

TOWN OF WARREN, CT
PLANNING & ZONING COMMISSION

Memo – Article II Section 7- REQUIREMENTS FOR PERMITTED ACCESSORY BUILDINGS, STRUCTURES, & USES

Prepared for Public Hearing on September 11, 2024

Previously reviewed February 6, March 5, April 2, May 7, June 8, and August 14, 2024

BACKGROUND

To address requests for zoning permits to allow a secondary/accessory structure on a parcel where no “primary structure” exists, such as the establishment of a barn on a two-acre vacant parcel and the installation of a doc on a parcel with no other structure, the commission is reviewing the above referenced regulation.

CURRENT REGULATIONS

7.0 REQUIREMENTS FOR PERMITTED ACCESSORY BUILDINGS, STRUCTURES, AND USES

7.1 General Requirements for Accessory Buildings and Structures

7.1.1 All accessory building and structures shall conform to the area requirements in Section 6.0.

7.1.2 Barns, stables, silos and other agriculture-related buildings and structures shall be classified as primary buildings or structures on parcels that have agriculture as their primary use.

7.1.3 A certificate of zoning compliance shall be issued for the principal building on a parcel prior to the issuance of a zoning permit for any accessory building on the parcel. The only exception to this requirement shall be if the applicant posts a performance bond to ensure the completion of the principal building. The amount and form of the bond must be acceptable to the Commission and in accordance with the requirements of the Connecticut General Statutes.

7.2 General Requirements for Accessory Uses

7.2.1 Accessory uses are permitted in all zoning districts provided they conform to the specific requirements of these regulations. A home occupation (see Section 12) is classified as an accessory use.

7.2.2 Airports and heliports shall not be allowed.

PROPOSED TEXT AMENDMENTS

1. Define related terms to Section 3, Definitions.

Principal structure – a building or structure which is designed, occupied, and maintained to serve as the predominant use of the parcel.

Accessory structure – a secondary structure located on the same parcel as a principal structure and which is subordinate in size or purpose to the principal structure.

Principal use – the primary activity for which a parcel is permitted.

Accessory use – an activity which is conducted on the same parcel as the principal use and is secondary/subordinate to the parcel's principal use

2. Modifying existing regulations.

7.1 General Requirements for Accessory Buildings & Structures

7.1.1 All accessory buildings and structures shall conform to the area requirements of Section 6.0.

7.1.2 Barns, stables, silos, and other agricultural related buildings and structures may be classified as principal structures on parcels where agriculture is the primary use.

7.1.3 When a structure is proposed in the absence of a primary residence on a parcel located in a residential zone, a special exception application (with public hearing) is required. (*See Section 31, Special Exception Applications*)

7.2 Requirements for Accessory Uses

7.2.1 Accessory uses are permitted in all zoning districts provided they conform to the specific requirements of these regulations related to such uses. For example, a home business as regulated by Section 13, Home Business Uses, is classified as an accessory use to a residential use.

7.2.2 Home businesses shall not be permitted where a primary residential use has not been established.

7.2.3 In the North and South Zones, a proposed accessory use on parcels where a residential use has not been established as the principal use are evaluated on a case-by-case basis in accordance with Section 31, Special Exception Applications.