not exceed 35 feet and shall be measured in accordance with these Regulations (*See Article VIII* Definition for Building Height).
- i. Building heights in T5 zones shall not exceed 60 feet.
- j. All rooftop mechanical units shall be screened from view from the ground and adjacent buildings of equal or lower height.
- k. Sloped roofs are encouraged.

### **320.2 Specific to zones T3, T3.5, T4, M, TG, NC**

- a. No portion of the private frontage may encroach on the sidewalk.
- b. Open porches may encroach on the first layer by 50% of its depth.
- c. Balconies, open porches and bay windows may encroach on the first layer by 50% of its depth.

### **320.3 Specific to zones T5, M, TG, NC**

- a. Awnings, arcades, and galleries may encroach on the sidewalk to within 2 feet of the curb but must clear the sidewalk vertically by at least 8 feet and shall not exceed 14 feet in height.
- b. Stoops, lightwells, balconies, bay windows, and terraces may encroach on the first layer 100% of its depth.
- c. Loading docks and service areas shall not be permitted in first layer.
- d. In the absence of a building facade along any part of a frontage line, a streetscreen shall be built in the same plane as the facade.
- e. Streetscreens shall be between 3-1/2 and 4-1/2 feet in height. The streetscreen may be replaced by a hedge or fence. Streetscreens shall have openings no larger than necessary to allow for pedestrian and one-way automobile access.<sup>4</sup>
- f. First floor residential or lodging use shall be raised a minimum of 2 feet from the average sidewalk grade.

## **Section 330 SPECIAL REQUIREMENTS T3.5, T4, T5, M, TG, NC**

Unless otherwise approved by the Commission, the following shall be required in the specified Transect Zones and Special Districts: <sup>5</sup>

**Shopfront:** A shopfront facade shall be provided on average every 30' along the frontage. The shopfront shall be no less than 50% glazed in clear glass and shaded by an awning overlapping the sidewalk as generally illustrated in **Figure 3.3 Table of Private Frontages** and as specified in **Article III**; except for facades of buildings located at least 200 feet from the front property line, and side property line if a corner lot <sup>6,7</sup>

**Section 340 BUILDING USE****340.1 Specific to zones T2, T3, T3.5, T4, T5, M, TG, NC**

- a. Building uses in each Transect Zone shall conform to the uses on **Table 6.1**.
- b. Accessory uses of lodging or office shall be permitted within an outbuilding. *See Table 6.1.*

**340.2 Specific to zones T3.5, T4, T5, M, TG, NC**

- a. First story commercial uses shall be permitted.

**Section 350 DENSITY AND PARKING CALCULATIONS****350.1 Specific to zones T2, T3, T3.5, M, TG, NC**

- a. Density on a lot shall be determined by the actual parking provided within the lot as applied to the uses permitted in **Table 6.1**, as well as landscaping, open space, building coverage and pervious surface regulations.

**350.2 Specific to zones T4, T5, M, TG, NC**

- a. Maximum density on a parcel shall be determined by the availability of effective parking in conjunction with **Table 3.4** as it may apply. Such parking shall be provided:
  - i. Within the lot;
  - ii. Along the parking lane corresponding to the lot frontage, or;
  - iii. By purchase or lease for 25 years from a parking lot within 300 feet;
  - iv. In a public parking garage or lot available within 300 feet of the property line.
- b. Parking requirements shall be adjusted according to the shared parking factor of **Table 3.2** to determine the effective parking.<sup>8</sup>
- c. Based on the effective parking available, the density of the projected use shall be determined according to **Table 3.1** and **Table 3.2**.
- d. At the discretion of the Commission, the effective parking may be further reduced by up to 30% within a Transit-Oriented Development (TOD).
- e. Liner buildings that are less than 30 feet deep and no more than two stories shall be exempt from parking requirements.

**350.3 Specific to zones T2, T3, T3.5, T4, T5<sup>9</sup>**

Parking calculations: Table 3.1 summarizes the parking requirement for each use by Transect Zone. This table also enables the calculation of allowable building square footage and the number of dwelling units allowed on each site given the parking available. To use the shared parking factor, first calculate the parking required for each separate use. Then divide the smaller number of parking spaces by the sharing factor and add the result to the larger number of spaces required to find the actual number of spaces required. In the case of the two uses requiring the same number of parking spaces, apply the shared parking factor to either one.<sup>10</sup>



<p><b>Example 2:</b> T4 Zone, Mixed-use building with 10,000 s.f. of office and 20 dwelling units.</p> <p>Office:  10,000 s.f. x 3 spaces / 1,000 s.f  = 30 spaces</p> <p>Residential:  20 dwelling units x 1.5 spaces / dwelling  = 30 spaces</p> <p>Sub-Total:  30 spaces + 30 spaces  = 60 required spaces</p> <p>TOTAL:  30 required spaces / 1.4 sharing factor  = 21 actual spaces</p> <p>30 required spaces + 21 required spaces = 51</p> <p>Bicycle Parking Stalls:  51 actual spaces x 1 stall / 10 actual spaces  (round following the standard convention)  TOTAL = 5 bicycle stalls</p> <p>-----</p> <p>Note: For projects meeting the requirements of a Transit Oriented Development, do not use the shared parking factor. Calculate total parking required and then reduce the amount by 30%.</p>
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**Section 360 PARKING LOCATION and PRIVATE ROADWAY STANDARDS**

**360.1 Specific to zones T1, T2, T3, T3.5, T4, T5, M, TG, NC**

- a. Where possible, parking shall be accessed by rear alleys or rear lanes.
- b. Surface parking lots shall be masked from the frontage by a building or streetscreen.

**360.3 Specific to zones T3, T3.5, T4, M, TG, NC**

- a. Driveways at frontages of single-family residential uses shall be no wider than 12 feet in the first layer.
- b. Driveways at frontages of mixed-use and/or non-residential uses shall be no wider than 18 feet in the first layer.

**360.4 Specific to zones T3.5, T4, M, TG, NC**

- a. All parking areas and garages shall be located in the third layer.
- b. A minimum of one bicycle rack place shall be provided within the public or private frontage for every ten actual vehicular parking spaces.

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Table 3.3 Private Roadway Summary for Transect Zones							
Design Speed	Travel Lane Width	T1	T2	T3	T3.5	T4	T5
Below 20 mph	8 feet	•	•	•	•	•	•
20-25 mph	9 feet	•	•	•	•	•	•
25-35 mph	10 feet	•	•	•	•	•	•
25-35 mph	11 feet	•	•				•
Above 35 mph	12 feet	•	•				•
Design Speed	Parking Lane Width						
20-25 mph	(Angle) 18 ft						•
20-25 mph	(Parallel) 7 ft					•	
25-35 mph	(Parallel) 8 ft			•	•	•	•
Above 35 mph	(Parallel) 9 ft						•
Design Speed	Effective Turning Radius						
Below 20 mph	5-10 ft			•	•	•	•
20-25 mph	10-15 ft	•	•	•	•	•	•
25-35 mph	15-20 ft	•	•	•	•	•	•
Above 35 mph	20-30 ft	•	•				•

• Allowed

**Section 370 LANDSCAPE STANDARDS**

**370.1 Specific to zones T2, T3, T3.5, T4, M, TG, NC**

The first layer may not be paved, *except for sidewalks and driveways as specified in Section 360.*

**370.3 Specific to zones T3, T3.5, T4, M, NC**

- a. A minimum of one tree shall be planted within the first layer for each 30 feet of frontage line or portion thereof.
- b. Trees shall be a single species to match the species of street trees on the public frontage, or as shown on **Table 5.2.**

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FIGURE 3.2: BUILDING LOCATION

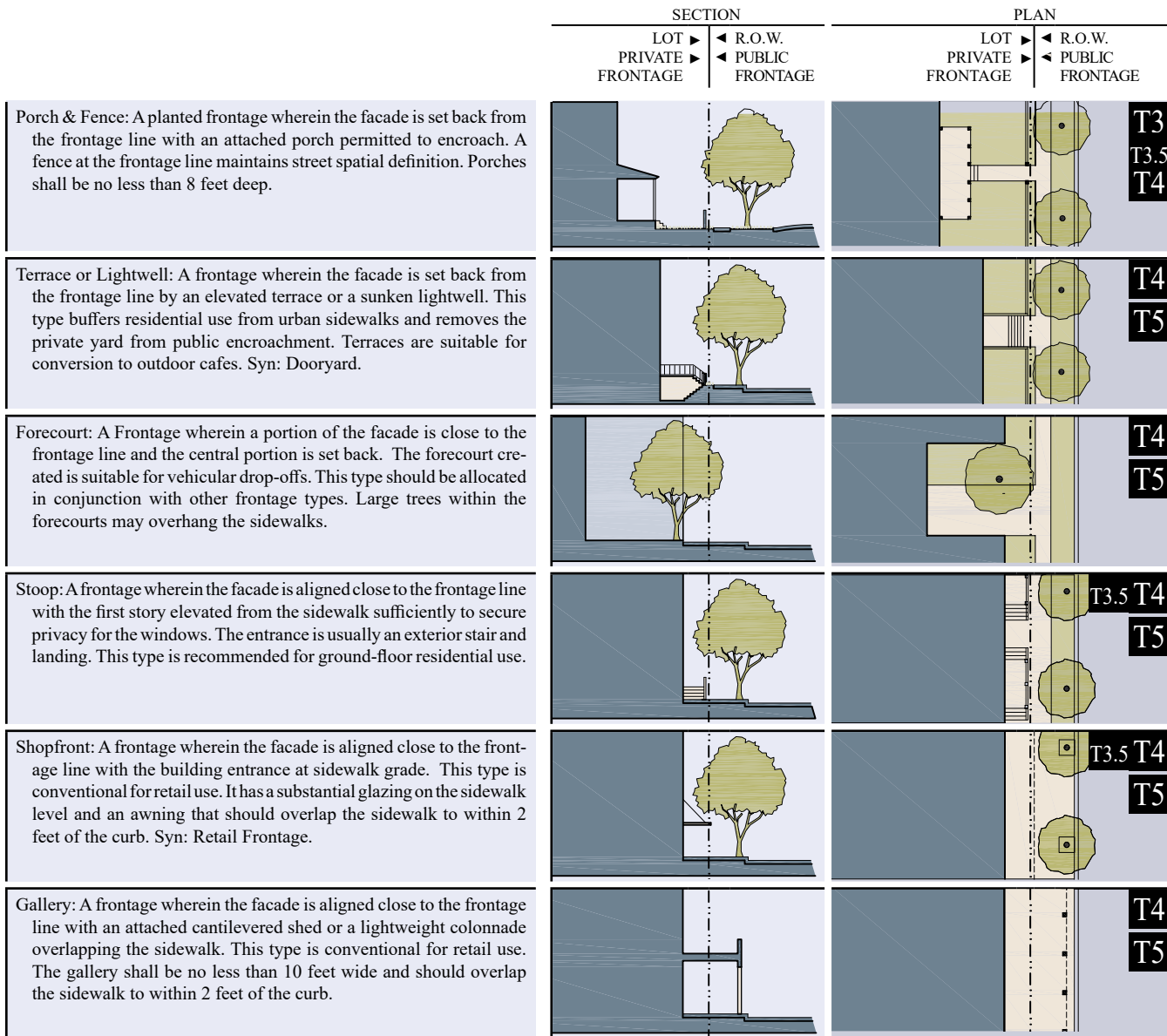
Building Location. This table approximates the location of the structure relative to the boundaries of each individual Lot, establishing suitable basic building types for each Transect Zone.

<p>a. Edgeward: Specific Types - single family House, cottage, villa, estate house, urban villa. A building that occupies the center of its Lot with Setbacks on all sides. This is the least urban of types as the front yard sets it back from the Frontage, while the side yards weaken the spatial definition of the public Thoroughfare space. The front yard is intended to be visually continuous with the yards of adjacent buildings. The rear yard can be secured for privacy by fences and a well-placed Backbuilding and/or Outbuilding.</p>	 <p>T2 T3 T3.5 T4</p>
<p>b. Sideyard: Specific Types - Charleston single house, double house, zero lot line house, twin. A building that occupies one side of the Lot with the Setback to the other side. A shallow Frontage Setback defines a more urban condition. If the adjacent building is similar with a blank side wall, the yard can be quite private. This type permits systematic climatic orientation in response to the sun or the breeze. If a Sideyard House abuts a neighboring Sideyard House, the type is known as a twin or double House. Energy costs, and sometimes noise, are reduced by sharing a party wall in this disposition.</p>	 <p>T4 T5</p>
<p>c. Rearyard: Specific Types - Townhouse, Rowhouse, Live-Work unit, loft building, Apartment House, Mixed Use Block, Flex Building, perimeter Block. A building that occupies the full Frontage, leaving the rear of the Lot as the sole yard. This is a very urban type as the continuous Facade steadily defines the public Thoroughfare. The rear Elevations may be articulated for functional purposes. In its Residential form, this type is the Rowhouse. For its Commercial form, the rear yard can accommodate substantial parking.</p>	 <p>T4 T5</p>

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### FIGURE 3.3: PRIVATE FRONTAGES

Private Frontages. The Private Frontage is the area between the building Facades and the Lot lines.

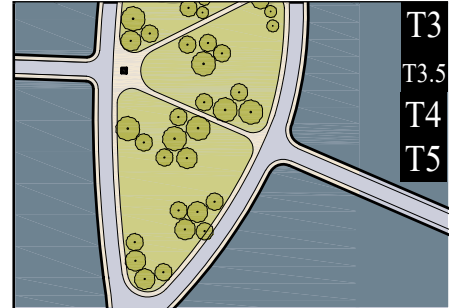


\* Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.

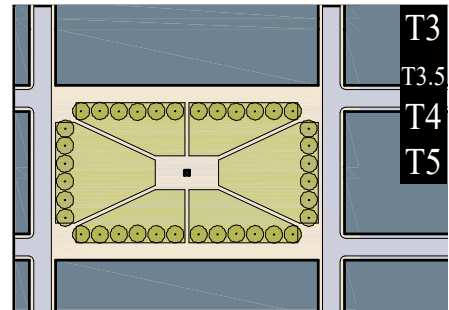
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FIGURE 3.4: CIVIC SPACES

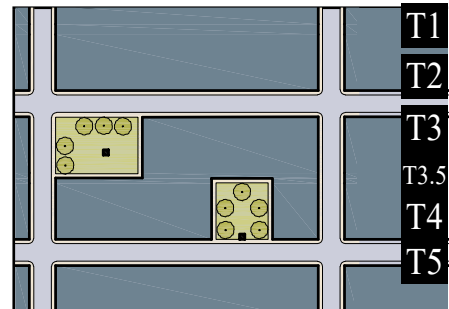
**Green:** An open space, available for unstructured recreation. A green may be spatially defined by landscaping and/or building frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size shall be 1/2 acre and the maximum shall be 8 acres.



**Square:** An open space available for unstructured recreation and civic purposes. A square is spatially defined by building frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important thoroughfares. The minimum size shall be 1/2 acre and the maximum shall be 5 acres.

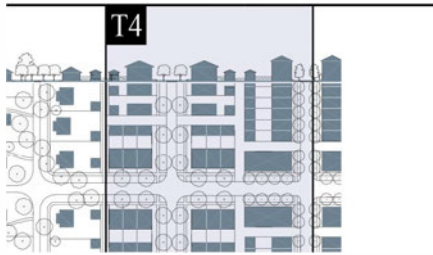


**Playground:** An open space designed and equipped for the recreation of children. A playground **should** be fenced and may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a block. Playgrounds may be included within parks and greens. There shall be no minimum or maximum size.



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FIGURE 3.6: FORM-BASED CODE GRAPHICS - T4



BUILDING HEIGHT	
Principal Building	2 stories min/35' max
Outbuilding	20'-0" max.

BUILDING LOCATION	
Edgeyard	permitted
Sideyard	permitted
Rearyard	permitted
Courtyard	not permitted

SETBACKS - PRINCIPAL BUILDING	
(g1) <sup>a</sup> Front Setback Principal	6 <sup>d</sup> ft. min. 20 ft. max
(g2) <sup>b</sup> Front Setback Secondary	6 <sup>d</sup> ft. min. 20 ft. max
(g3) Side Setback	10 ft. min.
(g4) Rear Setback	15 ft. min.*
Frontage Buildout	160% min at setback

SETBACKS - OUTBUILDING	
(h1) Front Setback	20 ft. min. + bldg. setback
(h2) Side Setback	13 ft at corner
(h3) Rear Setback	13 ft. min

PRIVATE FRONTAGES**	
Common Lawn	not permitted
Porch & Fence	permitted
Terrace or Light Court	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery	permitted
Arcade	not permitted

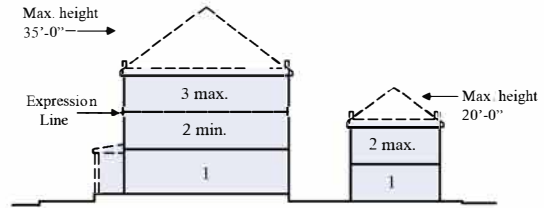
\*or 15 ft. from center line of alley

"N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums

\*\* Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.

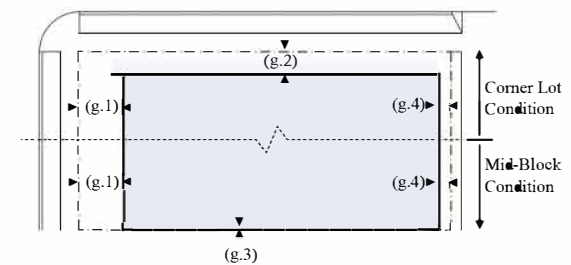
**BUILDING HEIGHT**

1. Building height shall be measured in number of feet.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which must be a minimum of 11 ft with a maximum of 25 ft.
3. Buildings shall have an Expression Line on the exterior facade at the top of the 2nd story level.



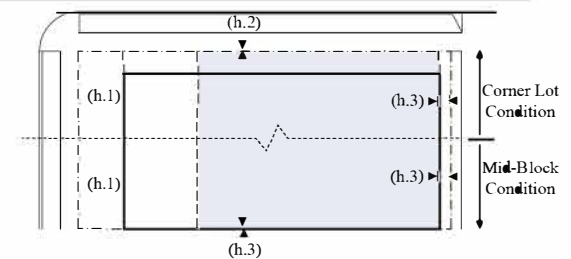
**SETBACKS - PRINCIPAL BLDG**

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.
2. Facades shall be built along the principal frontage to the minimum specified width in the table.



**SETBACKS - OUTBUILDING**

1. The elevations of the outbuilding shall be distanced from the lot lines as shown.

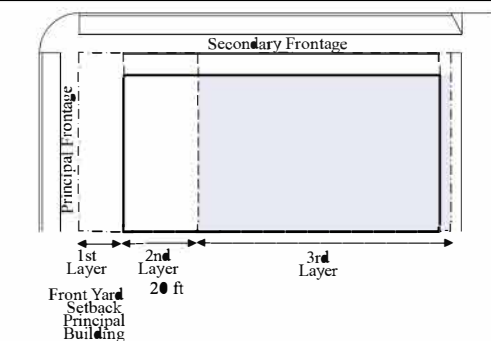


**PARKING PLACEMENT**

Covered and uncovered parking spaces may be provided within the 3rd layer.

**TRASH PLACEMENT**

Trash containers shall be stored within the 3rd layer. (See also Section 520.7.1)



<sup>a</sup> In cases where there are existing buildings within 200 feet on adjoining properties or the property in question, the principal building may match one of the existing buildings' front yard setback in the same plane.

<sup>b</sup> In cases where there are existing buildings within 200 feet on adjoining properties or the property in question, the principal building may match one of the existing buildings' secondary front yard setback in the same plane.

<sup>c</sup> In cases where the principal building on at least one abutting property is only one story the new building may be one story.

<sup>d</sup> Adopted July 25, 2017. Effective August 17, 2017.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the Town of Hamden website.

Table 3.4 Summary of Transect Zones						
	T1	T2	T3 & T3.5	T4	T5	
<b>RESIDENTIAL DENSITY</b>						
Minimum	n/a	no minimum	no minimum	4 du / ac. net	15 du / ac. net	
Maximum	n/a	1 du /10 ac. net	4 du / ac. net	16 du / ac. net	24 du / ac. net	
<b>BLOCK SIZE</b>						
Block Perimeter	no maximum	no maximum	3,000 ft. max.	2,400 ft. max.	2,000 ft. max.	
<b>CIVIC SPACE</b>						
Park	required where development is 20 or more acres gross	required where development is 20 or more acres gross	required where development is 20 or more acres gross	required where development is 20 or more acres gross	required where development is 20 or more acres gross	
Green	not permitted	not permitted	required where development is 15 or more acres gross	required where development is 15 or more acres gross	required where development is 15 or more acres gross	
Square	not permitted	not permitted	required where development is 10 or more acres gross	required where development is 10 or more acres gross	required where development is 10 or more acres gross	
Plaza	not permitted	not permitted	not permitted	not permitted	required where development is 5 or more acres gross	
Playground	required where development is 5 or more acres gross	required where development is 5 or more acres gross	required where development is 5 or more acres gross	required where development is 5 or more acres gross	required where development is 5 or more acres gross	
<b>BUILDING MASSING</b>						
Lot Width	n/a	120 ft min.	120 ft max.	100 ft max.	180 ft max.	
Building Coverage	3% max.	15% max.	25% max.	<b>40% max.</b>	<b>60% max.</b>	
Lot Coverage (total impervious)	6% max.	20% max.	35% max.	<b>80% max.</b>	<b>80% max.</b>	
Expression Line Height	n/a	n/a	17'-0"	17'-0"	17'-0"	
<b>SETBACKS-PRINCIPAL BLDG.</b>						
Front Setback - Principal	n/a	<b>48 ft min.</b>	24 ft min.	6 ft min./20 <sup>a,d</sup> ft max.	0 ft min./20 <sup>a,d</sup> ft max.	
Front Setback - Secondary	n/a	<b>48 ft. min.</b>	12 ft min.	6 ft min./20 <sup>b,d</sup> ft max.	0 ft min./20 <sup>b,d</sup> ft max.	
Side Setback	n/a	20 ft min.	12 ft min.	0 ft min.	0 ft min./24 ft max. <sup>c,d</sup>	
Rear Setback	n/a	40 ft min.	12 ft min.	5 ft min.	5 ft min.	
Frontage Buildout	n/a	n/a	40% min.	60% min.	<b>80% min.</b>	
<b>SETBACKS - OUTBUILDINGS</b>						
Front Setback	n/a	20 ft min. + bldg setback	20 ft min. + bldg setback	20 ft min. + bldg setback	40 ft min. + bldg setback	
Side Setback	n/a	3 ft	3 ft	3 ft	0 ft min. or 2 ft at the corner	
Rear Setback	n/a	3 ft. min.	3 ft. min.	3 ft. min.	3 ft. min.	

<sup>a</sup> In cases where there are existing buildings within 200 feet on adjoining properties or the property in question, the principal building may match one of the existing buildings' front yard setback in the same plane.

<sup>b</sup> In cases where there are existing buildings within 200 feet on adjoining properties or the property in question, the principal building may match one of the existing buildings' secondary front yard setback in the same plane.

<sup>c</sup> Does not apply to buildings behind the front building or row of buildings.

<sup>d</sup> Adopted July 25, 2017. Effective August 17, 2017

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**Table 3.4 Summary of Transect Zones**

	T1	T2	T3 & T3.5	T4	T5
<b>BUILDING LOCATION</b>					
Edgeward	permitted	permitted	permitted	permitted	not permitted
Sideyard	not permitted	not permitted	not permitted	permitted	permitted
Rearyard	not permitted	not permitted	not permitted	permitted	permitted
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted
<b>PRIVATE FRONTAGES*</b>					
Common Yard	n/a	permitted	permitted	not permitted	not permitted
Porch & Fence	n/a	not permitted	permitted	permitted	not permitted
Terrace or Light Court	n/a	not permitted	not permitted	permitted	permitted
Forecourt	n/a	not permitted	not permitted	permitted	permitted
Stoop	n/a	not permitted	not permitted	permitted	permitted
Shopfront & Awning	n/a	not permitted	not permitted	permitted	permitted
Gallery	n/a	not permitted	not permitted	permitted	permitted
Arcade	n/a	not permitted	not permitted	not permitted	permitted
<b>BUILDING HEIGHT</b>					
Principle Building (Also see Section 530.4)	n/a	35'-0" max	35'-0" max	35'-0" max	60'-0" max
Outbuilding	n/a	20'-0" max. 1 story min. 2 stories max.	20'-0" max. 1 story min. 2 stories max.	<sup>a</sup> 20'-0" max. 2 stories max.	<sup>a</sup> 20'-0" max.. 2 stories max.

\* Any protrusion into the Town or State right-of-way will require approval from the appropriate entity.  
 Setback for an outbuilding in a T-4 Zone changed from 24'-0" to 20'-0" + bldg. setback. Effective November 15, 2012  
 Expression Line height changed from 24'-0" to 17'-0". Effective November 15, 2012

<sup>a</sup> Adopted July 25, 2017. Effective August 17, 2017.

The zoning regulations provide herein are subject to change without notice. For complete zoning regulations, please visit the Town of Hamden website.