

Effective Date: 2/1/05

DURHAM, CONNECTICUT

ZONING REGULATIONS

SECTION 01. PREAMBLE

01.01.

These regulations are issued under the provisions of Chapter 124 of the General Statutes, as amended, and are in conformity with the purposes expressed therein.

01.01.01.

In performing its duties, the Durham Zoning Commission has kept constantly in mind the individual characteristics of the Town of Durham. Throughout its history, the Town's economic welfare has been primarily dependent on agriculture, local trade and local industry. In recent years, due to the universal use of the automobile and because of the industrial growth of the surrounding territory, Durham has become important as a place of residence for the families of workers employed outside the Town.

It remains today a small country town but, increasingly, with some aspects of the suburb, although Durham is suburban to no single city.

01.01.02.

Due to our lack of abundant water supplies, adequate railroad service and the absence of outstanding natural resources, it is doubtful that this will ever become a sizeable industrial city. Our thinking is, therefore, based on protecting and encouraging the factors which have made Durham a stable community: agriculture, local industry and trade and the very important fact that Durham is a desirable place to live, with a comparatively low tax rate, thus attracting substantial, tax-paying, permanent residents. This thinking parallels, and our work complements, that of the Durham Planning Commission as expressed in their Master Plan for Durham dated May 31, 1955, and effective July 1, 1955.

01.02. AIMS

Our Zoning Regulations are, therefore, aimed at: (1) stabilizing the values and attractiveness of our residential sections; (2) encouraging, with a minimum of restrictions, the traditional Yankee ingenuity which has developed our local industries; (3) making it possible for suitable outside industries to locate in Durham; (4) providing space for commercial and service establishments to serve our growing Town; (5) giving protection to businesses which are long established even though they do not conform to the zoning requirements of the district in which they are located; (6) maintaining a healthy agriculture in the Town; (7) permitting the orderly and economic growth of the Town for the immediate and long-range benefit of its citizens; and (8) preserving insofar as is possible the essential character of this country town.

