Zoning Map and Ordinances of City of Middletown

January, 1927

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AN ORDINANCE DIVIDING THE CITY OF MIDDLETOWN, CONN. INTO DISTRICTS OR ZONES AND REGULATING AND RESTRICTING THE LOCATION, ERECTION, ALTERATION AND REPAIR OF BUILDINGS DESIGNED FOR SPECIFIC USES AND PRESCRIBING PENALTIES FOR THE VIOLATION OF SUCH ORDINANCE.

Pursuant to the authority of Public Act entitled, "An Act Concerning Zoning", being CHAPTER 242 of the Public Act of 1925, enacted by the Legislature of the State of Connecticut and also to promote the public health, safety, convenience and welfare of the citizens of Middletown, Connecticut, it is hereby ordained by the Common Council of the City of Middletown:

GENERAL.

Except as hereinafter specified, it shall be unlawful to use any land, structure or building, or to construct, erect, structurally alter, enlarge, or rebuild any building or structure which in addition or alteration is not in conformity with the provisions of this ordinance. No use or occupancy of building, structure, land or premises, and no trade or industry, shall hereafter be permitted within the City of Middletown, which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic or noxious fumes, gases, odors, smoke, cinders or ashes, dust, dirt, refuse matter, water carrying waste or vibration, so as to be detrimental to the public health, safety or general welfare. The provisions of this ordinance shall not require modifying or changing the height, location or size of any building now existing, or any change in the construction or arrangement of any such building, or any change in the present use of any building, structure or premises.

SECTION 1. ESTABLISHMENT OF ZONES.

(a) The City of Middletown, Connecticut is hereby divided into five districts or zones to be known respectively, as PARK ZONES, RESTRICTED RESIDENCE ZONES, GENERAL RESIDENCE ZONES, COMMERCIAL ZONES and INDUSTRIAL ZONES.

(b) The limits of boundaries of said districts or zones are shown on the building zone maps which accompany this Ordinance and are hereby further designated as follows:

DESCRIPTION OF BOUNDARIES OF ZONES:

Industrial Zones—First Taxing District.

(a) All that portion of the City of Middletown included within the boundaries of the Connecticut River, between Cross Street and a line parallel feet south of the South side of Washington Street, and the exception of the property now owned and occupied by the Middletown Yacht Club and such other property as may hereafter be dedicated or acquired by the said city for park and recreational uses—and bounded on the East by said Washington Street and on the West by Washington Street and in part at right angles thereto extending from Fargo Ave. to Lumber Street as shown on the map; bounded on the North by a line 200 feet east of Main Street and parallel thereto extending from Bell Street to Fargo Ave. to the south side of the Middletown Yacht Club property, thence 125 feet west, from Hanover Street, thence parallel to Hanover Street as far as Summer's Creek; and bounded on the South by Summer's Creek.

(b) The block bounded by Washington Street and Lumber Street.

(c) The area bounded on the North by Green Street, on the East by Water Street, on the South by Little River Street, and on the West by the New York, New Haven and Hartford Railroad.

(d) The area south of Little River bounded on the East by The Middletown and Hartford Highway, on the South by Portland Street, and the North property line of St. John's Church; bounded on the West by North Main Street and Johnson Street.

(e) The block bounded by North Main Street, Johnson Street and Green Street.

(f) The area bounded on the South by Stack Street, on the East by a line parallel to North Main Street and 100 feet west of same, on the South by a line parallel to Stack Street and 100 feet south of same and on the East by Pease Street.

(g) The area bounded on the North by North Main Street, on the East by Grove Street, on the East by a line parallel to Grove Street and 100 feet west of same and on the West by Johnson Street.

(h) The area bounded on the North by the New Haven and Hartford Railroad and on the East by Main Street, on the South by King's Ave. and a line running from King's Ave. to Clinton Ave. as shown on the map and on the West by Clinton Ave.

(i) The area bounded on the North by Cottage Ave. and a line running from the Eastern corner of said Ave. and 100 feet parallel thereto to Mill Street as shown on the map, on the East by Mill Street, on the south by Sumner's Creek and on the West by South Main Street.

(j) The area bounded on the North by a line parallel to Warwick Street and 100 feet south of same, on the East by South Main Street, on the South by Pamacha Creek, and on the West by a line 100 feet east of High Street and parallel thereto.

(k) Beginning at the northeast corner of Commercial Zone "a" and running thence East parallel to Hamlin Street 66 feet south of Central Street, thence East to Hamlin Street commencing at a point on the east side of Hamlin Street 66 feet south of College Street running east parallel to College Street 169 feet, thence South parallel to Hamlin Street 142 feet, thence east parallel to William Street, 135 feet, thence South parallel to Hamlin Street, thence east across Broad Street and parallel to William Street, 275 feet to Commercial zone "a", thence South along Commercial zone "a", across William Street 165 feet, thence West in a line 160 feet south of William Street and parallel to same, across Broad Street 565 feet, thence south 60 feet to a point, thence West in a line parallel to William 200 feet south to Church Street, thence along Church Street west to Hotchkiss Street, thence along Hotchkiss Street north to William Street to the point of beginning as shown on the map.

(l) All that portion of the block bounded by Church Street, Hubbard Street, Goodyear Ave. and Hotchkiss Street, excepting Commercial Zone (a) parallel to Goodyear Ave. and 250 feet of same.

(m) The area bounded on the North by Columbus Ave. and a line parallel to same as far as Prospect Street as shown on the map, on the East by a line parallel to Prospect Street 100 feet West of the same, on the South by a line 100 feet south of Lawn Ave. and in the same direction from Russell Street as shown on the map, and on the West by Berlin Street.

(n) The area bounded on the North and West by a line parallel to Mattabesic River and 100 feet south of same, more or less, as shown on the map, on the East by the New York, New Haven and Hartford Railroad.

(o) The area south of Little River bounded on the East by The Middletown and Hartford Highway, on the South by Portland Street and the North property line of St. John's Church; bounded on the West by North Main Street and Johnson Street.

(p) The block bounded by North Main Street, Johnson Street and Green Street.

(q) The area bounded on the South by Stack Street, on the East by a line parallel to North Main Street and 100 feet west of same, on the South by a line parallel to Stack Street and 100 feet south of same and on the East by Pease Street.

(r) The area bounded on the North by Cottage Ave. and a line running from the Eastern corner of said Ave. and 100 feet parallel thereto to Mill Street as shown on the map, on the East by Mill Street, on the south by Sumner's Creek and on the West by South Main Street.

(s) The area bounded on the North by a line parallel to Warwick Street and 100 feet south of same, on the East by South Main Street, on the South by Pamacha Creek, and on the West by a line 100 feet east of High Street and parallel thereto.

(t) Beginning at the northeast corner of Commercial Zone "a" and running thence East parallel to Hamlin Street 66 feet south of Central Street, thence East to Hamlin Street commencing at a point on the east side of Hamlin Street 66 feet south of College Street running east parallel to College Street 169 feet, thence South parallel to Hamlin Street 142 feet, thence east parallel to William Street, 135 feet, thence South parallel to Hamlin Street, thence east across Broad Street and parallel to William Street, 275 feet to Commercial zone "a", thence South along Commercial zone "a", across William Street 165 feet, thence West in a line 160 feet south of William Street and parallel to same, across Broad Street 565 feet, thence south 60 feet to a point, thence West in a line parallel to William 200 feet south to Church Street, thence along Church Street west to Hotchkiss Street, thence along Hotchkiss Street north to William Street to the point of beginning as shown on the map.

(l) All that portion of the block bounded by Church Street, Hubbard Street, Goodyear Ave. and Hotchkiss Street, excepting Commercial Zone (a) parallel to Goodyear Ave. and 250 feet of same.

(m) The area bounded on the North by Columbus Ave. and a line parallel to same as far as Prospect Street as shown on the map, on the East by a line parallel to Prospect Street 100 feet West of the same, on the South by a line 100 feet south of Lawn Ave. and in the same direction from Russell Street as shown on the map, and on the West by Berlin Street.

(n) The area bounded on the North and West by a line parallel to Mattabesic River and 100 feet south of same, more or less, as shown on the map, on the East by the New York, New Haven and Hartford Railroad.

(o) The area south of Little River bounded on the East by The Middletown and Hartford Highway, on the South by Portland Street and the North property line of St. John's Church; bounded on the West by North Main Street and Johnson Street.

(p) The block bounded by North Main Street, Johnson Street and Green Street.

(q) The area bounded on the South by Stack Street, on the East by a line parallel to North Main Street and 100 feet west of same, on the South by a line parallel to Stack Street and 100 feet south of same and on the East by Pease Street.

(r) The area bounded on the North by Cottage Ave. and a line running from the Eastern corner of said Ave. and 100 feet parallel thereto to Mill Street as shown on the map, on the East by Mill Street, on the south by Sumner's Creek and on the West by South Main Street.

(s) The area bounded on the North by a line parallel to Warwick Street and 100 feet south of same, on the East by South Main Street, on the South by Pamacha Creek, and on the West by a line 100 feet east of High Street and parallel thereto.

(t) Beginning at the northeast corner of Commercial Zone "a" and running thence East parallel to Hamlin Street 66 feet south of College