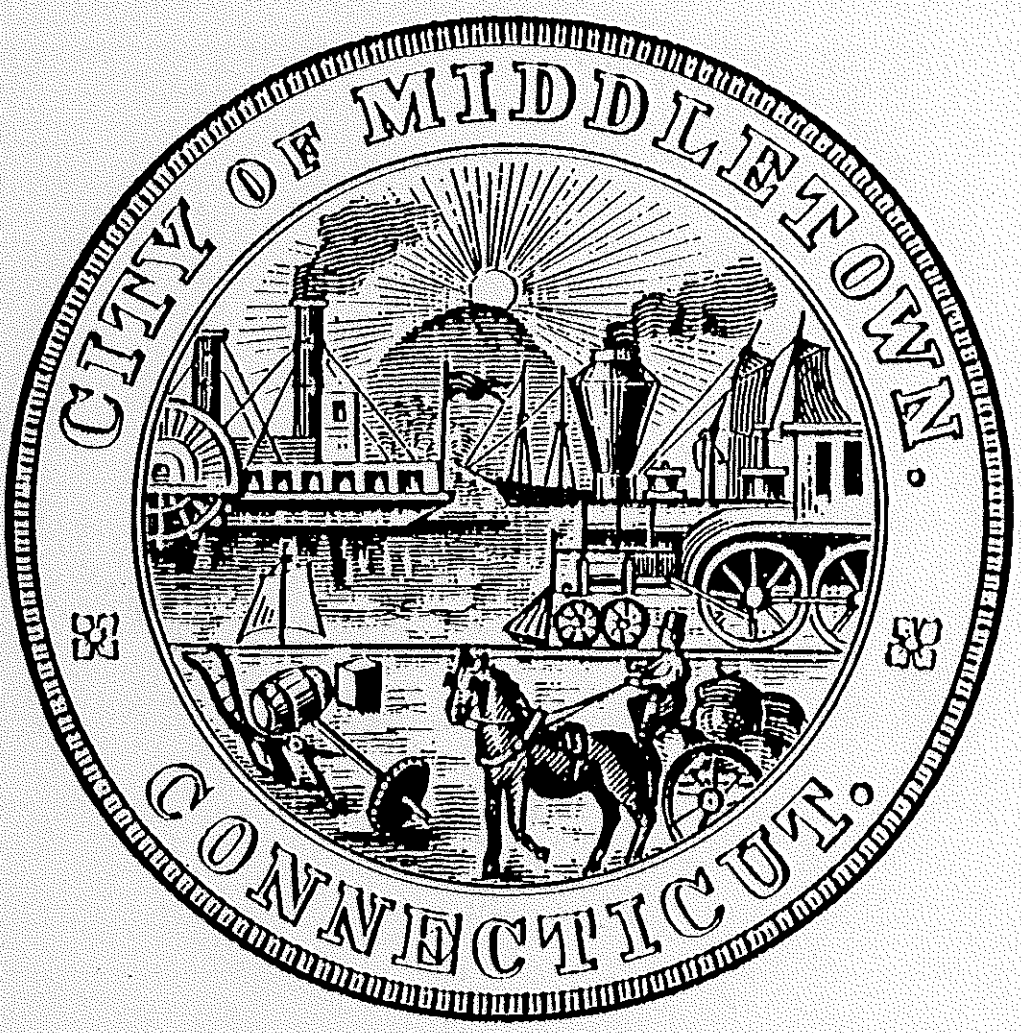
8/15/94 ✓

Superseded 7/30/94

ZONING CODE



PLANNING & ZONING COMMISSION

NOTE:
THIS CODE IS AMENDED FROM TIME TO TIME. THEREFORE THE MOST RECENT VERSION SHOULD ALWAYS BE CONSULTED BEFORE ANY IRREVERSIBLE DECISIONS ARE MADE.

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ARTICLE I ZONING PROVISIONS

SECTION 10 GENERAL PROVISIONS

10.00 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 or part thereof unless in conformity with the provisions of this Code. 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 will produce irritating, corrosive, toxic or noxious fumes, gas vapor, smoke, cinders, or odors or obnoxious dust or waste or undue noise or vibration so as to be detrimental to the public health, safety or general welfare. The provisions of this Code 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.

10.01 PURPOSE

The purpose of this Zoning Code and the intent of the legislative authority in its adoption is to promote and protect the public health, safety, convenience, comfort, prosperity and the general welfare of the City of Middletown, Connecticut; by regulating the use of buildings, other structures and land for residences, public facilities, institutions, business, services, industry or other purposes; by regulating and restricting the bulk, height, design, percent of lot occupancy, and location of buildings; by regulating and limiting population density; and, for the aforesaid purposes, to divide the land within the corporate limits of the City into zones of such number and dimensions in accordance with the objectives of the Plan of Development; and to provide procedures for administration and amendment of it.

10.02 INTENT

This Zoning Code is intended to achieve, among others, the following objectives: to protect the character and values of residential, institutional and public uses, business, commercial, and manufacturing uses - and to insure their orderly and beneficial development; and to provide adequate open spaces for light, air and outdoor uses; and to prevent excessive concentration of population - and, on the other hand, to prevent sparse and uncoordinated development; and to regulate and control the location and spacing of buildings on the lot and in relation to the surrounding property so as to carry out the objectives of the Plan of Development; and to regulate the location of buildings and intensity of uses in relation to streets according to plans so as to cause the least interference with, and be damaged least by traffic movements, and hence result in lessened street congestion and improved public safety; and to establish zoning patterns that insure economic extensions for sewers, water supply, waste disposal and other public utilities, as well as developments for recreation, schools, and other public facilities; and to guide the future development of the City so as to bring about the gradual conformity of land and building uses in accordance with the objectives of the Plan of Development; and to accomplish the specific intents and goals set forth in the introduction to the respective parts.

10.03 APPLICATION OF ZONE REGULATIONS

Except as hereinafter provided, the following general regulations shall apply:

10.03.01 No building, structure, or land shall hereafter be used or occupied; and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered except in conformity with all of the regulations herein specified for the zone in which it is located.

10.03.02 No building or other structure shall hereafter be erected or altered; to exceed the height or bulk; to accomodate or house a greater number of families; to occupy a greater per cent of lot area; to have narrower or smaller rear yards, front yards, side yards or other open spaces than herein required; or in any other manner contrary to the provisions of this Code.

10.03.03 No part of a yard, or other open space, or off-street parking or loading space required above or in connection with any building for the purpose of complying with this Code, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

10.03.04 No yard or lot existing at the time of passage of this amendment shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this amendment shall meet, at least; the minimum requirements established by this Code.

10.03.05 No parking area, parking space or loading space which exists on the effective date of this amendment or which subsequent thereto is provided for the purpose of complying with the provisions of this Code shall hereafter be relinquished or reduced in manner below the requirements established by this Code, unless additional parking area or space is provided sufficient for the purpose of complying with the provisions of this Code within three hundred (300) feet of the proposed or existing uses for which such parking will be available.

10.04 SEPARABILITY CLAUSE

Each section of this Code and each part of such section are declared to be independent sections and parts of sections, and notwithstanding any other evidence of legislative intent, it is hereby declared to be the controlling legislative intent that if any provision of said sections, or parts of sections and the application of such provision to any person or circumstances other than as to those to which it is held invalid, shall not be affected thereby, and it is hereby declared, that this Code would have been passed independently of the section, sections or parts of a section held to be invalid.

10.05 PROVISIONS DECLARED TO BE MINIMUM REQUIREMENTS

In their interpretation and application, the provisions of this Code shall be held to be minimum requirements, adopted for the promotion of the public health, safety, moral, or general welfare. Wherever the requirements of this Code are at variance with the requirements of any other lawfully adopted rules,regulations, ordinances, deed restrictions, or convenants, the most restrictive or that imposing the higher standards shall govern.

10.06 SITE PLAN APPROVAL
Site Plan approval shall be required in accordance with Section 55 of this Code.

10.07 LIMITATIONS ON ACCESSORY USES
Any use which is incidental only to Permitted Uses and which complies with SECTION 15 PERFORMANCE STANDARDS and all of the following conditions may be operated as an Accessory Use, subject to site plan review except as herein provided. An Accessory Use may not survive the Primary Use.

Any Accessory Use or an expansion of an existing Accessory Use, other than Residential Accessory Uses, which has a point source discharge which is defined for purposes of this section only as a discharge from a fixed point directly to the air or directly to a wetland or watercourse exclusive of storm water, septic system effluent automobile exhaust and other discharges which staff determines are a normal part of building operations (ie exhaust from heating and air conditioning and discharges to the sanitary sewer system) or is within 1000 feet of a Residential Zone and could substantially increase traffic levels shall require the granting of a special exception from the Planning and Zoning Commission.

(Amended effective 10\15\93)

10.07.01 RELATIONSHIP
Is clearly incidental and customary to and commonly associated with the operation of the Permitted Uses.

10.07.02 OWNERSHIP
Is operated and maintained under the same ownership and on the same lot as the Permitted Uses.

10.07.03 CONSISTENCY
Does not include structures or structural features inconsistent with Permitted Uses.

10.07.04 RESIDENTIAL OCCUPANCY
Does not include residential occupancy.

10.07.05 DETACHED STRUCTURES
If operated partially or entirely in detached structures, the gross floor area of such detached structures, shall not exceed ten (10) percent of the area of the lot.

10.07.06 ATTACHED STRUCTURES
If operated partially or entirely within the structure containing the Permitted Uses, the gross floor area within such structures utilized by Accessory Uses (except garages and off-street loading facilities) shall not be greater than twenty (20) percent of the gross floor area, but not

to exceed three hundred (300) square feet of a single unit dwelling; ten (10) percent of the gross floor area of a structure containing any Permitted Uses other than a single unit dwelling.

10.08 RESIDENTIAL UNIT BUSINESS PURSUIT

The purpose of permitting this accessory activity is to allow certain small scale quasi-business undertakings by the dwelling occupant that will not influence the immediate neighborhood and would not be economically feasible if conducted in a totally business setting.

I. The activity offered shall meet the following criteria:

A.) Be conducted solely by an occupant of the dwelling unit without any non-resident assistants or employees and entirely within the dwelling unit, specifically excluding any area designed as a garage.

B.) Not present any external evidence of the activity including a separate entrance or the parking of any vehicle which displays any evidence, however, a sign shall be permitted no larger than that specified in the sign regulation identifying the activity.

C.) Not utilize more than twenty (20) percent or more than three hundred (300) square feet of the gross area of the dwelling unit.

D.) No equipment or process used for the activity shall create: noise, vibration, glare, fumes, hazardous waste, electrical interference (visual or audible) with any radio, television, or telephone; or causes fluctuations in electrical line voltage off the premises.

E.) Not generate greater vehicular traffic than would ordinarily be associated with the dwelling location or attract more than four (4) persons to the dwelling at any one time.

F.) Only individual or unique physical items or services shall be created or provided and no item shall be sold at the dwelling.

G.) Not involve repairing any item which would be brought to the dwelling.

II. Following is a list of business pursuit categories which may be pursued in residential units provided they do not violate any of the above criteria.

1.) Office activity such as: consulting, writing, computer programming, tutoring, telephone answering and drafting.

2.) Fine Arts such as: painting, sculpturing, photography, model making, crafts and weaving.

3.) Culinary activities such as: baking, cooking and preserving food.

A Residential Unit Business approval shall be issued for a 90 day trial period during which time the activity may be observed to make an initial evaluation possible. After the 90 day period approval may be made permanent.

10.08.01 FINDINGS

A Residential Unit Business Pursuit shall be granted when the Director of the Planning and Zoning Department finds that the proposed Residential Unit Business Pursuit will not violate any provision of this Code.

10.08.02 APPROVED USE

No substantial deviation from an approved Residential Unit Business Pursuit shall be permitted without the approval of the Director of the Planning and Zoning Department. Any deviation without approval is grounds to revoke the Residential Unit Business Pursuit. Amended 6\1\85

10.09 ENVIRONMENTAL RESPONSIBILITY

10.09.01 PURPOSE

Pursuant to Public Act No. 83-388 "Soil Erosion and Sediment Control Act", all developers, contractors, and builders in any capacity of construction, whether public or private, shall be responsible and liable for correcting soil erosion and sedimentation drainage on their own parcel and to contiguous property, roads, street drainage systems, and natural water bodies and waterways whether caused directly or indirectly by their operations.

All developers shall:

1.) Provide proper provisions for soil erosion and sediment control, and

2.) Provide a soil erosion and sediment control plan for any development when the disturbed area is more than one half (1\2) acre.

10.09.02 DEFINITIONS

"Certification" means signed approval on a filed map or written approval by the Planning and Zoning Commission. The Commission may petition the Middlesex County Soil and Water Conservation District, Inc. for a study to establish that a soil erosion and sediment control plan complies with the requirements set forth in this Section.

"Development" means any construction requiring grading activities to any parcel of land in the City of Middletown over one-half (1\2) acre in size. A single family dwelling not part of a subdivision of land shall be exempt.

"Disturbed area" means an area where the land cover is destroyed or removed leaving the parcel under development subject to accelerated erosion, both from on and off the site.

"Erosion" means the detachment and movement of soil or rock fragments by ground water runoff, wind, ice and gravity due to excessive slopes.

"Grading" means any excavating, grubbing, filling, hydraulic filling, or stock piling of earth or any combination thereof, including the land in its excavated or filled condition.

"Inspection" means the periodic review of sediment and erosion control measures shown on a certified plan.

"Regulations" mean the Zoning Code of the City of Middletown, as amended.

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

"Soil" Means any unconsolidated mineral and organic material, more commonly know, but not limited to, land or earth.

"Soil Erosion and Sediment Control Plan" means a plan that identifies the method by which soil erosion and sedimentation is minimized in the parcel to be developed. The "Plan" shall include a map or site plan showing topography, existing cleared and graded areas, proposed areas to be cleared and graded, detailed graphic information concerning erosion and sedimentation measures and facilities to be undertaken. In addition a narrative, if required by the Planning and Zoning Commission shall describe the project, schedules design criteria, construction details and the maintenance for any erosion and sediment control facilities that are installed.

10.09.03 In addition to the requirements of Section 55.04 of this Code, relative to Site Plan Requirements of the City of Middletown, the developer shall also provide the following:

1) A narrative describing
   a. The development and its proposed use;

b. Schedule and sequence for grading and construction activities, starting and completion dates, installation and application of soil erosion and sediment control measures, and schedule of final stabilization of the project site.

c. Design criteria, construction details, installation and\or application procedures, and the operations and maintenance program for the proposed and sediment control measures and storm water management facilities.

2) In addition to data required on the site Section 55.04 the developers shall provide:

a. In graphic form all the information required in Item 1 above and,

b. Topography on adjacent properties for a distance of one hundred (100) feet,

c. Proposed structures, utilities, and roads,

d. Any other information deemed necessary and appropriate by the Applicant, requested by the Department of Public Works, or the Commission's designated agent as mentioned above.

10.09.04 MINIMUM STANDARDS

The developer is requested to use the publication, Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, as a tool in providing all the minimum information required for soil erosion and sediment control, peak flow rates and volumes of water runoff if the Commission through its agent and other City departments do not provide an alternative method.

10.09.05 ISSUANCE OF DENIAL OF CERTIFICATION

1) The Planning and Zoning Commission shall either certify that the soil erosion and sediment control plan, as filed and approved complies with the requirement and objectives of these Section; or deny certification when the development does not comply. The affirmative certification shall be written on any map to be filed in the Town Clerk's office and the Commission Chairman's signature shall appear as part of the certification. If no map need be filed, affirmative certification shall be given in writing. Negative decisions shall be given to the developer in writing.

2) Nothing in this regulation shall be construed as extending the time limits for the approval of any application under Chapters 124, 124A, and 126 of the General Statutes.

3.) If the Commission submits any plan to the Middlesex County Soil and Water Conservation District for recommendations, the review shall be completed with thirty days of receipt of such plan by MSCWCD.

4.) The plan shall be submitted to the Inland Wetlands Commission, by the developer, for review if environmentally sensitive areas are involved.

10.09.06 CONDITIONS

1.) No site development shall begin unless the soil erosion and sediment control plan is certified and those control measures and facilities in the plan scheduled for installation prior to site development are installed, functional and maintained until the development is complete.

10.09.07 INSPECTION

The Planning and Zoning Commission through its appointed agent, Public Works, shall cause periodic inspections to be made to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Commission may ask for progress reports from the developer.

Amended 6\1\85

10.10 STORMWATER DETENTION REQUIREMENTS

10.10.01 All land development projects that would increase stormwater runoff from its size shall provide for on site detention of the increase unless specifically excluded herein.

10.10.02 Excluded development projects are:

a. single family dwellings on lots of record,
b. single family dwellings on lots larger than one (1) acre in size that are not built in conjunction with a new subdivision of land involving any new City streets,
c. those on sites of one (1) acre or less.

10.10.03 The design of detention facilities may follow recommendations of the Soil Conservation Service in the publication titled, "Urban Hydrology for Small Watersheds", Technical Release No. 55-SLS, January, 1975 or the latest revision thereof.

The design criteria for detention shall be a fifty (50) year storm.

10.10.04 All calculations, designs, plans and specifications, shall be prepared by a State licensed professional engineer. The stormwater detention design proposal shall be shown as part of the site plan review information required in Section 55.

10.10.05 A special review fee schedule for projects shall be:

1 - 10 acres	$50.00
10+ - 25 acres	$100.00
25+ - acres	$250.00

10.10.06 A detention facility serving an area of ten (10) or more acres shall be eligible for City ownership.

For such a facility a surety performance bond equal to 100 % of the estimated construction cost, as determined by the applicant subject to approval by the Commission, shall be posted when preliminary approval is granted but prior to actual construction of the facility.

The performance bond shall be released by the Commission in accordance with Section 26-7 (c) of the City Code provided that the facility is in sound, usable condition as determined by the Commission and that all other requirements related to the construction and dedication of the facility have been fully and faithfully performed by the applicant.

10.11 PLANNING & ZONING COMMISSION FEES

Adopted as per General Status by the Common Council as part of Middletown Code of Ordinances in Chapter 15 - See next page.

Chapter 15

Secs. 15-5. to 15-9. Reserved

Sec. 15-10. Fees to be Paid for Processing of Application by the Planning and Zoning Commission.

(a) Effective June 1, 1987, in addition to the fee hereinafter set forth, there shall be an additional fee of thirty dollars ($30.00) for each time a hearing is continued for which a legal notice is readvertised. Payment is to be made upon receipt of notice from the City of the payment due.

(b) Effective May 1, 1991, the following fees shall be paid with the following applications:

1. RESIDENTIAL UNIT BUSINESS PURSUIT — $25.00
2. LOT CERTIFICATION — $30.00
3. SPECIAL EXCEPTION*
   a. Residential Use — $50.00 fee up to three family units and $5.00 per each family after three
   b. Non-Residential Uses — $100.00 fee for first 1,000 sq. ft. of building area plus $10.00 per 1,000 sq. ft. of building area up to 30,000 sq. ft. plus $2.00 per sq. ft. of building area in excess of 30,000 sq. ft. (min. $100.00)
4. SUBDIVISION*
   Lots 0-5 — $25.00 per lot
   Lots 6-20 — $50.00 per lot
   Lots 21- — $25.00 per lot (min. $100.00)
5. ZONING MAP AMENDMENT* — $100.00 plus $10.00 per acre of area
6. ZONING TEXT AMENDMENT* — $100.00 for one section plus $50.00 for each additional section or subsection
7. SITE PLAN REVIEW
   Residential Single Family & Two Family — $25.00
   Additions — $10.00
   Non Residential
   New Project — $50.00 for first 1,000 sq. ft. of building area plus $10.00 per 1,000 sq. ft. of building up to 30,000 sq. ft. plus $1.00 per 1,000 sq. ft. in excess of 30,000 sq. ft. (min. $50.00)
8. NATURAL RESOURCE EXTRACTION*
   Application fee shall be $100.00 multiplied by the number of acres, to the nearest whole acre, proposed to be disturbed by extraction or storage of soil or rock material as established for Compliance Assurance for up to ten (10) acres. The fee for areas beyond ten acres shall be $50.00 per acre up to twenty acres. The fee for more than twenty acres shall be $25.00 per acre.

9.	LOT LINE REVISION	$30.00
10.	ADDITION OR ACCESSORY USE	$25.00 per 1,000 sq. ft. of building area (min. $25.00)
11.	SIGNS (NEW OR CHANGED)	$25.00
12.	STORM WATER DETENTION	1 - 10 acres $50.00 10+ - 25 acres $100.00 25+ - $250.00
13.	LETTER OF ZONING CONFORMITY	$25.00
14.	TRAFFIC ANALYSIS (projects with 100 or more required parking spaces or if required by Commission or staff)	$20.00 per required parking space or actual cost of analysis by Commission selected consultant
15.	OTHER EXPERT ANALYSIS	Actual cost of analysis by Commission selected consultant
16.	ZONING BOARD OF APPEALS	
	a. Location approval	$100.00
	b. Appeal from city official	$ 50.00
	c. Variance	$ 25.00

*These Applications are subject to the provisions of Sec. 15-10.(a) supra.

(Revised effective 5\1\91)

SECTION II ESTABLISHMENT OF ZONES

11.01 ZONES

for the purpose of this Code the City of Middletown is hereby divided into the following zones:

RPZ Residential Prezoning
R-15, R-30, R-45, R-60, R-1
M Multi-Family Dwelling Units
MX Mixed Use
PRD Planned Residential Development
B-1 Central Business
B-2 General Business
I-1 Service Industrial
I-2 Restricted Industrial
I-3 Special Industrial
TD Transitional Development
IOP Interstate Office Park
HP Historic Preservation
RF Riverfront Recreation
ID Institutional Development
IT Interstate Trade
PL Park Land
IRA Industrial Redevelopment Area
I-4 Limited Industrial Zone (Added effective 11\10\88.)
MR Multi-Family Restricted Zone (Added effective 2\10\89.)
IM Interstate Mixed-Use Zone (Added effective 3\28\90.)

11.02 ZONING MAP

The Zoning Map, together with the zones as shown and all the explanatory matter thereon, is hereby adopted by reference and declared to be part of this Code.

11.02.01 IDENTIFICATION

The official Zoning Map shall be identified by the signature of the chairman of the Commission, attested by it's Director, and bearing the seal of the Commission under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 11.02 of the Zoning Code of the City of Middletown, Connecticut".

11.02.02 CHANGES

If in accordance with the provisions of this Code and relevant, State Statutes, changes are made in zone boundaries or other matter portrayed on the Official Zoning Map, such changes shall be entered on the Official Zoning Map promptly after the amendment has been approved and adopted by the Commission, with an entry of the Official Zoning Map indicating the date the change became effective. No amendment to this Code which involves matters portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said map.

11.02.03 NO CHANGES

Of any nature shall be made in the Official Zoning Map or matter shown thereon, except in conformity with the procedures set forth in Section 71 of this Code.

11.02.04 FINAL AUTHORITY

Regardless of the existence of purported copies of the Zoning Code Map which may from time to time be made or published, the Official Zoning Map which shall be located in the office of the Commission, shall be the final authority as to the current zoning status of land and water areas, buildings, and other structures in the City.

11.03 REPLACEMENT OF OFFICIAL ZONING MAP

In the event that the Official Zoning Map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the Commission may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting or other errors or omissions in the prior Official Zoning Map, but no such correction shall have the effect of amending the original Official Zoning Map or any subsequent amendment thereof. The new Official Zoning Map shall be identified by signature of the Chairman of the Commission, attested by the Planning Director, and bearing the seal of the City under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted on (date)", unless the prior Official Zoning Map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

11.04 RULES FOR INTERPRETATION OF ZONE BOUNDARIES

Where uncertainty exists as to the boundaries of any zone as shown on the Official Zoning Map, the following rules shall apply:

11.04.01 Boundaries indicated as approximately following the center lines of streets, highways, or alleys shall be construed to follow such center lines;

11.04.02 Boundaries indicated as approximately following plotted lot lines shall be construed as following such lot lines;

11.04.03 Boundaries indicated as approximately following City limits shall be construed as following such City limits;

11.04.04 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

11.04.05 Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or othe bodies of water shall be construed to follow such center lines;

11.04.06 Boundaries indicated as parallel to or extensions of features indicated in subsections 11.04.01 through 11.04.05 above shall be so construed; Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.

11.04.07 Where physical or cultural features existing on the ground are at variance with those shown on the Official Zoning Map, or in other circumstances not covered by subsections 11.04.01 through 11.04.06 above, the Commission shall interpret the zone boundaries;

11.04.08 Where a zone boundary line divides a lot which was in single ownership at the time of passage of this ordinance, the Commission may permit, as a special exception, the extension of the regulations for either portion of the lot not to exceed fifty (50) feet beyond the zone line into the remaining portion of the lot.

SECTION 12 SUPPLEMENTARY PROVISIONS

12.01 VISIBILITY AT INTERSECTIONS IN RESIDENTIAL ZONES

On a corner lot in any Residence Zone, no planting shall be placed or maintained, and no fence, building wall or other structure other than necessary retaining wall shall be constructed after the effective date of this section, if such planting or structure thereby obstructs vision at any point between a height of two and one-half (2½) feet and a height of ten (10) feet above the upper face of the nearest curb and within the triangular area bounded on two sides by the two street lines, or by projections of such lines to their point of intersection and the third side by a straight line connecting points on such street lines (or their projections), each of which points is twenty-five (25) feet distant from the point of intersection of the two street lines. Poles, posts and guys for street lights and for other utility services and tree trunks, exclusive of leaves and branches, shall not be considered obstructions to vision within the meaning of this provision.

12.02 FENCES, WALLS AND HEDGES

Notwithstanding other provisions of this Code, fences, walls and hedges may be permitted in any required yard, or along the edge of any yard, provided that no fence, wall or hedge along the sides or front edge of any front yard shall be over two and one-half (2½) feet in height.

12.03 ACCESSORY BUILDINGS

No accessory building shall be erected in any required yard, and no separate accessory building shall be erected within five (5) feet of any other building.

12.04 ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE ON A LOT

Every principal building hereinafter erected shall be located on a lot as herein defined, and except as herein provided, there shall be not more than one (1) single-family dwelling on one (1) lot.

12.05 BUILDABLE LOTS

A buildable lot is a lot which was legally recorded at the time of adoption of this section or which appeared on a preliminary subdivision plat approved by the Planning Commission prior to the adoption of this section and given final subdivision plat approval and filed with the Town Clerk within six (6) months of the adoption of this section and which was a buildable lot under the Zoning Code in effect immediately prior to the adoption of this section. There are no minimum area requirements. The lot must have minimum frontage of fifty (50) feet.

12.06 STRUCTURES TO HAVE ACCESS

Every building, or authorized complex of buildings, hereafter erected or moved shall be on a lot adjacent to a public street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection and required off-street parking.

12.07 STATUS OF APPROVED PLANNED RESIDENTIAL DEVELOPMENTS AND APPLICATIONS FILED PRIOR TO SEPTEMBER 2, 1972

A.) Planned Residential Development Plans approved and all applications submitted for approval prior to September 2, 1972, shall be subject to, completed and processed under the requirements of Section 45 as it existed on the above date. Copies of Zoning Code Section 45, pertaining to Planned Residential Development are available in the Office of the Commission and the Office of the Town Clerk.

B.) Planned Residential Developments approved and processed under the terms of Section 45 shall not be considered non-conforming uses regardless of the zone or zones in which it is located.

12.08 BUFFER STRIPS

12.08.01 BUFFER BETWEEN DIFFERENT LAND-USES

When a new land-use (including different housing types) is proposed to be located adjacent to an existing use there shall be no less than ten (10) feet in width a landscaped buffer strip at the edge of the new site in addition to any required yards. The new use shall be screened from the abutting existing use by: (a) hedges or coniferous planting having a height of at least four (4) feet at the time of planting, not more than two (2) feet on center or (b) solid fencing at least six (6) feet in height or a combination of these as shown and approved on the site plan. (Addition effective 11/1/85.) (Revision effective 7/1/86.)

12.08.02 ACCESS THROUGH BUFFER STRIP

A private road, private driveway or other private vehicular way serving a Non-Residential Zone shall not be constructed through a Residential Zone or a buffer strip. (Revision effective 7/1/86.)

12.09 PARKING, STORAGE OR USE OF MAJOR RECREATIONAL EQUIPMENT

12.09.01 No major recreational equipment shall be parked or stored on any lot in a residential zone except in a carport or enclosed building or behind the nearest portion of a building to a street, provided, however, that such equipment may be parked anywhere on residential premises not to exceed twenty-four (24) hours during loading or unloading. These provisions may be modified by the Commission provided the Commission finds the modification is necessary to make possible the reasonable use of land and that it will not be injurious to the neighborhood or otherwise detrimental to the public welfare. In granting any modification to these provisions, the Commission may prescribe appropriate conditions and safeguards.

12.09.02 No such equipment shall be used for living, sleeping or housekeeping purposed when parked or stored on a residential lot or in any location not approved for such use.

12.10 PARKING AND STORAGE OF CERTAIN VEHICLES

There shall be no more than one un-registered vehicle or trailer allowed on any residentially zoned property other than in completely enclosed buildings or a car port. This un-registered vehicle must be in good condition and stored in the back or side yard. Good condition is defined as having fully inflated tires, all doors, including the hood and trunk, intact, and no broken or missing windows. The vehicle must be capable of passing a motor vehicle inspection as determined by the Zoning Enforcement Officer after consultation with pertinent officials.

An unregistered vehicle which does not satisfy the "good condition" definition may be allowed on a residentially zoned property if the vehicle does not have any foreseeable adverse effects on the public health, safety and welfare and is fully covered with a tarp or fully enclosed with a six foot high stockade fence.

An unregistered vehicle may be allowed in the front yard of a residentially zoned property for the purpose of advertisement of sale for a period of thirty (30) days. This vehicle must be in Good Condition, as defined above, and owned by the owner of the property on which the car is displayed. In order to place an unregistered vehicle in the front yard of a residentially zoned lot the owner shall obtain a permit from the Zoning Enforcement Officer (ZEO). If no complaints are filed with the ZEO one additional 30 day time period may be granted.

(Amended effective 10\15\90)

12.11 MULTI-FAMILY STRUCTURES

No multi-family dwelling unit, building or structure shall be erected, constructed, reconstructed, altered or used unless served by both public sanitary sewer and public water.

12.12 PEDESTRIAN WALKS

Sidewalks, or other Commission approved system of pedestrian walks, are required for all development involving new streets and for development associated with existing streets within one mile of an existing school or officially designed future school site. Mile measurement to be along the most direct street to school site.

12.13 SUBDIVISION, RESUBDIVISION AND LOT SPLIT

Land may be apportioned into lots in accordance with the requirements of this Code and Subdivision Regulations.

(Effective 9\24\86)

SECTION 13 EXCEPTIONS AND MODIFICATIONS

13.01 LOTS OF RECORD

13.01.01 DWELLING ON ANY LOT OF RECORD
In any Zone where dwellings are permitted a single family detached dwelling may be erected on any lot of official record at the effective date of this Code. The lot must have fifty (50) feet of frontage, provided, however, that if any such lot of official record established prior to Middletown's adoption of Subdivision Regulations (November 1, 1941) has less than 50 feet of frontage but more than 25 feet of frontage it may be approved as a building lot upon application for a special exception if it has availability of city water and sewer services or, if not, is found acceptable by the Middletown Department of Health for onsite well and septic system. Other area, yard, and open space requirements must be complied with as nearly as possible required that: (Amended eff. 8/1/89)

13.01.02 MINIMUM YARDS
In no case shall the width of any side yard be less than ten (10) per cent of the width of the lot, and provided, that on a corner lot, the width of the side yard adjoining the side street lot line shall be not less than eight (8) feet or twenty (20) per cent of the frontage, whichever is the greater. In no case shall the depth of the rear yard be less than ten (10) feet. Front, side, or rear yard encroachments as specified in subsection 13.03 shall be prohibited in the case of substandard lots of record.

13.02 HEIGHT MODIFICATIONS

13.02.01 HEIGHT LIMITATIONS NOT APPLICABLE
The height limitations stipulated elsewhere in this Code shall not apply to the following:

13.02.02 FARM BUILDINGS, ARCHITECTURAL FEATURES, ETC.
Barns, silos, or other farm buildings or structures on farms; to church spires, belfries, cupolas and domes, monuments, water towers, fire and hose towers, observation towers, transmission towers, windmills, chimneys, smokestacks, flagpoles, radio and television towers, masts and aerials; to parapet walls extending not more than four (4) feet above the limiting height of the building.

13.02.03 PLACES OF PUBLIC ASSEMBLY
Places of public assembly in churches, schools, and other permitted public and semi-public buildings, provided that these are located on the first floor of such buildings and provided that for each three (3) feet by which the height of such buildings exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width or depth by an additional foot over the side and rear yards required for the highest building otherwise permitted in the zone.

13.02.04 STRUCTURES
Belfries, chimneys, flagpoles, flues, monuments, radio and television towers, antenna or aerials, spires, tanks, water towers and tanks, air conditioning units or similar roof structures and mechanical appurtenances. No such roof structure, however, shall have a total area greater than twenty-five (25) per cent of the roof area; nor shall such structure be used for any purpose other than a use incidental to the main use of the building.

13.03 FRONTAGE AND YARD MODIFICATIONS

13.03.01 BUILDINGS ON THROUGH LOTS

Buildings on through lots shall conform to the front yard requirements for each street. In case of reversed frontage an accessory building shall not extend beyond the setback line of the rear street.

13.03.02 FRONTAGE MODIFICATION

In the case of curvilinear streets and cul-de-sacs, the Planning Commission may authorize a reduction of the otherwise specified frontage or lot width in Residential zones along the front property line, provided that:

(a) The lot width at the building line shall equal the frontage or lot width required in the zone where located;
(b) The front lot line shall not be less than sixty (60) feet in any event; and
(c) Such reduction of frontage shall not result in a reduction of the required lot area.

13.03.03 AVERAGE DEPTH OF FRONT YARDS

In any Residential Zone, where the average depth of at least two (2) existing front yards on lots within one hundred (100) feet of the lot in question, and within the same block front is less or greater than the least front yard depth prescribed elsewhere in this Code, the required depth of the front yard on such lot shall be modified. In such case, this shall not be less than the average depth of said existing front yards on the two (2) lots immediately adjoining, or, in the case of a corner lot, the depth of the front yard on the lot immediately adjoining; provided, however, that the depth of a front yard on any lot shall be at least ten (10) feet and need not exceed fifty (50) feet.

13.03.04 REAR AND SIDE YARDS - HOW COMPUTED

In computing the depths of a rear yard or the width of a side yard, where the rear or side yard abuts an alley, one-half (½) of the width of the alley may be included as a portion of the required rear or side yard, as the case may be.

13.03.05 SIDE YARD MODIFICATIONS

A SIDE YARD INCREASED

Each side yard, where required, shall be increased in width by one (1) inch for each foot by which the length of the side wall of the building, adjacent to the side yard, exceeds fifty (50) feet.

B SIDE YARD VARIED - WALL NOT PARALLEL

Side yard width may be varied where the side wall of a building is not parallel with the side lot line or is broken or otherwise irregular. In such case the average width of the side yard shall not be less than the otherwise required least width; provided, however, that such side yard shall not be narrower at any point than one-half (½) of the otherwise required least width or narrower than three (3) feet in any case.

C SIDE YARD - CORNER LOT

A side yard along the minor street lot line of a corner lot in any zone, shall have a depth fronting the side street of not less than one-half (½) the depth of the front yard required for the zone in which the corner lot is situated.

13.03.06 DELETED

13.04 PROJECTION OF ARCHITECTURAL FEATURES
Certain architectural features may project into required yards or courts as follows:

13.04.01 BELT COURSES, SILLS AND LENTELS
Belt courses, sills and lentels may project six (6) inches into front, rear and side yards.

13.04.02 CORNICES, EAVES AND GUTTERS
Cornices, eaves and gutters may project three (3) feet into front and side setback space, and five (5) feet into rear yards.

13.04.03 BAY WINDOWS
Any bay window, entrance, vestible or balcony, ten (10) feet or less in width, may project not more than three (3) into front and rear yards.

13.04.04 FENCES
Fences, up to six (6) feet in height, may be erected along the rear boundary, side boundary (from building line to rear boundary only) and front building line of a lot, and such fences shall not be deemed "structures" or "obstructions" for the purposes of this Code.

13.04.05 STEPS, STOOPS AND PORCHES
Steps and uncovered stoops may extend into any minimum front or rear yard not more than nine (9) feet. On a corner lot having a minimum side yard twenty-five (25) feet or more in width, steps and open uncovered stoops, and porches may extend into such minimum side yard not more than nine (9) feet; but there shall be no encroachment upon the minimum side yard of a corner lot when such yard is less than twenty-five (25) feet in width, nor shall any other minimum side yard be encroached upon by such extensions. Enclosing or roofing of steps and open uncovered stoops, porches and outside open stairways which extend into the minimum required yards is prohibited.

13.04.06 FIRE ESCAPES
Fire escapes may project not more than five (5) feet into front, side or rear yards.

13.04.07 CHIMNEYS

Chimneys in any Residential Zone may project not more than eighteen (18) inches into a front, side or rear yard. Chimneys used as walls shall not be allowed to project into any yard.

13.04.08 BUILDING ACCESSORIES

Building accessories designed and intended to control light entering a building and being a permanent part of such building may project five (5) feet into the front yard, ten (10) feet into rear yard and three (3) feet into side yard.

13.04.09 AWNINGS, STORM DOORS, ETC.

Building accessories designed and intended to control light entering a building and not being a permanent part of such building, such as summer awnings and winter storm doors and windows, may project five (5) feet into the front yard, ten (10) feet into the rear yard, and three (3) feet into the side yard.

13.04.10 CARPORTS

An open carport without a supporting structural wall or a screen wall, over sixty (60) inches in height, may project into the minimum yards as follows:

1.) Front yard-three (3) feet
2.) Side yard
   a.) To a point not less than twice the minimum side yard requirement from the main building on the adjoining lot, or
   b.) A depth of three (3) feet.

In no event, shall the remaining side yard be less than three (3) feet.

SECTION 14 NON-CONFORMING USES

14.01 GENERAL CONCEPT

A.) Non-Conforming Uses may continue to exist without any change, except as herein provided.

B.) With the approval of the Planning and Zoning Commission the use may be changed to another non-conforming use provided the new use is less intensive than the existing non-conforming use. In determining intensity, the Commission shall consider: 1) the nature of the use as it relates to the current zoning; 2) the number of customers anticipated and the duration of their stay; 3) the hours of operation; 4) traffic control and safety; 5) available parking; 6) anticipated noise levels; and 7) any other considerations the Commission deems appropriate. In no case shall a non-conforming structure be expanded.

C.) If the non-conforming use is abandoned, with clear intent to abandon for any reason, any subsequent use shall conform to the regulations of the zone in which the land is located. Any use or structure which is destroyed by fire or natural causes may be rebuilt within a time period of twelve (12) months of destruction.

(Amended effective 6\1\93)

14.02 NON-CONFORMING LOTS OF RECORD

In any zone permitting single family dwellings, a single family dwelling may be erected on a lot provided the lot has not less than fifty (50) feet of street frontage. This provision applies even if the lot does not meet area requirements of the zone. However, City water and sewer facilities must be available or if not the lot must be approved by the Department of Health for on site water and septic systems. Minimum yards for lots of record shall be as follows: side yards not less than ten (10) per cent of street frontage; rear yard not less than ten (10) feet; front yard as required by zone located in or as established by adjoining structures.

14.03 NON-CONFORMING PARCELS OF LAND WITH STRUCTURES

In any zone where there may have been structures built on parcels of land not in conformance with these regulations, it is in the best interest of this Code to attempt to mitigate the irregularities.

For this purpose the Commission may accept recommendations from the Planning Director for a rearrangement of the parcel which will eliminate as many non-conforming features as circumstances permit. No new structures shall be authorized by the parcel rearrangement unless the new lots are in conformance with the current Code. The Commission shall recognize that there may be circumstances for which there is no mitigating arrangement possible.

14.04 USES UNDER SPECIAL EXCEPTION PROVISIONS NOT NON-CONFORMING USES

Any use which is permitted as a special exception in a zone under the terms of this Code shall not be deemed a non-conforming use in such a district, but shall without further action be considered a conforming use.

14.05 CHANGE TO A CONFORMING USE

Any structure, or structure and land in combination, in or on which a non-conforming use is superseded by a permitted use, shall thereafter conform to the regulations for the zone, and the non-conforming use may not thereafter be resumed.

14.06 ADDITIONS, EXPANSION, MOVING

No additional structure or enlargement or increase of land area or relocation in whole or in part of any non-conforming use shall be permitted.

14.07 REPAIRS AND MAINTENANCE

On any non-conforming structure or portion of a structure containing a non-conforming use, work may be done for ordinary repairs. If a non-conforming structure or portion of a structure containing a non-conforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the zone in which it is located.
(Revised effective 2\1\89)

SECTION 15 PERFORMANCE STANDARDS

15.01 GENERAL REQUIREMENTS

No land or structures in any zone shall be used or occupied in any manner so as to create any dangerous, injurious, noxious, or otherwise objectionable fire, explosive, or other hazard; noise or vibration, smoke, dust, odor or other form of air pollution, heat, cold, dampness, electrical or other substance, condition or element; in such a manner or in such quantities and of such characteristics and duration as to be, or likely to be, injurious to public welfare, to the health of human, plant or animal life or to property in the adjoining premises or surrounding area (referred to herein as "dangerous or objectionable elements") provided that any use permitted or not prohibited by this Code may be established and maintained provided it conforms to the provisions of this section.

15.02 EXISTING NON-CONFORMING AND NEW USES

15.02.01 PERFORMANCE STANDARDS - REVIEW

Whenever it is alleged that a use of land or structure creates or is likely to create or otherwise produce dangerous or objectionable elements, the Commission shall make a preliminary investigation of the matter. In the event that the Commission concurs in the allegation that there exists or are likely to be created such dangerous or objectionable elements it shall request the Common Council to authorize the employment of a competent specialist or testing laboratory for the purpose of determining the nature and extent of said dangerous or objectionable elements and of practicable means of remedying such condition.

15.02.02 LOCATION WHERE DETERMINATIONS ARE TO BE MADE FOR ENFORCEMENT OF PERFORMANCE STANDARDS

The determination of the existence of any dangerous and objectionable elements shall be made at the location of the use creating the same and at any points where the existence of such element may be more apparent; provided, however, that the measurements necessary for enforcement of performance standards shall be taken, in any industrial zone at the boundary or boundaries of such zone, or at any point within an adjacent Residential Zone.

15.02.03 ENFORCEMENT

Upon receipt of the findings and recommendations of such specialist or laboratory the Commission may approve, partially approve or disapprove the measure recommended therein and instruct the enforcement official to proceed with the enforcement of said measures in accordance with the provisions of this Code.

15.02.04 COST OF INVESTIGATION, etc.

The City shall bear the costs of various tests, consultant fees or other investigations which are required herein, provided that the owner of the property under investigation shall reimburse the City for all such expenses in the event that operation or use of said property is found to be in violation of the provisions of this section by the Commission, or, if contested, by a court of competent jurisdiction. Such reimbursement shall be made within ninety (90) days from the date of the final Commission ruling or court judgement.

15.02.05 CONTINUAL COMPLIANCE

Any use authorized under the provisions of this Section shall comply continually therewith and shall remedy any additional dangerous or objectionable elements which may develop in the course of its operation.

15.03 NEW USES

In addition to the standards herein above stated, every use permitted from the effective date of this Section, unless expressly exempted by this Code, shall be operated in its entirety within a completely enclosed structure or a completely enclosed fence except residential uses and shall comply with the following provisions:

15.03.01 A solid wall, cyclone-type fence or uniformly painted fence or fire-resistant material with a minimum of five (5) feet and maximum of eight (8) feet finished grade (or above roof level or on a roof.)

15.03.02 Required walls or fences shall not encroach into front yard but shall be located no closer to the front lot line than the front building line.

15.03.03 Such buffer strips, shrubs, trees, walls or fences shall be maintained in good condition at all times.

15.03.04 The exemption of a use from this requirement of enclosure will be indicated by the phrase "need not be enclosed" appearing after any use exempted.

15.03.05 No Parking of vehicles shall be allowed within five (5) feet of the front line except in industrial zones only.

SECTION 16 DEFINITIONS

16.00 DEFINITIONS

For the purposes of this Code, certain terms or words used herein shall be interpreted in accordance with this section, unless the context clearly indicates a contrary intent. Unless the context otherwise requires, the following difinitions shall be used in the interpretation and construction of the Code. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure" the word "used" shall include "arranged, designed, constructed, altered, converted, rented, leased" or "intended to be used" and the word "shall" is mandatory and not directory; the word "may" is permissive; and the word "lot" includes the words "plot" or "parcel".

16.01 "A"

16.01.01 ACCESSORY USE OF STRUCTURE

A use or structure subordinate to the principal use of a building or to the principal use of land and which is located on the same lot serving a purpose customarily incidental to the use of the principal building or land use.

16.01.02 AGRICULTURE

The use of land for agricultural purposes, including farming, dairying, pasturage, agriculture, horticulture, floriculture, viticulture, and animal and poultry husbandry and the necessary accessory uses for packing, treating or storing the produce; provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine and other animals.

16.01.03 AIRPORT

Any runway, landing area or other facility designed, used or intended to be used either publicly or privately by any persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and tie-down areas, hangers and other necessary buildings and open spaces.

16.01.04 AMBULANCE SERVICE

The term "ambulance service" shall have a meaning commonly and usually given to the term and shall also include uses necessarily incident or accessory thereto, except that it shall not permit limousine service.

16.01.05 APARTMENT
A suite of rooms or a room in a multi-family building arranged and intended for a place of residence of a single family or a group of individuals living together as a single housekeeping unit.

16.01.06 APARTMENT, EFFICIENCY
A dwelling unit in a multi-family building, consisting of not more than one (1) habitable room, together with kitchen or kitchenette and sanitary facilities.

16.01.07 APARTMENT HOTEL
An apartment house which furnishes services for the use of its tenants which are ordinarily furnished by hotels.

16.01.08 APARTMENT HOUSE
See dwelling, Multi-Family.

16.01.09 AUTOMOBILE BODY SHOP
The term "automobile body shop" shall have the meaning commonly and usually given to the term and shall also include uses necessarily incident or accessory thereto.

16.01.10 AUTOMOBILE REPAIR AND SERVICE STATION
Building, lot, or both in or upon which business of general motor vehicle repair and service is conducted, but excluding junk and/or auto wrecking business.

16.01.11 AUTOMOBILE OR TRAILER SALES LOT
A lot arranged, designed, or used for the storage and display for the sale of any motor vehicle or any type of trailer (provided the trailer is not for residential uses) and where no repair work is done, except minor incidental repair of automobiles or trailers, displayed and sold on the premises; nor shall it be used for the storage of dismantled or wrecked motor vehicles, parts thereof, or junk.

16.01.12 AUTOMOBILE SERVICE STATION OR FILLING STATION
A building or other structure or a tract of land where gasoline or similar fuel, stored only in underground tanks, is dispensed directly to users of motor vehicles. The following activities are permitted as accessory uses to a gasoline station: the dispensing of oil, greases, antifreeze, tires, batteries, and automobile accessories directly to users of motor vehicles; tuning motors, minor wheel and brake and adjustment waxing and polishing and other minor servicing and repair to the extent of installation of the items enumerated above; washing of automobiles provided that no chain conveyor, blower, or other mechanical device is employed. All other activities shall be prohibited, including, but not limited to: upholstering work, auto glass work, tire recapping, auto dismantling, and auto sales.

16.01.13 AUTOMOBILE WASH OR AUTOMATIC CAR WASH
A building or structure where chain conveyors, blowers, steam cleaners and other mechanical devices are employed for the purpose of washing motor vehicles.

16.01.14 AUTOMOBILE WRECKING
The dismantling or disassembling of used motor vehicles or trailers, or the storage, sale or dumping of dismantled, partially dismantled, obsolete or wrecked vehicles or their parts.

16.01.15 AQUIFER
Underground geologic unit capable of yielding usable amounts of potable water.

16.02 "B"

16.02.01 BASEMENT
A story whose floor is more than twelve (12) inches but not more than half of its story height below the average level of the adjoining ground (as distinguished from a "cellar" which is a story more than one-half below such level).

16.02.02 BEGINNING OF CONSTRUCTION
The incorporation of labor and material within the walls of the building or buildings.

16.02.03 NONE

16.02.04 BLOCK
In describing the boundaries of a zone, the word "block" refers to the legal description. In all other cases, the word "block" refers to the property abutting on one side of a street between the two (2) intersecting streets or a street and a railroad right-of-way or watercourse.

16.02.05 BOARD
The Zoning Board of Appeals of the City of Middletown.

16.02.06 BOARDING OR LODGING HOUSE
A dwelling or part thereof where meals and/or lodging are provided for compensation, for four (4) or more persons not transients, but not exceeding twelve (12) persons. An establishment where meals are served for compensation for more than twelve (12) persons shall be deemed a restaurant.

16.02.07 BUFFER
A strip of land which is planted and maintained in shrubs, bushes, trees, grass or other landscaping materials and within which no structure or building is permitted except a fence.

16.02.08 BUILDING
Any structure having a roof supported by columns or walls used or intended to be used for the shelter or enclosure of persons, animals or property. When such a structure is divided into seperate parts by one or more unpierced walls extending from the ground up, each part is deemed a separate building, except as regards minimum sideyard requirements, as hereinafter provided.

16.02.09 BUILDING ACCESSORY
A building located on the same lot as a principal building and devoted or intended to be devoted to an accessory use. Any portion of a principal building devoted or intended not to be devoted to a accessory use is not an accessory building.

16.02.10 BUILDING, PRINCIPAL OR MAIN
A building in which is conducted, or is intended to be conducted, the principal use of the lot on which it is located.

16.02.11 BUILDING COVERAGE
The proportion of the lot area, expressed as a per cent, that is covered by the maximum horizontal cross-section of a building or buildings.

Structures which are below the finished lot grade, including shelters for nuclear fall-out, shall not be included in building coverage.

16.02.12 BUILDING, HEIGHT OF
The vertical distance from the average contact ground level at the front wall of the building to the highest point of the coping of a flat roof or to the deck line of a mansard roof, or to the mean height level between eaves and ridge for gable, hip, or gambrel roofs.

16.02.13 BUILDING LINE
The line beyond which no building or part thereof shall project, except as otherwise provided by this Code.

16.02.14 BUILDABLE LOT AREA
That part of the lot not included within the open areas required by this Code.

16.02.15 BUSTOP PASSENGER SHELTERS
A structure designed to give potential bus passengers refuge from the elements for a short period of time.

16.03 "C"

16.03.01 CARE/NURSING HOME
A facility designed for the care of patients before they are released from medical treatment. It includes rest and nursing homes, convalescent homes and boarding homes for the aged established to render domiciliary or nursing care.

16.03.02 CELLAR
A story, the floor of which is more than one-half (½) of its story height below the average contact ground level at the exterior walls of the building. A cellar shall be counted as a story, for the purpose of height regulations, only if used for dwelling purposes other than by a janitor or caretaker employed on the premises.

16.03.03 CEMETERY
Land used or intended to be used for the burial of the human dead and dedicated for cemetery purposes including columbaria crematories, mausoleums, and mortuaries if operated in connection with, and within the boundaries of such cemetery.

16.03.04 CITY
The incorporated City of Middletown, Connecticut.

16.03.05 CLINIC
A place used for the care, diagnosis and treatment of sick, ailing, infirm and injured persons and those who are in need of medical or surgical attention, but who are not provided with board or room nor kept overnight on the premises.

16.03.06 CLUB
A non-profit association of persons who are bona fide members paying regular dues, and are organized for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise.

16.03.07 COMMISSION
Planning and Zoning Commission of the City of Middletown.

16.03.08 COMMUNITY RESIDENTIAL TREATMENT FACILITY
A facility providing care, rehabilitation, and supportive services in an organized program to patients/clients residing on the premises. Included are programs using a family-like setting as a therapeutic method.

16.03.09 COUNCIL
The Common Council of the City of Middletown.

16.03.10 COURT
An open unoccupied and unobstructed space, other than a yard, on the same lot with a building or group of buildings, which is enclosed on three (3) or more sides.

16.03.11 CHURCHES
Churches (including synagogues): institutions of an established religion for worship in public assembly and activities customarily incidental to such worship.

16.03.12 CHILD CARE FACILITIES
Care, supervision, and guidance of five (5) or more children unaccompanied by a parent or guardian, for periods of less than twenty-four (24) hours per day.

16.04 "D"

16.04.01 DENTAL CLINIC BUILDING
An establishment where patients are accepted for special study and treatment by a group of dentists practicing dentistry together.

16.04.02 NONE

16.04.03 DORMITORY
A building or part of a building operated by or for an institution and containing a room or rooms forming one or more habitable units which are used or intended to be used by residents of the institution.

16.04.04 DRIVE-IN RETAIL OR SERVICE ESTABLISHMENTS
Any form of merchandising, servicing or dispensing of goods in which the customer is serviced while sitting in his automobile, or consumes within a parked vehicle on the same lot the goods or service which have been purchased, or awaits at the site for immediate servicing of a vehicle.

16.04.05 NONE

16.04.06 DWELLING
A building arranged and designed for permanent location for the puropse of living and sleeping.

16.04.07 DWELLING, SINGLE-FAMILY
A building designed for or used exclusively for residence purposes by one (1) family or housekeeping unit.

16.04.08 DWELLING, TWO FAMILY
A building designed for or used exclusively by two (2) families or housekeeping unit.

16.04.09 DWELLING, MULTI FAMILY
A building designed for or used by three (3) or more families or housekeeping units.

16.04.10 DWELLING UNIT
One room, or a suite of two(2) or more rooms, designed for or used by one (1) family for living and sleeping purposes and having only one (1) kitchen or kitchenette.

16.04.11 DWELLING GROUP
A group of two or more detached dwellings located on a parcel of land in one ownership and having any yard or court in common.

16.04.12 DWELLING, ROW (TOWN) HOUSE
A building designed for or occupied by three (3) or more families, living independently of each other, in units arranged in a row having party walls in common, with one family living on either side of a party wall.

16.05 "E"

16.05.01 ESSENTIAL SERVICES
The erection, construction, alteration or maintenance, by public utilities or municipal or other governmental agencies, of underground or overhead gas, electrical, steam or water transmission or distribution systems, collection, communication, supply or disposal systems, including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants, and other similar equipment and accessories in connection therewith; reasonably necessary for the furnishing of adequate service by such public utilities or municipal or other governmental agencies or for the public health or safety or general welfare, but not including buildings.

16.05.02 ELEEMOSYNARY OR PHILANTHROPIC INSTITUTION
A private, non-profit organization which is not organized or operated for the purpose of carrying on a trade or business, no part of the net earnings of which inures to the benefit of any member of said organization or individual, and which either (a) provides volunteer aid to the sick and wounded of the armed forces in time of war and national relief in the case of great national calamities, or (b) provides any of the following: religious, social, physical, recreational, and benevolent services.

16.06 "F"

16.06.01 FAMILY
An individual, or two (2) persons related by blood or marriage, or a group of not more than (5) persons (excluding servants) not related by blood or marriage, living together as a single housekeeping group in a dwelling unit.

16.06.02 FRONTAGE
All the property abutting one side of a street between intersecting or intercepting streets, or between a street and a right-of-way, water-way end of a dead-end street; or city street shall determine only the boundary or the frontage on the side of the street which it intercepts.

16.06.03 FRONTAGE, WHERE MEASURED
The frontage of a lot shall be measured along the front property line, but may be modified in the case of curvilinear streets in accordance with subsection 13.03.02.

16.07 "G"

16.07.01 GARAGE, PRIVATE
A detached accessory building or a portion of the principal building used only for the storage of self-propelled passenger vehicles or trailers by the family or families resident upon the premises. A carport or carporch shall be construed to be a private garage.

16.07.02 GARAGE, PUBLIC
A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, repair or refinishing, of self-propelled vehicles or trailers.

16.07.03 GARDEN APARTMENT BUILDING
A building, formed by two (2) or more attached and\or semi detached dwellings and having a total of four (4) or more dwelling units, which has no main central hallway and rises to no more than three (3) stories.

16.07.03A GOLF DRIVING RANGE
Is an area of not less than five (5) or not more than ten (10) acres where the practicing of golf driving techniques may take place. It includes the necessary structures and materials used therein for rental or sale.
(Added effective 10\30\93)

16.07.04 GRADE
The average elevation of the finished ground level of a structure.

16.08 "H"

16.08.01 HAZARDOUS WASTE
See Solid Waste (Item 16.19.06)

16.08.02 HOME OCCUPATION
See Residential Unit Business Pursuit Amended 6\1\85

16.08.03 HOSPITAL
A building or portion thereof used for the accommodation of sick, injured or infirm persons, including sanatoriums.

16.08.04 HOTEL
Any building or group of buildings not less than two (2) stories in which contains a public dining room, a public lobby and twenty (20) or more guest rooms which are designed or intended to be used, let or hired out for a fraternity or sorority house, school or college dormitory, tourist home or motel.

16.08.05 HOUSING FOR ELDERLY
Dwelling units designated to be occupied exclusively by persons who meet Federally established criteria as being elderly. Others may occupy units to provide management and maintenance for the units and site or care and companionship for the elderly.

16.09 "I"

16.09.01 INDUSTRY
Storage, repair, manufacture, preparation or treatment of any article, substance or commodity for commercial use.

16.10 "J"

16.10.01 JUNK OR SALVAGE YARD
A place where waste, discarded or salvaged materials are bought, sold, exchanged, baled, packed, disassembled or handled, including auto wrecking yards, house wrecking yards, used lumber yards and places or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase, or storage of used furniture and household equipment, used cars in operable condition, or salvaged materials incidental to manufacturing operations.

16.11 "K"

16.11.01 KENNEL
Any structure or premises on which five (5) or more dogs over four (4) months of age are kept for commercial purposes.

16.11.02 KITCHEN
Any room in a building or dwelling unit which is used for cooking or the preparation of food.

16.12 "L"

16.12.01 LOADING SPACE
An off-street space or berth on the same lot with a building or contiguous to a group buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials, and which abuts upon a street, alley or other appropriate means of access.

16.12.02 LOT
A parcel of land occupied or to be occupied by a building or structure and its accessory buildings or uses, or by group dwellings and their accessory buildings or uses, together with such open spaces as are required under the provisions of this Code, having at least the minimum areas

required by this Code for a lot in the zone in which such lot is situated and having its principal frontage on a public street or public way. (This provision shall not apply to public or quasi-public institutions. The term "record lot" means the land designated as a separate and distinct parcel of land on a legally recorded subdivision plat or in a legally recorded deed filed among the land records of the City of Middletown. A parcel of land in the same ownership or any part thereof designated by its owner or owners as a separate lot. There is a minimum frontage requirement of fifty (50) feet for single family dwellings in zones which permit single family dwellings, except for authorized rear lots, and for two family dwellings in a RPZ zone as a Special Exception.

16.12.03 LOT, CORNER
A lot abutting upon two (2) or more streets at their intersection or upon two (2) parts of the same street, such streets or parts of the same street forming an interior angle of less than one hundred thirty-five (135) degrees. The point of intersection of the street lines is the "corner".

16.12.04 LOT, INTERIOR
A lot other than a corner lot.

16.12.05 LOT, DEPTH
The mean horizontal distance between the front and the rear lot lines.

16.12.06 LOT LINES
The property lines bounding the lot.

16.12.07 LOT LINES, FRONT
The line separating the lot from the street on which it fronts.

16.12.08 LOT LINES, REAR
The lot line opposite and most distant from the front lot line.

16.12.09 LOT LINE SIDE
Any lot line other than front or rear lot line. A side lot line separating a lot from a street is called a side street lot line. A side lot line separating a lot from another lot or lots is called an interior side lot line.

16.12.10 LOT LINE, STREET OR ALLEY
A lot line separating the lot from a street or alley.

16.12.11 LOT WIDTH
The mean width of the lot measured at right angles to its depth at the public street frontage.

16.12.12 LOT AREA
The computed area contained within the lot lines.

16.12.13 LOT AREA per DWELLING UNIT
That portion of the lot area required for each dwelling unit located on a lot.

16.12.14 LOT, THROUGH
A lot having frontage on two parallel or approximately parallel streets.

16.12.15 LOT, REAR
A parcel of land generally located in back of lots with required street frontage and meeting all the specific requirements set forth elsewhere in this Code.

16.13 "M"

16.13.01 MINERAL
Any chemical compound occurring naturally as a product of inorganic processes.

16.13.02 MEDICAL CLINIC BUILDING
An establishment where patients are accepted for special study and treatment by a group of physicians practicing medicine together.

16.13.03 MOTEL OR MOTOR HOTEL
A series of attached, semi-attached or detached sleeping or living units, for the accommodation of automobile transient guests not including cooking or kitchen facilities, said units having convenient access to off-street parking spaces, for the exclusive use of the guests or occupants.

16.04 "N"

16.14.01 NON-CONFORMING USE
A building, structure or premises legally existing and\or used at the time of adoption of this Code, or any amendment thereto, and which does not conform with the use regulations of the district in which located. Any such building, structure, premises conforming in respect to use but not in respect to height, area, yards or courts, or distance requirements from more restricted districts or uses, shall not be considered a non-conforming use.

16.14.02 NON-PRIMARY COMPONENTS OR GOODS
Not the original or basic element, material or stage in any process related to manufacturing.
(Added effective 11\10\88.)

16.15 "O"

16.15.01 OUTLET
A parcel of land which has not been included on a recorded plat as a numbered lot due to insufficient size or frontage, poor topography, lack of accessibility or other comparable reasons. No building or structure shall be

construed on an outlot so long as such conditions exist.

See also usable open space.

16.16 "P"

16.16.01 PARKING AREA, PRIVATE
An open area for the same uses as a private garage.

16.16.02 PARKING LOT, COMMERCIAL
A lot or portion thereof, other than an automobile sales lot, held out or used for the storage or parking of six (6) or more motor vehicles for a consideration, where service or repair facilities are not permitted. Such parking lot shall not be considered an accessory use; nor shall it be used for the storage of dismantled or wrecked motor vehicles, parts thereof, or junk.

16.16.03 PARKING AREA: PUBLIC
An open area, other than a street or other public way used for the parking of automobiles and available to the public whether for a fee, free, or as an accommodation for clients or customers.

16.16.04 PARKING SPACE
A permanently established area either within a structure or in the open, exclusive of driveways, designated for parking of motor vehicles.

16.16.05 PERCENTAGE OF LOT COVERAGE
The percentage of "lot area" which may be covered by buildings, including covered porches and accessory buildings.

16.16.06 PERFORMANCE, STANDARD
A criterion established in the interest of protecting the public health and safety for the control of noise, odor, smoke, noxious gases and other objectionable or dangerous elements generated by and inherent in or incidental to land uses.

16.16.07 PROFESSION
The term "profession" shall mean but not be limited to the following occupations: accountancy, architecture, art, chiropody, chiropractics, city planning, dentistry, electrology, engineering, healing arts, industrial design, insurance brokerage, law, medicine, music, optometry, osteopathy, pharmacy, real estate brokerage, science, teaching and theology.

16.16.08 PROFESSIONAL OFFICE
Rooms or buildings used for office purposes by members of any recognized profession, but not including medical or dental clinics.

16.17 "Q"

16.18 "R"

16.18.01 RESIDENTIAL PRINCIPAL BUILDING
Any building containing one or more dwelling units, excluding residential accessory building for domestic servants and caretakers employed on the premises and for occasional gratuitous guests.

16.18.02 RETAIL PACKAGE STORE PERMIT
Shall mean any permit which may be issued by the Liquor Control Commission of the State of Connecticut under Section 30-15(c)(1) of the General Statutes of the State of Connecticut, Revision of 1958, as amended.

16.18.03 ROOMING HOUSE
A structure licensed by the Middletown Health Department as a rooming house per Housing Code Regulations.

16.18.04 RESIDENTIAL UNIT BUSINESS PURSUIT
A business activity, incidental to the residential function of a dwelling unit, which is offered to persons who do not reside in the dwelling unit. Amended 6\1\85

16.19 "S"

16.19.01 SUBDIVISION
The division of a tract or parcel of land into three or more parts or lot made subsequent to the adoption of Subdivision Regulations by the Commission, for the purpose, whether immediate or future, of sale or building development.

RESUBDIVISION
A change in a map of an approved or recorded subdivision or resubdivision if such change (a) affects any street layout shown on such map, (b) affects any area reserved therein for public use or (c) diminishes the size of any lot shown thereon and (d) creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.

LOT SPLIT
Any division of land which is not a subdivision or resubdivision. Effective 9\24\86

16.19.02 SHOPPING CENTER
A group of commercial establishments planned developed and managed as a unit with off-street parking provided on the property and related in location, size and type of shops to the trade area that the unit serves.

16.19.03 SOLID WASTE
Unwanted or discarded materials, including solid, liquid, semi-solid or contained gaseous material.

16.19.04 SOLID WASTE FACILITY
Any solid waster disposal area, volume reduction plant or resource recovery facility operated by anyone, including a municipal or regional authority.

16.19.05 SOLID WASTE DISPOSAL AREA
A location utilized for ultimate disposal of wastes.

16.19.06 HAZARDOUS WASTE
(a) Any solid waste which when improperly treated, stored, transported, processed, disposed of, or otherwise managed poses a present or potential hazard to human health or the environment;
(b) Any solid waste which is ignitable, corrosive, reactive, explosive or toxic and therefore may pose a present or potential hazard to human health or the environment;
(c) Any substance identified and listed as hazardous pursuant to or in accordance with federal or state law or regulations.

16.19.07 SPECIAL EXCEPTION
A special exception is a use that would not be appropriate generally or without restriction throughout the zoning district but which is controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals order, comfort, convenience, appearance, prosperity, or general welfare. Such uses may be permitted in such zoning district as special exception, if specific provision for such special exceptions is made in this Zoning Code.

16.19.08 STORY
That portion of a building, included between the surface of any floor and the surface of the floor next above it, or, if there be no floor above it, then the space between the floor and the ceiling next above it.

16.19.09 STORY, HALF
A partial story under a gable, hip or gambrel roof, the wall plates of which on at least two (2) opposite exterior walls or not more than four (4) feet above the floor of such story; provided, however, that any partial story used for residence purposes, other than for a janitor or caretaker and his family, shall be deemed a full story.

16.19.10 STORY, FIRST
The lowest story or the ground story of any building, the floor of which is not more than twelve (12) inches below the average contact ground level at the exterior walls of the building except that any basement or cellar used for residency purposes, other than for a janitor or caretaker or his family, shall be deemed the first story.

16.19.11 STORY, MEZZANINE
A story, which covers one-third (1\3) or less of the area

of the story directly underneath it. A mezzanine story shall be deemed a full story in case it covers more than one-third (1\3) of the area of the story directly underneath said mezzanine story.

16.19.12 STREET
A public right-of-way which provides a public means of access to abutting property. The term "street" shall include avenue, drive, circle, road, parkway, boulevard, highway, thoroughfare, or any other similar term.

16.19.13 STRUCTURE
Anything constructed, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground.

16.19.14 STRUCTURAL ALTERATION
Any change in the structural members of a building, such as walls, columns, beams or girders.

16.19.15 SWIMMING POOL
As regulated by this Code, shall be any pool, pond, lake or open tank, not located within a completely enclosed building, but specifically excluding municipally owned and operated pools, and containing or normally capable of containing water to a depth at any point greater than one and one-half (1 1\2) feet.

16.20 "T"

16.20.01 TOURIST HOME
A building or part thereof, other than a hotel, boarding house, lodging house or motel, where lodging is provided by a resident family in its home for compensation, mainly for transients.

16.20.02 TRAILER OR MOBILE HOME (INCLUDING AUTOMOBILE TRAILER, TRAILER COACH, HOUSE TRAILER OR MOBILE HOME)
Any vehicle or structure constructed in such a manner as to permit occupancy thereof as sleeping quarters or the conduct of any business, trade or occupation or use as a selling or advertising device, or use for storage or conveyance for goods, equipment, or machinery, and so designated that it is or may be mounted on wheels and used as a conveyance on highways and streets, propelled or drawn by its own or other motor power.

16.21 "U"

16.21.01 USABLE OPEN SPACE
Space on a lot that is: (a) unoccupied by principal or accessory buildings above the finished lot grade, (b) unobstructed to the sky, (c) not devoted to service driveways or off-street parking or loading, (d) devoted to landscaping, drying yards, recreation space and other

like uses, and (e) available in the same proportion to all occupants of the building or building on the lot. In addition, up to half the required usable open space of any dwelling unit may be made up of space on exterior balconies and roofs that is designed for the purposes stated in (d).

16.21.02 USE
The Principal purpose for which a lot or the main building thereon is designed, arranged or intended and for which it is used or may be used, occupied or maintained.

16.21.03A USE, ACCESSORY
A use of a building, lot or portion thereof, which is customarily incidental and subordinate to the principal use of the main building or lot.

16.21.03B USE, PERMITTED
A use which is permitted outright in a zone in accordance with Sections 60 or 61.

16.21.04 URBAN CORE LIVING UNIT
A dwelling unit located in the B-1 or T.D. zone (amended 7\15\85)

16.22 "V"

16.22.01 VARIANCE
A variance is a relaxation of the terms of the Zoning Code where such variance will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of this Code would result in unnecessary and undue hardship. As used in this Code, a variance is authorized only for height, area, and size of structure or size yards and open spaces; establishment or expansion of a use otherwise prohibited shall not be allowed by variance, nor shall a variance be granted because of the presence of non-conformities in the zoning district or uses in an adjoining zoning district.

16.23 "W"

16.23.01 WALKING DISTANCE
The distance between an outside entrance to a building or part thereof or to an outdoor use, and a parking space assigned to such building, part thereof, or outdoor use, along the shortest, more convenient pedestrian walkway open to the user or users of such parking space.

16.24 "X"

16.25 "Y"

16.25.01 YARD
An open space other than a court, on a lot, unoccupied

and unobstructed from the ground upward except as otherwise provided in this Code.

16.25.02 YARD, FRONT
A yard extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and a line parallel thereto on the lot.

16.25.03 YARD, FRONT-HOW MEASURED
Such depth shall be measured from the right-of-way line of the existing street on which the lot fronts (the front lot line).

16.25.04 YARD, REAR
A yard extending across the full width of the lot, the depth of which is the minimum distance between the rear lot line and a line parallel thereto on the lot.

16.25.05 YARD, SIDE
A yard extending from the front yard to the rear yard, the width of which is the minimum horizontal distance between the side lot line and a line parallel thereto on the lot.

16.25.06 DELETED

16.26 "Z"

16.26.01 ZONE
An area within which certain uses of land and buildings are permitted and certain others are prohibited; yards and other open spaces are required; lot areas, building height limits, and other requirements are established; all of the foregoing being identical for the zone in which they apply.

16.26.02 NONE

16.26.03 NONE

16.26.04 ZONING COMMISSION
Planning and Zoning Commission of the City of Middletown.

16.26.05 ZONING MAP
The Zoning Map or Maps of the City of Middletown.

ARTICLE II RESIDENTIAL ZONES

Section 21.00 Residential zones are RPZ, R-15, R-30, R-45, R-60, and R-1 (See Section 21a for R-1 zone). Uses in these zones are limited to those shown in the Use Schedule, Section 60. The geographic locations of the zones are shown on the official zoning maps.

21.01 Height The maximum height of a structure in these zones shall not exceed three stories or thirty-six feet.

21.02 Minimum Lot Sizes for new lots and yards
Shall be in accordance with the following chart.

ZONE	LOT FRONTAGE (FT)	LOT AREA (SQ FT)	FRONT YARD (FT)	SIDE YARD (FT)	REAR YARD (FT)
RPZ	100*	15,000	25	10	30
R-15	100**	15,000	25	10	30
R-30	150**	30,000	40	15	30
R-45	200	45,000	50	20	30
R-60	200	60,000	50	20	30

*Modification of lot sizes and uses in the RPZ zones.

1) New lots in the RPZ zone, along existing City streets and new streets, may be approved, by special exception, to have substantially similar frontage and areas as other lots within the RPZ zone provided all new lots are serviced by both City water and sanitary sewer. No new lot shall have a frontage of less than fifty (50) feet nor an area of less than five thousand (5000) square feet. Side yards shall not be less than ten (10%) percent of the street frontage with a minimum side yard of five (5) feet, except that one side yard shall not be less than ten (10) feet. The use of lots created using this section shall be limited to single family residential.

(Amended effective 3\1\91)

2) The Commission may approve a two (2) family dwelling on a lot of record as a Special Exception. (See Section 44.08.28)

**See individual lot size variation under water & sewerage requirements.

21.03 Lot Coverage. The ground covered by the principal structure and its accessory buildings or structure shall not be greater than twenty-five (25) per cent of the lot area.

21.04 Off-Street Parking Off street parking spaces and related provisions shall be in accordance with Section 40.

**21.05 Water and Sewage Requirements
When in accordance with the Plan of Development all new subdivisions of lots shall be served by city water and sewer unless specifically excluded herein after. Lots in the R-45 and R-60 zones may have uses served by on site water and septic systems if the Department of Health certifies, at the time the lots are authorized by the Commission, that the soil of the lots is suitable for on site water and sewer facilities. However at the discretion of the Commission, lots in the R-15 and R-30 zone may be established without city sewer, provided they meet the size criteria for lots in the R-45 zone as to adequately support private well and or septic system. Private wells will be considered only if city water is determined to be unavailable (per Section 19-13-B51 of the Connecticut Public Health Code). Lots in the R-15 and R-30 zone may be established without city water provided they can be serviced with city sewer and are approved by both the Water and Sewer Department and the Health Department.

(Amended effective 3\30\93)

NOTE: Rear Lots are a Special Exception use unless included as part of a new subdivision (See Section 44.08.27)

ARTICLE II RESIDENCE ZONES

SECTION 21 R-1 RESTRICTED RESIDENCE ZONE

21.00A DESCRIPTION OF ZONE

This zone is composed of certain land so situated as to be suitable for a certain quiet low density residential area. Accordingly, the regulations for this zone are designed to stabilize and protect the essential characteristics of the zone, to promote and encourage a suitable environment for family life and to provide certain enumerated non-residential activities that make a complete neighborhood. To these ends development is limited to a relatively low concentration and permitted uses are limited basically to single detached dwelling units plus certain additional uses such as schools, churches, park lands and certain non-residents of the zone plus public institutions.

21.01A USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the R-1 columns of the Use Schedule, Section 60 of this Zoning Code and shall be subject to such provisions as referred to in that column.

21.02A HEIGHT

The maximum height shall not exceed three and one-half (3 ½) stories.

21.03A LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply:

Use	Minimum Lot Area (Sq. Ft.)	Lot Width	Front Yard	Side Yards: Least Width	Side Yards: Sum of Widths	Rear Yard
Dwellings						
With S & W	15,000	100ft.	25ft.	10ft.	30ft.	30ft.
Without S & W	40,000	200ft.	25ft.	10ft.	30ft.	30ft.
Rear Lots*	40,000	25ft.	50ft.	20ft.	60ft.	60ft.
Other Permitted Uses						
With S & W	20,000	100ft.	25ft.	10ft.	30ft.	30ft.
Without S & W	40,000	200ft.	25ft.	10ft.	30ft.	30ft.

NOTE: S above means Public Sanitary Sewer
W above means Public Water

*Rear Lots are a Special Exception use unless included as part of a new subdivision. (See Section 44.08.27)

21.04A REQUIREMENTS FOR LOTS WITHOUT EITHER WATER AND/OR SEWER
The requirements for lots with neither water and/or sewer facilities shall apply to all zones which permit detached single family dwelling and further, the requirements for lots without public sewer or water facilities for 200 ft. of width may be modified by the Commission if: (a) only one residential building lot is proposed;
(b) the lot area is one acre or more;
(c) the lot is the final lot that could be established from a larger parcel, and (d) any other lots established from the parcel met or will meet frontage requirements.

21.05A LOT COVERAGE
Each main building or structure hereafter erected, together with its accessory buildings or structures; shall not cover more than twenty-five (25) per cent of the net lot area.

21.06A OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

21.09A MODIFICATION OF FRONTAGE AND AREA REQUIREMENTS
New lots and subdivisions along existing City streets and new streets may be approved by the Commission to have substantially similar frontage and areas as existing lots within 1,000 feet if those lots were established prior to 1982, if the new lots have both City water and sewer or City sewer and a separate City approved private water supply for each new lot, provided that (A) no new lot shall have a frontage of less than fifty (50) feet nor an area of less than five thousand (5,000) square feet, and (B) in case of new lots having City Sewer and a private water supply, the City Health Department shall approve the location of the private water supply on each lot prior to final subdivision approval.

Amendment 21.09A adopted at meeting of 2/28/90, effective date 3/15/90

Section 22 M ZONE

Section 22.00 Multi-Family Dwelling Units zone.
Uses in these zones are limited to those shown in the Use Schedule, Section 60. The geographic locations of the zones are shown on the official zoning map.

22.01 Height
The maximum height of a structure in these zones shall be 8 stories which shall not exceed 100 feet.

22.02 Minimum Lot Sizes shall be in accordance with the number of bedrooms per unit in a proposed project as shown below:

one or no bedrooms:	4356 Sq. Ft./Unit (10 units/acre)
2 bedrooms :	5445 Sq. Ft./Unit (8 units/acre)
3 or more bedrooms:	7260 Sq. Ft./Unit (6 units/acre)

The minimum lot frontage shall be 65 feet
(Revised Eff. 9/15/88)

22.02A Within an existing M Zone the Commission may approve a reduction of the area required per dwelling unit for a parcel of land less than one acre in area that is contiguous to a parcel of land, 20 acres or more in size which is currently occupied with dwelling units, with the result that the small parcel may be developed with dwelling units equal in density as the existing large development. All other site requirements in the Code shall continue to apply to the new development.
(Added effective 6/13/89)

22.03 Yards
Front yard setback 25 feet; Other yards: one foot for each foot of wall height except that no yard shall be less than 10 feet.

22.04 Lot Coverage
The ground covered by the principal structures, accessory buildings and all paving shall not be greater than 50 percent of the lot area.

22.05 Off-Street Parking
Off-street parking spaces and related provisions shall be in accordance with Section 40.

Section 23A MX Zone

Section 23.00A Mixed Use Zone

Multi-Family and Miscellaneous Uses as shown in the Use Schedule, Section 60. The geographic locations of the zones are shown on the official zoning map.

23.01A Lot Sizes

Multi-Family Uses proposals shall comply with the requirements of the M zones.

Other uses, authorized in the Use Schedule, shall comply with the requirements in the Special Exception Provisions or as below, whichever is most restrictive.

Lot Frontage (minimum)	Lot Area (minimum)
75 feet	10,000 sq. ft.

23.02A Yards

Front yard setback 25 feet; Other yards: one foot for each foot of wall height except that no yard shall be less than 10 feet.

23.03A Height

Maximum height of a structure in this zone, unless specifically permitted elsewhere herein, shall be three stories or thirty-six feet.

23.04A Lot Coverage

The ground covered by the principal structure and its accessory building shall not be greater than 30 percent of the lot area.

23.05A Off-Street Parking

Off-street parking spaces and related provisions shall be in accordance with Section 40.

(Addition effective 9/1/87.)

Section 24 P.R.D. Planned Residential Development Projects
Presently designated P.R.D.'s (see Zoning Code item 12.07) may be completed in accordance to previously filed plans of development except that subsequently adopted environmentally sensitive area regulations (wetlands) and requirements and limitations related to public safety and health shall be adhered to.

Section 24A MR ZONE

Section 24.00A Multi - family Restricted Zone
Uses in this zone are limited to those shown in the Use Schedule, Section 60. The geographic locations of the zones are shown on the official zoning map.

24.01A Height
The maximum height of a structure in this zone shall be 3 stories which shall not exceed 40 feet.

24.02A Maximum Density
The maximum density shall be six (6) units per acre.

24.03A Lot Area and Lot Frontage
The minimum lot area shall be two (2) acres; the minimum lot frontage shall be two hundred (200) feet.

24.04A Lot Coverage
The ground covered by the principal structure, accessory buildings, and all paving shall not be greater than 50 percent of the lot area.

24.05A Off Street Parking
Off street parking spaces and related provisions shall be in accordance with Section 40.

24.06A Yards
Front yard setback 25 feet; Other yards; one foot for each foot of wall height except that no yard shall be less than 10 feet.

24.07A Perimeter Buffer Area
Whenever a lot in this zone adjoins a lot in any other residential zone, there shall be a one hundred (100) foot buffer between such lot line and the nearest building in the Mr zone, and a buffer strip as may be required by subsection 12.08 of this Code. The buffer shall take advantage of existing natural topographical features and existing vegetation. Where none of these characteristics exist, provision for screen planting may be required by the Commission to be included in site development proposals. (Effective 2/10/89)

SECTION 25 IT INTERSTATE TRADE ZONE

25.00 DESCRIPTION OF ZONE
The zone is designated for development of certain industrial and business uses in close proximity to the Interstate Highway.

25.01 USES
Permitted uses are those indicated in Section 61 of this Code.

25.02 HEIGHT
Maximum height of structure shall not exceed fifty feet in height except office buildings and conference center complexes which may be up to six (6) stories in height. Other height modifications are noted in Section 13.02. (Effective 8/1/84.)

25.03 LOT AREA, WIDTH, AND YARD REQUIREMENTS
The following minimum requirements shall apply:

NET LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
2 Acres	200 Ft.	75 Ft.	20 Ft.	25 Ft.

(Eff. 9/15/85)

25.04 LOT COVERAGE
Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than forty (40) per cent of the net lot area.

25.06 PERIMETER BUFFER AREA
Whenever a lot in this zone adjoins a lot in a residential zone, there shall be a sixty (60) foot buffer in addition to the required yard or yards, and a buffer strip, as provided in subsection 12.08 of this Code.

25.07 INTERIOR BUFFER AREA
Within this zone, a buffer area shall be left between contiguous sites. The buffer shall take maximum advantage of existing natural topographical features and existing planting. Where these characteristics do not exist provision for screen planting shall be included in site development proposals.

SECTION 26 PL PARK LAND

26.00 DESCRIPTION OF ZONE
All uses of Park Land to be controlled by the Park and Recreation Department provided that no alterations shall be made to land involving flood plain areas or streambelts without approval of the Planning and Zoning Commission.

SECTION 27 NONE

SECTION 28 NONE

SECTION 29 INDUSTRIAL REDEVELOPMENT AREA ZONE

29.00 DESCRIPTION OF ZONE

The IRA zone will preserve Middletown's existing and limited industrial development areas, and encourage the rehabilitation and re-use of the land and buildings for job and tax generating industrial uses. The zone is composed of longstanding industrial uses, and is adjacent to residential and commercial uses. The area(s) are self-contained and well-defined by existing roadways and railroad ROW's. In the zone, older industrial buildings occupy the site(s) and pose industrial rehabilitation opportunities.

29.01 USES

Permitted uses are those indicated in Section 61 of this Code

29.02 HEIGHT

The maximum height shall not exceed fifty (50) feet as provided in Section 13.02 (Height Modifications).

29.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply:

NET LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
None	100 Ft.	None	10 Ft.	None

29.04 LOT COVERAGE

Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than fifty (50) percent of the net lot area, except that one hundred (100) percent may be covered provided that the required off-street parking and off-street loading is available.

29.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

Added Effective 8/1/86

SECTION 30 INSTITUTIONAL DEVELOPMENT ZONE

30.01 DESCRIPTION OF ZONE

The zone is designed for development of institutional complexes.

30.02 USES

Permitted land uses in the zones shall be limited to governmental, health, educational, charitable and religious institutions. An institution is an organization, establishment, or foundation or society devoted to the promotion of government, health, educational, charitable or religious objective and includes its buildings. The facility should be compatible with its setting in scale and design.

Other land in the zone, not owned by the institution, shall meet the requirements of the MX zone.

30.03 SITE PLAN REVIEW - WHEN REQUIRED

(a) Site plan review under this section is required in all cases where a site plan is required under Section 55 of this Code.

(b) Application may be made for early review of a preliminary site plan at any time prior to submission of a site plan pursuant to Section 55.00 of this Code. The details and conditions of any preliminary site plan approved hereunder shall be included in any final site plan prepared and submitted according to Section 55 of this Code.

30.04 PRELIMINARY SITE PLAN - REQUIREMENTS AND CONTENTS

The Preliminary Site Plan shall include the following information:

1. Property and zone boundaries.

2. Location of existing and/or proposed building(s), structure(s) and additions with notation as to approximate square footage and number of stories of each building.

3. Proposed off-street parking and loading including driveway entrances and exits, and diagram of proposed traffic flow.

4. General location and type of proposed landscaping buffers.

5. General topography of the entire site.

6. Location of flood area and stream belts.

7. A location sketch showing the relationship for the site to the balance of property owned by the application in the Institutional Development Zone.

8. Statement describing the proposed use of the planned structure or facility.

9. Drawings of the proposed elevations of proposed buildings.

30.05 REVIEW PROCEDURE

(a) Any site plan or preliminary site plan subject to review under this section shall be submitted to the Planning and Zoning Office.

Within 30 days of such submission the Office shall: (1) reject such plan if it does not contain all the information required herein or otherwise does not meet the clear requirements of this Code; or (2) refer said plan to the Commission; or (3) approve such plan if it clearly meets the requirements of this Code, and the conditions of this section do not require submission to the Commission.

(b) The submission of any plan pursuant to this section shall be reported to the Commission at its next meeting immediately following such submission. Any disposition of said submission by the Office shall also be reported to the Commission.

(c) Any plan submitted pursuant to this section must be referred to the Commission for its review if the plan shows or indicates:

1. New construction in excess of 3,000 square feet and/or two stories; or
2. An increase in the gross square feet of an existing structure in excess of 25%; or

3. Any building and/or structure within 125 feet of the boundary line of the zone or within 100 feet of the boundary line of any property within the zone, which property is not governed by this section pursuant to subsections 30.03 and 30.05 hereof.

(d) Where a plan is referred to the Commission, it shall hold a public hearing on any said plan prior to acting on it where the proposed project will have significant impact or major effect on the zone; properties within the zone not owned by the applicant, abutting zones, or the Plan of Development. For the purpose of this section, significant impact of major effect shall include, but not be limited to:

1. New construction in excess of 4,000 square feet and/or two stories;or

2. An increase in the gross square feet of any existing structure in excess of 30%; or

3. Any change deemed likely to result in a significant increase in vehicular traffic in the zone and/or adjoining zones; or

4. Any change deemed likely to result in a significant increase in parking needs in the zone and/or adjoining zones or;

5. Any building and/or structure within 100 feet of the boundary line of the zone or within 75 feet of the boundary line of any property, within the zone, which property is not governed by this section pursuant to subsections 30.03 and 30.05 hereof or;

6. Any change which conflicts with the City's Plan of Development.

(e) In reviewing a site plan hereunder, the Commission shall consider: Whether the plan complies with the City's Plan of Development, the demonstrated adverse effect, if any, on the use and development of adjacent properties or adjacent zones; and the demonstrated adverse effects on the flow of traffic in and around the area of the proposed development. The Commission shall approve, disapprove, or modify said plan. Once a plan is approved or modified, only a final site construction plan under Section 55.00 shall be required, provided said construction plan is presented as part of the documents submitted for a building permit within two years of approval.

30.06 HEIGHT

The maximum building height is ten (10) stories.

30.07 LOT COVERAGE, LOT AREA, WIDTH AND YARD REQUIREMENTS

Where institutional uses extend to several parcels, individual lot requirements are eliminated. Other parcels must meet the requirements of the MX zones.

30.08 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in accordance with Section 40 of this Zoning Code.

30.09 SIGNS

Identifying graphics or signs shall be limited in accordance with requirements of Section 48 of this Zoning Code.

Effective April 15, 1987

SECTION 31 RIVERFRONT RECREATION ZONE

31.00 PURPOSE AND INTENT

It is the intent of this section to protect the natural character of the Connecticut River Greenway and insure that any development within the zone proceeds in an environmentally sensitive manner. Therefore, tree clearance and other alterations within the zone shall be held to a minimum, as determined by the Commission.

31.01 LOCATION AND DESCRIPTION OF THE RF ZONE

This Zone is composed of the Connecticut River and the strip or land paralleling the river from the northern (at Wilcox Island) to southern municipal boundary. The northern, eastern and southerly boundary is the municipal line. The western boundary, at the northerly end, is the railroad track which parallels State Highway 9. At Silver Street, at River Road, the 100 year floodplain line becomes the boundary line continuing to a point south of the wetland at the mouth of Hubbard Brook where the 100 year floodplain line intersects a line 200 feet west of the center line of the railroad right of way. Then continuing southerly along that line paralleling the centerline of the railroad right of way until reaching the northern limit of a parcel known as Map 57 Block 50-1 Lot 103 in the City Tax Assessor's Office on the effective date of this amendment. The boundary then runs easterly approximately 100 feet along the northern limit of that parcel to the western limit of the railroad right of way, then south along the western limit of the railroad right of way approximately 1250 feet to the southern limit of a parcel known as Map 57 Block 50-1 Lot 110 in the City Tax Assessor's office on the effective date of this amendment, and then westerly to a point 200 feet west of the centerline of the railroad right of way and then southerly along a line paralleling the centerline of the railroad right of way to the City boundary.

31.02 USES

Permitted uses are limited to water oriented uses and recreational uses and those uses permitted in the Flood Area Management Regulations (Section 46).

31.03 HEIGHT

The maximum height of any new structure in this zone shall not exceed twenty (20) feet with the exception of the Immediate Harbor Area in which the maximum height of any new structure shall not exceed thirty-five (35) feet. The Immediate Harbor Area is defined as that area bounded North by the Middletown-Portland bridge; East by the municipal line; South by Sumner Brook; and West by State Highway 9.

31.04 LOT AREA, WIDTH AND YARD REQUIREMENTS

LOT AREA	LOT WIDTH	YARDS
No Min.	100 ft.	No Min.

31.05 LOT COVERAGE
Thirty percent (30%) of lot area.

31.06 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
In accordance with Section 40 of this Zoning Code.

31.07 APPLICATION
All applications for site development shall adhere to the goals and standards of the Connecticut River Assembly or the City of Middletown. The more restrictive of the standards shall apply. Any proposed use requiring referral to the Connecticut River Assembly shall require a local Planning and Zoning public hearing. In addition to all requirements for site plan approval in Section 55, the applicant shall provide as part of the application pre and post-construction renderings which display the view of the site from the opposite shore of the Connecticut River.

(Revised several subsections effective 10\31\92)

SECTION 32 B-1 CENTRAL BUSINESS ZONE

32.00 DESCRIPTION OF ZONE

This zone is composed and limited to the Central Business area. The zone provides for the central retail, office, cultural and governmental activities of the community as well as high density residential use. Accordingly, these regulations are designed to permit retail development in the core of the community where there is a concentration of pedestrian activity. To these ends the regulations establish standards retaining such intensity of use and concentration of pedestrian and vehicular as is compatible with the function of this zone.

32.01 USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the B-1 column of the Use Schedule, Section 61 of this Zoning Code and shall be subject to such provisions as referred to in that column.

32.02 HEIGHT

The maximum permitted stories shall be twelve (12).

32.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

No minimum lot area or frontage required. Yard requirement is that any building shall return not less than the yard of its predecessor or except that for lots facing Main Street, no yards shall be required. (Revision effective 7/1/86).

32.04 VOID

32.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40. In addition, requirements for the provisions of parking facilities may be satisfied by the permanent allocation of the required number of spaces for each use in a common parking facility, cooperatively established and operated. The total number of spaces so provided may be reduced from the sum of the individual requirement provided that such reduction is approved by the Commission upon a finding by them that such reduction is justified on the basis of common patrons and/or overlapping peak needs.

SECTION 33 B-2 GENERAL BUSINESS ZONE

33.00 DESCRIPTION OF ZONE

This zone is composed of certain land along the main highways. This zone comprises certain land and structures used not only to provide the residents of this community with retailing and personal services, but to extend these services to the surrounding rural areas. Accordingly, these regulations are designed to permit retail development, limited by standards designed to protect the abutting or surrounding residential zones. To these ends, the regulations establish standards retaining such intensity of use and concentration of vehicles as is compatible with the function of this zone.

33.01 USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the B-2 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

33.02 HEIGHT

The maximum height in the B-2 zone shall not exceed three and one-half (3 ½) stories.

33.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply:

NET LOT AREA	LOT FRONTAGE	FRONT YARD	SIDE YARD	REAR YARD
	50 Ft. (See footnote #1)			
None		50 Ft.	10 Ft.	10 Ft.

(Effective 9/15/85)

33.04 LOT COVERAGE

Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than thirty (30%) of the net lot area.

33.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

Footnote #1 No frontage is required for a parcel of land in a shopping center provided that access via an easement of not less than (30) thirty feet is available from a public street with a traffic light at the shopping center entrance. No other access shall be regularly used.

SECTION 33A B-3 BUSINESS OFFICE\LIMITED RETAIL ZONE

33A.01 PURPOSE

The purpose of this zone is to establish a district for office\limited retail uses and other compatible land uses along state highways which are already predominantly commercial in character. The uses will be planned so they do not generate large volumes of traffic and do not negatively impact surrounding residential areas. This zone will help to encourage the most appropriate use of land in the most aesthetically pleasing manner while avoiding the negative aspects of strip commercial development, by limiting signage and promoting the consolidation of individual parcels of land into a total integrated plan.

33A.02 USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the B-3 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

33A.03

LOT AREA FOR NEW LOTS	LOT WIDTH FOR NEW LOTS
20,000 sq.ft.	150 ft.

HEIGHT REQUIREMENTS	LOT COVERAGE
36 ft.	30%

FRONT YARD	SIDE YARD	REAR YARD
50 ft.	10 ft.	20 ft.

Lots of Record qualify for both permitted and special exception uses provided they satisfy all other zoning criteria. During the special exception and site plan review process the Commission may waive or modify the yard and lot coverage requirements so as to insure proper design and placement of buildings.

33A.04 TRAFFIC IMPACTS

Uses and additions to uses which generate one hundred (100) peak hour vehicle trips or more based on the trip generator table in Appendix I of this Code shall be subject to the following: Submission of a traffic impact analysis by a traffic engineer containing present roadway conditions, existing roadway capacity, existing and projected traffic volumes (ADT, Peak A.M. and Peak P.M.), existing and projected volume capacity ratios, existing and projected levels of service, existing and proposed sight lines, site generated traffic and traffic distributions, traffic accident experience, and all on- and off-site improvements which will help mitigate anticipated traffic problems.

33A.05 SIGNS

In addition to Section 48 of this code the following more restrictive standards shall apply:

a.) Attached Wall Signs : In a single tenant building the number of signs shall not exceed three (3) and the sum of the area shall equal one (1) sq.ft. per lineal foot of building frontage and no sign shall exceed 100 sq.ft. In a multi-tenant building each tenant is allowed one wall sign equal to one (1) sq.ft. per lineal foot of store frontage and no sign shall exceed 100 sq.ft.

b.) Detached Identification Signs : One (1) sign per lot, or consolidated parcel, not exceeding 12 sq.ft. in area for an individual lot and 24 sq.ft. for a consolidated parcel and not exceeding five (5) feet in height. Such sign shall be for identification of an occupant, building or complex.

c.) Temporary Signs: No temporary signs or banners are permitted with the exception of signs permitted in Section 48.02 -.03.

33A.06 CONSOLIDATED PARCELS

For the purpose of integrated development, any number of contiguous parcels may be consolidated for the purpose of development, and the consolidated parcel shall be construed to be one lot when computing building coverage and yard requirements, and permitted uses, provided:

A) The owner of each lot shall give to the owner of each lot in the consolidated parcel by deed, easement, or agreement filed in the Office of the Town Clerk, the right of entrance, exit, passage, parking and loading.

B) The consolidated parcel is developed with an integrated plan of buildings, curb cuts, parking, loading and unloading, and open space. The Commission may consider shared parking arrangements for uses when the peak hours for individual uses differ. (i.e., night club and office, movie theater and dental clinic)

33A.07 ORDERLY TRAFFIC MOVEMENT

In the absence of consolidated parcels and in order to assure future orderly vehicular movement between adjoining parking lots and to assure safe traffic movement onto the street by requiring shared points of ingress and egress between lots, the Commission or its staff during the site plan review process may require vehicular cross easements as part of individual development plans and may waive or modify setback requirements to facilitate unified, well planned development.

33A.08 MERCHANDISE AND MATERIALS STORAGE AND DISPLAY

Merchandise shall not be stored or displayed within the required front yard setback.

Parking Spaces and Landscaped Areas shall not be used for sales, storage, display of goods, or advertising purposes of any kind, except for detached signs installed in conformance with these Regulations.

33A.09 AREAS FOR LOADING AND UNLOADING

Any lot developed shall provide adequate space for the loading and unloading of goods and materials so located so as to avoid conflict with vehicular movement and shall be adequately screened from sight.

33A.10 ILLUMINATION

Interior and exterior lighting, including signs, shall not be of such intensity or located or directed in such a way as to produce glare or discomfort on public streets or neighboring properties. All lights shall be directed away from residential zones unless specifically designed to enhance a pedestrian linkage.

33A.11 LANDSCAPING AND BUFFERING

A landscape plan which identifies the location of all landscaped islands and the types of species within the islands shall be submitted with the application materials.

In order to protect the integrity of residential zones abutting B-3 zones, sufficient buffering shall be required when a property in this zone (B-3) abuts a residential zone or a primarily residential street. Further, no access drive shall cross through, traverse or interrupt the required buffer area.

All screening shall take maximum advantage of existing natural topographical features and existing plantings. In approving any site plan for a new use which abuts a residential zone screening of one of the following types of buffering shall be required. The Commission or its staff during the site plan review process shall exercise final determination of which option should be pursued:

a. an earthen berm accompanied with a six (6) foot high evergreen planting on top of the berm.
b. a six (6) foot high stockade fence on metal fence posts fixed in concrete footings with the side containing the posts facing the B-3 zone, accompanied with a six (6) foot high evergreen planting, at least four (4) feet in width, between such fence and the abutting residential use.
c. an eight (8) foot high, six (6) foot wide protective planting strip in accordance with specifications established by the Planning and Zoning Department.

SECTION 34 INTERSTATE OFFICE PARK ZONE (IOP ZONE)

34.00 DESCRIPTION OF ZONE

The zone is designed for the development of business and professional offices along the existing interstate corridor in a park or campus type setting as a gradual transition from residential areas with the retention of open spaces and the preservation of natural features of the area.

34.01 USES

Business and professional offices. Business uses shall include, but not be limited to, any occupation or trade primarily of a clerical nature such as insurance company, corporate offices or sales offices, but shall not include commercial activities such as the manufacturing or assembling of wares.

34.02 ACCESSORY USES

In addition to the permitted uses set forth in SECTION 34.01, uses customarily incidental to the main or principal building or land use shall be permitted, including accessory uses for the convenience of employees within such buildings, such as, but not limited to, cafeterias and like facilities designed to serve only the occupants of the buildings in the zone. Conference and meeting facilities, data processing and storage shall be included within the definition of accessory uses.

34.03 HEIGHT AND AREA REQUIREMENTS

Minimum Lot Area:	6 Acres
Minimum Lot Width:	200 Feet
Minimum Front Yard:	50 Feet
Minimum Side Yard:	Minimum side yard 75 feet 50 feet which shall be landscaped 25 feet adjacent to a building may be used for parking or driveway if necessary (Effective 9/15/85)
Minimum Rear Yard:	50 feet, except that any rear yard abutting any portion of Interstate I-91 or land owned by the State of Connecticut as part of Interstate I-91 may be reduced to a minimum of 10 feet, and any rear yard abutting a residential zone shall be increased to a minimum of 75 feet.
Maximum Lot Coverage:	20%
Maximum Building Height:	3 Stories

34.04 LANDSCAPING

The purpose of landscaping requirements is to protect and preserve property values through the preservation of existing vegetation and planting of new materials to provide privacy from visual intrusion, light, dirt and noise, and to prevent the erosion of soil.

34.04.01 LANDSCAPED AREAS

Landscaped areas shall consist of open spaces and shall be maintained in lawn, natural ground cover, plantings and trees and may include walks and drives from a street.

34.04.02 FRONT YARDS

At least 25 feet of the front yard of each lot in the zone shall be landscaped with no less than one and one half inches (1 ½) to two (2) inch caliper shade tree for each 50 feet of street frontage.

34.04.03 PARKING LOTS

Parking lots for more than 10 cars shall contain landscaped areas equal to at least ten per cent (10%) of the gross parking area with one and one half (1 ½) inch to two (2) inch caliper shade tree for each 15 parking spaces.

34.04.04 LANDSCAPED BUFFER

No fewer than two (2) rows of suitable evergreens of one and one half (1 ½) inch to two (2) inch caliper shall be planted 15 feet apart, staggered in adjoining rows, to provide a visual barrier wherever a lot in this zone adjoins a lot in an R-1 Residential Zone. Where appropriate in the judgement of the Commission, walls and fences may be used in lieu of new plantings. No pedestrian or vehicular access shall be permitted through a landscape buffer area.

34.04.05 EXISTING VEGETATION

Existing vegetation, plant material and trees may be used to meet all or part of the landscape requirements, and existing trees in good condition over twelve (12) inches caliper shall be preserved whenever it is practical to do so.

34.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of SECTION 40.

34.06 SIGNS

Identifying graphics or signs shall be limited to one (1) per building, not more than two hundred (200) square feet in area, and subject to all other criteria in SECTION 48 of this Code. No roof graphics or signs are permitted.

SECTION 35 I-1 SERVICE-INDUSTRIAL ZONE

35.00 DESCRIPTION OF ZONE

The zone is composed of certain lands located along major thoroughfares and railroad rights-of-way and adjoining existing residential and commercial areas. Because of the close proximity of well established industrial uses in this zone to non-industrial uses, proximity of well established industrial uses in this zone to non-industrial uses, flexibility must be provided to allow such industrial uses to operate with limited restraint while protecting other nearby uses. This zone will provide areas for mixed commercial-industrial uses with the emphasis on industrial uses such as manufacturing, warehousing, building material yards, building agricultural and automobile sales and service, etc.

35.01 USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used except for any use which is indicated in the I-1 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

35.02 HEIGHT

The maximum height shall not exceed fifty (50) feet except as provided in Section 13.02 (Height Modifications.)

35.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply:

NET LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
None	100 Ft.	None	10 Ft.	None

(Effective 9/15/85)

35.04 LOT COVERAGE

Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than fifty (50) percent of the net lot area, except that one hundred (100) per cent may be covered provided that the required off-street parking and off-street loading is available.

35.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

SECTION 36 I-2 RESTRICTED INDUSTRIAL ZONE
SECTION 36A I-4 LIMITED INDUSTRIAL ZONE (added effective 11/10/88.)

36.00 DESCRIPTION OF ZONE
The zone is composed of certain lands so situated as to be suitable for industrial development.

36.01 USES
No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered, or used, except for any use which is shown in I-2 and I-4 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

36.02 HEIGHT
The maximum height shall not exceed thirty-five (35) feet, unless it sets back from each street and lot line, in addition to yard requirements, two (2) feet for each one (1) foot of excess height; but in no case shall it exceed fifty (50) feet in height, except as provided in Section 13.02, (Height Modifications) and for office buildings which will be permitted up to six (6) stories in height.

36.03 LOT AREA, WIDTH AND YARD REQUIREMENTS
The following minimum requirements shall apply:

NET LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD	REAR YARD
2 Acres	200 Ft.	75 Ft.	20 Ft.	25 Ft. (Effective 9/15/85)

36.04 LOT COVERAGE
Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than forty (40) percent of the net lot area.

36.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS
Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

36.06 INTERIOR BUFFER AREA
Within the industrial zone a buffer area shall be left between the contiguous sites. The buffer shall take maximum advantage of existing natural topographical features and existing planting. Where these characteristics do not exist provision for screen planting shall be included in site development proposals.

SECTION 37 I-3 SPECIAL INDUSTRIAL ZONE

37.00 DESCRIPTION OF ZONE

The zone is composed of large parcels of land in the Maromas area which have been used for special industrial purposes. Accordingly, the use of the land is mostly regulated by "performance standards."

(Amended effective 12\30\92)

37.01 USES

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use which is indicated in the I-3 column of the Use Schedule, Section 61 of this Zoning Code, and shall be subject to such provisions as referred to in that column.

37.02 HEIGHT

The maximum height shall not exceed one hundred and fifty (150) feet, except as provided in Section 13.02 (Height Modifications).

(Amended effective 6\30\92)

37.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply:

Net Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard
5 Acres	200 Ft.	None	20 Ft.	None

(Effective 9\15\85)

37.04 LOT COVERAGE

Each main building or structure hereafter erected, together with its accessory buildings or structures, shall not cover more than thirty (30) percent of the net lot area.

37.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in connection with any use in this zone in accordance with the provisions of Section 40.

SECTION 38 HISTORIC PRESERVATION

38.00 DESCRIPTION OF ZONE

The zone is composed of an area of land in which many of the buildings and structures are or may potentially be architecturally or historically significant in terms of criteria, for entries on the National Register of Historic Places, and the National Trust for Historic Preservation.

38.01 USES

No land or structure shall be altered, reconstructed, or used except for any use which is indicated in the Use Schedule, Section 60 and 61 of this Code.

38.02 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirement shall apply:

NET LOT AREA	LOT WIDTH	FRONT YARD	SIDE YARD WIDTH	REAR YARD
NONE	NONE	NONE	NONE	NONE

No lot shall be reduced below its currently recorded size when proposed for this zoning designation.

38.03 LOT COVERAGE

No maximum set.

38.04 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in accordance with the provisions of Section 40. Off-street parking requirement may be met at a site beginning within 500 feet from the HP site.

SECTION 39 TRANSITIONAL DEVELOPMENT ZONE

39.00 DESCRIPTION OF ZONE

The zone is designated for older sections of the City developed prior to the application of contemporary zoning technique. These areas generally are at the perimeter of the Central Business District and include a wide mix of existing land-uses.

39.01 USES

No land or existing structure shall be used for a new use or any new structure erected without the granting of Special Exception approval by the Commission. Eligible uses for application for approval are shown in Use Schedule, Section 60 and 61 of the Code.

39.02 HEIGHT

The maximum permitted stories shall be six (6).

39.03 LOT AREA, WIDTH AND YARD REQUIREMENTS

The following minimum requirements shall apply.

Net Lot Area and Street Frontage. No lot shall be reduced below its currently recorded size without the prior approval of the Commission. Any parcel obtained from the existing lot shall comply with all requirements of this Section 39.

FRONT YARD	SIDE YARD	REAR YARD
10 ft.	10 ft.	10 ft.

Amended effective 9\27\89

39.04 LOT COVERAGE

Each main building or structure herein after erected, together with its accessory buildings or structure, shall not cover more than fifty (50) percent of the net lot area.

39.05 OFF-STREET PARKING AND OFF-STREET LOADING REQUIREMENTS

Off-street parking and off-street loading shall be provided in accordance with the provisions of Section 40.

Section 39A Interstate Mixed Use Zone

39A.00 DESCRIPTION OF ZONE:

The zone is designed for the development of business and professional offices and multi family residences along the existing interstate corridor in a park or campus type setting with the retention of open spaces and the preservation of the natural features of the area. Recognizing that, if properly planned, such mixed use development is beneficial to the community such uses are allowed by site plan approval and special exception. It is the responsibility of the Planning and Zoning Commission and city staff to ensure, through the site plan approval and special exception process, that this proper planning take place.

The zone shall be limited to property which has at least 50 acres of contiguous land and which abuts an interstate highway as well as one state highway. Additionally, no site plan or special exception for such use may be approved unless the area zoned Interstate Mixed Use has an access road, public or private, within 300 feet of an Interstate Highway entrance or exit. No building constructed in this zone shall exceed eight (8) stories as measured from the property's highest grade, excluding basements and cellars as defined in the Zoning Code and excluding elevator and\or mechanical penthouse facilities. In no case shall the height of a building exceed 100 feet.

39A.01 EFFECTIVE DATE

March 28, 1990

39A.02 USES:

No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used except for any use which is indicated as a permitted use or a special exception use in the IM zone of Section 60 of this Code.

39A.02.01 PERMITTED USES

Permitted Uses shall be Business and Professional Offices as described in Section 34.01 of this Code.

Adopted March 14, 1990

39A.02.01.01 Lot Area, Width and Yard Requirements

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Height
2 acres	200 ft.	75 ft.	20 ft.	25 ft.	8 stories (100 ft.)

39A.02.01.02 Lot Coverage

Only 60 percent of the total lot area will be allowed to be rendered impervious.

39A.02.01.03 Off Street Parking and Loading Requirements

Off street parking and loading shall be provided in accordance with the provisions of Section 40.

39A.02.02 SPECIAL EXCEPTION USES

Special Exception uses shall be multi-family residential as specified in Section 60 of this Code. Such uses shall not exceed 250 dwelling units in any IM zone.

39A.02.02.01 Lot Area, Width and Yard Requirements

Lot Area	Lot Width	Front Yard	Side Yard	Rear Yard	Height
2 acres	200 ft.	75 ft.	50 ft.	50 ft.	8 stories (100 ft.)

39A.02.02.02 Yard Modifications

When the site abuts a State or Interstate highway the commission may modify the yard requirement for the yard which abuts the highway.

Additionally, the setbacks as set forth above shall be modified as follows; 1.) for those buildings which exceed six (6) stories there shall be an additional setback of five (5) feet for each additional above ground story; 2.) The above setback regulations shall control the construction of all structures except those located within 50 feet of an Interstate Highway, which structures shall be set back so that their side yard or front yard, whichever is closest to the Interstate Highway shall be at least ten (10) feet in accordance with the setback lines of the Interstate Office Park Zone, Rear yard requirements will be in accordance with the Interstate Office Park zone; 3.) Within the lot, structures or parts thereof containing primary uses

shall be erected no closer than 100 feet from each other. Structures or parts thereof containing accessory uses shall be erected no closer than 25 feet from any other structure. Nothing herein shall be construed to prevent the phased construction of a single and contiguous structures.

39A.02.02.03 Residential Density

The density per acre of residential units shall not exceed 18 units per acre, but in no event shall the number of residential units in any IM Zone exceed 250 dwelling units. Prior to the issuance of a building permit for any residential uses in this zone, at least 700,000 square feet of office space shall be under construction.

39A.02.02.04 Lot Coverage

Only 60 percent of the total lot area will be allowed to be rendered impervious.

39A.02.02.05 Off Street Parking and Loading Requirements

Off street parking and loading shall be provided in accordance with the provisions of Section 40.

39A.02.03 Accessory Uses

In addition to the permitted uses set forth in Section 39.02.01-.02, uses customarily incidental to the main or principal building or land use and as set forth elsewhere in this code shall be permitted, including employees within such buildings, such as garages, but not limited to cafeterias and like facilities designed to serve only the occupants of the buildings in the zone. Conference and meeting facilities, data processing and storage shall be included within the definition of accessory uses.

39A.03 Special Criteria

Due to the potential impacts of such high intensity development permitted and as allowed by special exception, in the areas where this zone could be applied, the Planning and Zoning Commission will require that, in addition to the Special Exception criteria for multi family and the Site Plan approval criteria for business and professional offices in Sections 44 and 55 of this code respectively,

the following requirements will be satisfied.

39A.03.01 Traffic Management and Reduction Plan

Upon application for site plan approval to construct business and professional offices the applicant shall submit a preliminary schedule of employee working shifts for each proposed building in each proposed phase. This schedule will display to the Commission that every attempt will be made to stagger the shifts in order to reduce the concentration of automobile traffic and air pollutants at peak hours. Understanding tenants may not be identified prior to or during the site plan approval process the applicant is provided much flexibility in attempting to adhere to this schedule. But, compliance with this sections general intent will be strictly enforced with Section 55.09 of this Code.

The applicant will also be required to recommend to tenants that they implement employer incentive programs which encourage car pooling, van pooling and other forms of mass transit among employees.

39A.03.02 Phasing

With application for site plan approval and\or special exception the applicant shall submit to the Planning and Zoning Commission a Development Schedule which displays the phases of anticipated development. The commission may grant approval limited to each phase of development. Each phase shall be capable of independent existence without the completion of succeeding phases. Buffer and setback requirements shall not apply to the common line between phases of development.

The scheduling of development shall attempt to avoid any potential detrimental effect of rapid development on surrounding roads and city services.

Moratorium on Construction - As such a large development as is contemplated by this zone could result in a large increase in multi-family housing, the commission should consider discussing with the applicant at the time such zone is to be established on a designated parcel of land within the city whether or not the developers will consent to a self-imposed moratorium or phasing of the residential multi-family housing to be contained within the zone.

Adopted March 14, 1990

Prior to or at the same time as a site plan and\or special exception for a use within such a zone is approved, a Master Plan shall be presented providing for a minimum of 700,000 square feet of non-residential space contained within the area designated on the City of Middletown Zoning Map as Interstate Mixed Use Zone.

39A.03.03 Illumination

Interior or exterior lighting, including signs, shall not be of such intensity or located or directed in such a way as to produce glare or discomfort on public streets or neighboring properties.

39A.03.04 Grouping

Each development plan shall group the buildings in such a manner as to reflect the existing topography, preserve as much of the natural features as possible and minimize the concentration of air pollutants. The minimum distance between any two structures containing a primary use shall be 100 feet. Structures or parts thereof containing accessory uses shall be erected no closer than 25 feet from any other structure. Courts shall be completely open on one side. The commission may require division of, or further separation of, groups of buildings and\or facilities depending upon layout and topography in order to maintain the open character of the area.

39A.03.05 Landscaping

In addition to the requirements in Section 40 of the Zoning Code a minimum of five percent of the total above ground parking area shall be landscaped consisting of areas at least eight feet in width and provided with a six inch bituminous concrete, concrete or granite curb as determined by the Planning and Zoning Commission. A minimum of 35 percent of the five percent requirement shall contain evergreen plantings at least three feet high, planted three feet on centers. Planting areas shall be provided between all parking areas and road ways or driveways. A minimum of one properly selected, as determined by the Urban Forestry Board, shade tree at least 12 feet high and having a caliber of not less than three inches measured at four feet above the ground shall be provided within the parking area for every 10 parking spaces. At critical visual intersections, as determined by the Planning and Zoning Commission,

landscaping may be required that provides unobstructed vision.
The required landscaping may be modified to fit site conditions as recommended by the applicant and approved by the Commission.

A landscape plan, prepared by a landscape architect registered in the State of Connecticut, displaying this information shall be submitted to the Planning and Zoning Commission as part of the site plan and\or special exception application.

39A.03.06 Buffer Area Requirements

There shall be provided landscaped or naturally wooded buffer areas, of at least 25 feet in width, within the setback areas adjacent to existing or proposed residential properties. Where adjacent properties are non residential the buffer areas may be reduced to 15 feet. Where the property abuts an existing State or Interstate highway the Commission may modify the degree of screening. These required buffers may be modified to fit site conditions as recommended by the applicant and approved by the Commission.

All buffer areas shall be planted or preserved in a natural state with a mixture of properly selected, as determined by the Urban Forestry Board, evergreen and deciduous trees and shrubs which shall afford an attractive year round visual screen within 12 months after initial planting. Such screening may include ornamental fences, berms and or walls, but only in combination with trees and shrubs which shall provide at least 25 percent of the effective screening. It shall be the responsibility of the owner of the building or a home owners association to maintain all plantings, walls and fences in good condition, which responsibility shall be enforced pursuant to Section 44.07 and 55.09 of the Zoning Code.

All plant materials shall meet the following minimum size standards at the time of planting. Caliper measurement shall be measured at four feet above ground.

Plant Material	Minimum Size
Canopy Tree.....	2 inch caliper
Single Stem.....	8 feet (height)
Multi-stem.....	4 feet (height)

Evergreen Tree..... 4 feet (height)
Shrubs
Deciduous..... 18 inches (height)
Evergreen..... 15 inches (height)

A landscape plan, prepared by a landscape architect registered in the State of Connecticut, displaying this information shall be submitted to the Planning and Zoning Commission as part of the site plan and\or special exception application.

39A.03.07 Environmental Impact Evaluation

A detailed written document with supporting graphic material concerning the environmental impacts of a proposed development, prepared by an adequately qualified and competent professional person or firm, shall accompany the site plan and\or special exception application and shall include the following:

a: Determination of Environmental Significance:
Significant effect means substantial adverse impact on the environment. The significance of a likely consequence should be assessed in connection with its setting, its probability of occurring, its duration, its irreversibility, its controllability, its geographic scope and its magnitude. The following factors shall be considered in determining whether a proposed action may be expected to have a significant environmental effect.

1. Direct and Indirect effects. Direct effects are the primary environmental consequences which would result from the implementation of a proposed action. Indirect effects are the secondary consequences on local or regional social, economic or natural conditions or resources which could result from additional activities(associated investments and changed patterns of social and economic activities) induced or stimulated by the proposed action, both in the short term and in the long term. For the purposes of determining environmental significance, direct and indirect effects on the environment shall be considered, including but not limited to the following potential or actual consequences:

a.) Impact on air and water quality or on ambient noise levels;

b.) Impact on a public water supply system or serious effects on on groundwater, flooding, erosion or sedimentation;

c.) Effect on natural land resources and formations, including inland wetlands, and the maintenance of in stream flows;

d.) Disruption or alteration of an historic, archeological, cultural or recreational building, object, district, site or its surroundings;

e.) Effect on natural communities and upon critical species of animal or plant and their habitat; interference with the movement of any resident or migratory fish or wildlife species;

f.) Use of pesticides, toxic or hazardous materials or any other substance in such quantities as to create extensive detrimental environmental impact;

g.) Substantial aesthetic or visual effects;

h.) Disruption or division of an established community or inconsistency with adopted municipal and regional plans;

i.) Displacement or addition of substantial numbers of people;

j.) Substantial increase in congestion (traffic, recreational, other);

k.) A substantial increase in the type or rate of energy use as a direct or indirect result of the action;

l.) The creation of a hazard to human health or safety;

m.) Any other substantial impact on natural, cultural, recreational or scenic resources.

n.) The commission may require a statement as to the consistency or inconsistency of the application with the Statewide Plan of Conservation and Development.

2.) Cumulative Impacts. Cumulative Impacts and the impacts on the environment which result from the incremental impact of the action when added to other past, present or reasonable foreseeable future actions to be undertaken by the applicant. For the purposes of these regulations, cumulative impacts include the incremental effects of a sequence of actions undertaken pursuant to an ongoing program which may have a significant environmental impact, whereas the individual

component actions would not.

3.) The Environmental Impact Evaluation shall include:

a.) A brief summary which adequately and accurately summarizes the focus and conclusion of the evaluation. The summary shall include the appropriate E.I.E contact person, who shall be the person the Planning and Zoning Commission or its representative may contact with respect to the contents of the E.I.E.

b.) A description of the proposed action, a statement of its purposes and need and a justification for the action. Major assumptions concerning growth and population used to justify the action shall be clearly identified.

c.) A description of the environment of the area which would be affected by the proposed action, as it currently exists prior to commencement of the action. This description shall include the cultural, economic, recreational and ecological characteristics and activities, both in the immediate location of the proposed action and areas that would be affected by the action.

d.) A description and analysis of the reasonable alternatives to the proposed action, particularly those which might enhance environmental quality or avoid some or all of the adverse environmental effects. This discussion shall include, but not be limited to, alternatives such as taking no action or substituting an action of a significantly different nature which would provide similar benefits with different environmental impacts.

e.) A list of the necessary licenses, permits, certifications or other approvals required to implement the action from government agencies, boards or commission having relevant regulatory jurisdiction.

f.) A discussion of the potential environmental impact of the proposed action. This discussion shall include:

1. Direct environmental effects. The primary consequences of the environment during and subsequent to the activity as set forth in this section with emphasis on the most significant effects.

2. Indirect Environmental Effects. The secondary consequences for the environment as set forth in this section which result from changes in the pattern of land use, population density, and related effects on air and water or other natural resources.

3. The relationship of the proposed action to approved land use plans, policies and controls for the effected areas.

4. Any probable adverse environmental effects which could not be avoided if the proposed action were implemented.

5. Any irreversible and irretrievable commitments of resources which would occur should the proposed action be implemented. Resources mean materials devoted to the proposed action and the natural and cultural resources that would be committed to loss or destruction by the action.

6. Mitigation measures to the proposed action including: limiting the degree or magnitude of the action; rectifying by repairing, rehabilitation or restoring the impacted environment; reducing or eliminating the impact over time by preservation and maintenance operations; compensating for the impact by replacing or providing substitute resources or environments.

7. The effects of the proposed activity on energy consumption and energy conservation.

8. The effects of the proposed activity on any and all City Services.

9. An analysis of the short term and long term economic, social, and environmental costs and benefits of the proposed action. A comparison of benefits and costs shall be made for reasonable alternatives. The comparative analysis shall explicitly state and evaluate non-quantifiable benefits and costs as well as quantitative benefits and costs.

Adopted March 14, 1990

Section 39B Public Service Utility Zone (PSUZ)

Public Service Utility Zone (PSUZ)

39B.01 Purpose. To provide for a zone which allows for a variety of public uses on public property while at the same time insuring adequate screening and orderly maintenance at the facility.

39B.02 Permitted Uses: The following uses shall be permitted uses. All applications for a permitted use shall be treated as a Category 4 site plan approval requiring Planning and Zoning Commission approval. The Commission may hold a public hearing on any application.

Parking of equipment which is an integral part of maintaining public and quasi public infrastructure; school bus parking and related office facility; commuter parking lots; sand\salt storage provided proper environmental controls are in place; public utility buildings, structures and yards; public offices; public schools; public recreational facilities; and other public uses as deemed appropriate by the Planning and Zoning Commission.

39B.03 Yard Bulk Requirements: Lot Area; 2 acres
Front Yard; 50 ft.
Side Yard; 20 ft.
Rear Yard; 25 ft.
Lot Coverage; 50% building coverage
Height; 3 stories
Off-street Parking and Loading
as required in Section 40.

39B.04 Required Transitional Yards and Screening:

In approving any site plan for a new use which abuts a residential land use screening of one of the following types shall be required. All screening shall take maximum advantage of existing natural topographical features and existing plantings.

a. an earthen berm accompanied with a six (6) foot high evergreen planting on top of the berm.

b. a six (6) foot high stockade fence on metal fence posts fixed in concrete footings, accompanied with a six (6) foot high evergreen planting between such fence and the abutting residential use.

c. an eight (8) foot high, six (6) foot wide protective planting strip in accordance with specifications established by the Planning and Zoning Department.

39B.05 Outside Storage: All outside storage areas shall be screened from view to the maximum extent possible. Additionally, outside storage shall be kept in a neat and safe arrangement as determined by the Zoning Enforcement Officer. This section shall be enforced using Section 55.09.

39B.06 Traffic and other off site improvements:

The Commission reserves the right to require traffic and other off site improvements within a reasonable distance to the proposed development. These improvements may include, but are not limited to, intersection and sidewalk improvements, traffic signalization and signage.

39B.07 Illumination:

Interior or exterior lighting, including signs, shall not be of such intensity or located or directed in such a way as to produce glare or discomfort on public streets or neighboring properties.

(Added effective 1\31\93)

ARTICLE IV SUPPLEMENTARY REGULATIONS

SECTION 40 OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS

40.01 PURPOSE

The development and execution of a comprehensive Zoning Code are based upon the division of the City into zones, within which the use of land and structure and the bulk and location of structures in relation to the land are substantially uniform. It is recognized, however, that off-street parking and off-street loading requirements are necessary in order: to relieve congestion so that the street can be utilized more fully for the movement of vehicular traffic; and to promote the safety and convenience of pedestrians; and to protect adjoining residential area; and to promote the objectives of the Plan of Development of the City.

40.02 GENERAL PROVISIONS FOR OFF-STREET PARKING AND OFF-STREET LOADING SPACE

No land shall be used, occupied, no structure shall be erected, constructed, reconstructed, altered, or used and no use shall be operated unless the off-street parking and/or loading space herein required is provided in at least the amount and maintained in the manner herein set forth; provided, however, that off-street parking and/or loading space need be neither provided nor maintained for land, structures or uses actually used, occupied and operated on the effective date, such land, structures or uses are enlarged, expanded, or altered so as to require a greater amount of off-street parking and/or loading space not required to be furnished by reason of the foregoing exclusion, in which event, the new land structures and new uses shall not be used, occupied or operated unless there is provided the required sum of off-street parking and/or loading space required therein. Parking spaces reserved for handicapped persons shall be as near as possible to the building entrance or walkway.

40.03 DEVELOPMENT AND MAINTENANCE STANDARDS

Plans and design standards for areas to be used for off-street parking and/or loading space shall be in conformity with the following:

40.03.01 PARKING SPACE AREA

Automobile parking spaces shall not be less than nine (9) feet in width and eighteen (18) feet in depth, except in Industrial Zones where the width may be eight (8) feet. Special size and arranged parking spaces may be proposed for employees of land-users. In addition, there shall be provided adequate interior driveways and entrance and exit driveways to connect each public parking space with a public right-of-way. Parking spaces reserved for handicapped persons shall not be less than twelve (12) feet wide.

40.03.02 SURFACE

All such off-street parking and/or loading facilities shall be so drained as to prevent damage to abutting properties or public street and shall be constructed of asphalt materials which will have a surface reasonably resistant to erosion. Driveway ramps between the curb and sidewalk shall be constructed of reinforced concrete. All workmanship shall be in accordance with details and specifications of the Public Works Department. Effective 9/24/86.

40.03.03 CURBING

All parking and/or loading spaces shall be separated from walkways, sidewalks streets or alleys by curbing. Any parking area providing parking spaces for more than one hundred (100) automobiles shall be separated by curbing and/or landscaped areas at least fifteen (15) feet in width and each area thus created shall not contain more than one hundred (100) automobiles.

40.03.04 INTERIOR DRIVEWAYS

Interior driveways shall be at least:

A. Twenty-four (24) feet wide when used with seventy (70) to ninety (90) degree angle parking. Two (2) way traffic circulation shall be permitted in twenty-four (24) foot lanes.

B. Eighteen (18) feet wide when used with forty-six (46) to sixty-nine (69) degree angle parking. One (1) way traffic circulation shall be permitted in eighteen (18) foot lanes.

C. Fourteen (14) feet wide when used with parallel to forty-five (45) degree angle parking. Only one (1) way traffic circulation shall be permitted in fourteen (14) foot lanes.

40.03.05 ENTRANCE AND EXIT

Entrance and exit driveways shall not be less than fifteen (15) feet wide nor more than twenty-five (25) feet wide and shall be separately provided whenever possible, except where such driveways are provided for one (1) or two (2) family dwellings, such minimum width shall be none (9) feet.

40.03.06 MARKING

Each parking space shall be clearly marked and pavement directional arrows or signs provided wherever necessary. These markers shall be properly maintained to insure their maximum efficiency. Parking spaces reserved for handicapped persons shall be clearly identified.

40.03.07 Buffer Between Different Land-Uses

When a new land-use (including different housing types) is proposed to be located adjacent to an existing use there shall be a ten (10) foot landscaped buffer strip at the edge of the new site in addition to any required yards. The new use shall be screened from the abutting existing use by: (a) hedges or coniferous planting having a height of at least four (4) feet at the time of planting, not more than two (2) feet on center or (b) solid fencing at least six (6) feet in height or a combination of these as shown and approved on the site plan.

40.03.08 LIGHTING

Adequate lighting shall be provided if the parking facilities are used at night. If the parking facilities abut residential land, the lighting shall be installed and arranged so as not to reflect or cause glare onto the abutting residential land.

40.03.09 TWO OR MORE USES

Requirements for the provisions of parking facilities with respect to two (2) or more property uses of the same or different types, may be satisfied by the permanent allocation of the requisite facility, cooperatively established and operated, provided that the number of spaces designated is not less than the sum of individual requirements and provided further that the specifications in regard to location, plan, etc. are complied with.

40.03.10 JOINT USES

Land or buildings used for two (2) or more purposes, the number of parking spaces required shall be the sum of the requirements for the various individual uses, computed in accordance with this paragraph; parking facilities for one (1) use shall not be considered as providing the required parking facilities for any use, except as provided in Section 40.04.26. (Effective 8/1/84.)

40.03.11 BACKING OUT

All parking or loading areas that make it necessary for vehicles to back out directly into a public road are prohibited, provided that this prohibition shall not apply to off-street parking areas of one-family and two-family dwellings.

40.03.13 OBSTRUCTION

All parking or loading areas shall be constructed so that no part of parked vehicles will extend beyond the parking space so as to obstruct walkways, sidewalks, streets or alleys.

40.03.14 RIGHT-OF-WAYS

No land within any public right-of-way shall be used in computing the parking or loading areas for a specific use.

40.03.15 COVERED AREAS

All garages or other spaces allocated for parking of vehicles within buildings or in basements or open spaces on the roofs of buildings shall be considered part of the required parking or loading area and may be included as such in computing the quantity of space outlined in this section.

40.03.16 COMPUTATION OF EMPLOYEES

For the purpose of this section, the number of employees for a use, shall be computed on the basis of the employees on the larger shift.

40.03.17 OTHER USES

No parking area shall be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.

40.03.18 SLOPE

Whenever possible, parking areas and lots shall be level except for necessary drainage purposes. The maximum permissible slope for any parking area shall be seven (7) percent. If parking spaces are provided in areas which exceed five (5) percent slope, all such spaces shall be parallel to the contour lines of the parking area.

40.04 QUANTITY OF PARKING SPACES

The quantity of parking spaces shall be in accordance with this Section. The number of parking spaces reserved for the handicapped shall be the number of accessible spaces required in the State Building Code. Special size and arranged parking spaces may be proposed for employees of land-users.

	USE	REQUIREMENTS
40.04.01	AUTOMOBILE FILLING STATION	One (1) parking space for each gasoline pump, waste room, grease rack, or similar service area and one (1) parking space for each two (2) employees.
40.04.02	AUTOMOBILE REPAIR AND SERVICE STATION	One (1) parking space for each one hundred (100) sq. ft. of floor area of the shop or garage and one (1) parking space for each two (2) employees.
40.04.03	CLINICS, MEDICAL OR DENTAL	One (1) parking space for each two hundred (200) sq. ft. of floor area plus one (1) space for each doctor plus one (1) space for each three (3) employees.

		REQUIREMENTS
40.04.04	COMMERCIAL Establishments Devoted to Retail Sales, Trade, Merchandising or Similar Use. This requirement shall not apply to the Central Business District Commercial Zone. (See footnote #1)	One (1) parking space for each three hundred (300) sq. ft. of gross building area per floor.
40.04.05	CIVIC CLUBS, PRIVATE CLUBS, LODGES, AND SIMILAR USES	One (1) parking space for each fifty (50) sq. ft. of gross building area per floor.
40.04.06	DORMITORIES	One (1) parking space for each two (2) students.
40.04.07	EDUCATIONAL INSTITUTIONS	One (1) parking space for each two (2) employees, including teachers and administrators, plus sufficient off-street space for safe and convenient loading and unloading students, plus additional facilities for student parking, taking into consideration the total number of students driving automobiles, and the requirements for stadium, gymnasium and auditorium use.

#1. "This requirement shall not apply to land-uses in the B-1 Central Business Zone if outside the Redevelopment Project. (No. Conn. R 105)area except as part of a municipal off-street parking program".

USES		REQUIREMENTS
40.04.08	ELEEMOSYNARY (Charitable) and PHILANTHROPIC INSTITUTIONS	One (1) parking space for each two (2) employees, plus such additional facilities for the residents and visitors, as the Commission shall deem necessary.
40.04.09	HOSPITAL	One (1) parking space for each one thousand (1,000) square feet of floor area, plus one (1) space for each participating staff doctor, plus one (1) space for each five (5) employees.
40.04.10	HOUSING FOR ELDERLY (Included in Multi-family dwellings) (Effective 5/15/88)	Deleted
40.04.11	INDUSTRIAL OR MANUFACTURING ESTABLISHMENT OR WAREHOUSE	One (1) parking space for each two (2) employees plus additional parking for customers. However, no use in this category shall have less than three (3) spaces or less than one (1) space for every 500 sq. ft. of gross building area.
40.04.12	MORTUARY OR FUNERAL PARLORS	One (1) parking space for each fifty 50 sq. ft. of assembly space and one (1) space for each two employees.
40.04.13	MOTEL, TOURIST HOME CABIN, HOTEL, APARTMENT	One (1) parking space for each guest room, cabin or suite, and one (1) parking space for each two (2) employees.
40.04.14	MULTIPLE-FAMILY DWELLINGS (Including former category of Housing for Elderly) (Effective 5/15/88)	One or no bedrooms 2 Two or more bedrooms 3 (eff. 5/15/88) Building or buildings, parking spaces, driveway and other vehicular ways shall not in their total area exceed more than fifty (50) percent of the lot area.
40.04.15	OFFICE BUILDINGS, PROFESSIONAL BUILDING OR SIMILAR USES (See Footnote #1)	One (1) parking space for each three hundred (300) sq. ft. of gross floor area.

#1. "This requirement shall not apply to land-uses in the B-1 Central Business Zone if outside the Redevelopment Project (No. Conn. R 105) area except as part of a municipal off-street parking program."

40.04.16	ONE FAMILY AND TWO-FAMILY DWELLINGS	3 spaces per dwelling Effective 7\1\87
40.04.17	ADDITIONAL LIVING UNIT IN A BLDG. DESIGNED AS A ONE FAMILY DWELLING	2 spaces (Eff. 5\15\88)
40.04.18	URBAN CORE LIVING UNIT (Including former category of Rooming House)(Eff. 5\15\88)	One or no bedrooms 1.00 space Two or more bedrooms 2.00 spaces (Amended 5\15\88)
40.04.19	RESTAURANT OR SIMILAR PLACES DISPENSING FOOD DRINKS OR REFRESHMENTS (See Footnote #1)	One (1) parking space for each fifty (50) square feet of floor area devoted to patron use, excluding restrooms, within the establishment, and one (1) parking space for each eighty (80) square feet of ground area devoted to patron use on the property outside the establishment and one (1) space for each two (2) employees.
40.04.20	ROOMING HOUSES Included in Urban Core Living Unit (Eff. 5\15\88)	Deleted (Eff. 5\15\88)
40.04.21	GOLF DRIVING RANGE (Amended eff. 10\30\93)	Off-street parking of at least one and a half spaces for each tee box plus one space for each employee on the longest workshift. (Amended eff. 10\30\93)
40.04.22	NONE	
40.04.23	PUBLIC ASSEMBLY FOR CULTURAL, ENTERTAINMENT AND\OR RECREATIONAL USES	One (1) parking space for each three hundred (300) sq. ft. of gross building area per foot. Add plus one space for each four seating capacity. (Effective 4\30\87)

40.04.24	CHILD CARE FACILITIES	One (1) space for each two (2) staff (including teachers, administrators, and voluntary aides) plus one (1) space for each eight (8) enrollees of licensed capacity.
40.04.25	CARE/NURSING HOME, COMMUNITY RESIDENTIAL TREATMENT FACILITY	One (1) space for each 300 sq. ft. of gross building area per floor up to six (6) spaces. Thereafter, one (1) space for each 1,000 sq. ft. or part thereof of gross floor area per floor. This requirement shall not apply in the B-1 Zone.

#1: "This requirement shall not apply to land-uses in the B-1 Central Business Zone if outside the Redevelopment Project (No. Conn. R. 105) area except as part of a municipal off-street parking program."

40.04.26 CONFERENCE CENTER COMPLEX

One (1) space for each guest room in the hotel, plus (1) space for each two (2) employees located on the site, plus one (1) space for each fifty (50) square feet of restaurant dispensing food, drinks or refreshments calculated on the floor area devoted to patron use within the establishment, excluding restrooms. Parking spaces for uses such as ballroom functions, within the Conference Center Complex, whose peak attendance will be at night or on weekends, may be provided by the use of off-street parking facilities on the same or an adjacent lot, which also serve to satisfy parking requirements for daytime and non-weekend uses such as office building. (Effective 8\1\84.)

40.04.27 ALL OTHER USES NOT MENTIONED OR VARIATIONS OF LISTED USES.

The minimum number of parking spaces required shall be determined by the Planning and Zoning Commission to be needed to prevent frequent parking on the street. Where the Planning and Zoning Commission determines the number of parking spaces the decision of said Commission shall be based upon 1.) standards set forth herein for uses with similar characteristics and 2.) previous experience with similar uses and 3.) the staff's recommendations based on research about similar uses in Middletown and surrounding communities. (Added effective 4\15\91)

40.05 DEVELOPMENT STANDARDS FOR OFF-STREET LOADING SPACES

Plans and design standards for areas to be used of off-street loading spaces shall conform to the following:

40.05.01 LOADING AREA

Each off-street loading space shall be at least fourteen (14) feet wide; have a vertical clearance of, at least, fifteen (15) feet; and shall be at least thirty-three (33) feet in length; or as determined by the Commission.

40.05.02 LOCATION

Off-street loading spaces shall not be located between the building line and the street line (front yard).

40.06 QUANTITY OF LOADING SPACES

The quantity of loading spaces shall be in accordance with the following:

40.06.01 USES WHICH ARE PRIMARILY CONCERNED WITH THE HANDLING OF GOODS

GROSS FLOOR AREAS (Square feet)	QUANTITY OF LOADING SPACE
2,400 to 20,000	1
20,001 to 50,000	2
50,001 to 80,000	3
Each Addt'l 45,000	1 Additional

40.06.02 USES WHICH ARE NOT PRIMARILY CONCERNED WITH THE HANDLING OF GOODS

GROSS FLOOR AREAS (Square feet)	QUANTITY OF LOADING SPACE
2,400 to 75,000	1
75,001 to 200,000	2
200,001 to 333,000	3
Each Add'l 150,000	1 Additional

40.06.03 When one establishment has two or more distinct uses, such uses shall be measured separately for the purpose of determining the quantity of spaces required.

40.06.04 CONFERENCE CENTER COMPLEX
A Conference Center Complex shall require one (1) loading space. (Effective 8\1\84)

40.06.05 REFUSE AND RECYCLING AREAS
All multi-family buildings containing 4 or more dwelling units and all non-residential buildings shall be required to have loading and\or storage areas for refuse and for recyclable materials as required by the Middletown Code of Ordinances Section 11.17 and 11.18, as amended.
(Added effective 5\9\90)

40.07 DISCONTINUANCE
Once any required parking or loading space has been established within the provisions of this section, whether on the same lot as the structure or use to which it is assigned or on a separate lot, such parking or loading space shall not be discontinued if the result would be a reduction below the amount of parking or loading required by this section. Any such discontinuance of a parking or loading space shall constitute a violation of this ordinance.

40.08 APPEALS
In any case where off-street parking or loading space has been provided in compliance with the standards of this section and subsequently there is a change in the use of the property, or any other circumstance requiring that additional parking or loading space shall be provided, whenever the Commission shall find that the provisions of such additional parking or loading space would result in peculiar and exceptional practical difficulties to or undue hardship upon the owner of said property, the Commission may modify the requirement for such additional parking or loading, provided such relief can be granted without substantial impairment of the intent or purpose of this section.

SECTION 41 NONE (Effective 5/1/86)

SECTION 42 PROTECTION OF WATER SOURCES

42.01 PURPOSE OF REGULATIONS

To provide for the protection of water sources which are or may be used for public water supply. This includes unique geologic units called aquifers, capable of yielding usable amounts of groundwater, and areas called watersheds in which surface water drains into reservoirs. The boundaries of the City's aquifer and watershed areas are shown on the zoning map. (Revised effective 11/10/88.)

42.02 PERMITTED LAND USES

Within the designated aquifer and watershed areas no land shall be used, filled, excavated, or reshaped, no structure erected, constructed, reconstructed, altered or used except in conformance with this Section as well as all other requirements of this Code. Effective 9/24/86.

1. All uses which are permitted in designated zones in which aquifers and watershed areas are located are permitted except as follows:

   (a) Sanitary waste discharge from on site septic systems shall not exceed equivalent discharge from one single family dwelling unit per acre;
   (b) Street salt storage and loading sites;
   (c) Solid waste disposal facilities.
   (d) Underground storage of fuel or fuel transmission pipes unless special provisions are made, acceptable to the Commission, to prevent fuel spillage.
   (e) New or enlarged fertilizer storage facilities.

42.03 EVALUATION PROCEDURE

The evaluation of any proposed project shall follow the Site Plan Approval Requirement (Section 55) of the Code and in addition to those requirements shall be accompanied by a written report detailing:

1. The composition and quantity of any proposed non-residential waste to be generated, including fly-ash, and the proposed method of disposal of such waste outside the aquifer protection area.
2. Composition and quantity of any hazardous materials, including but not limited to those defined as hazardous waste in the definitions in this Code, that are proposed to be handled, transported, stored or discharged to the air or ground at the proposed site of development.
3. The local Health Department's evaluation of the proposed activity.

SECTION 44 SPECIAL EXCEPTIONS

44.01 PURPOSE

The development and execution of a comprehensive Zoning Code are based upon the division of the City into zones, with which the use of land and structures and the bulk and location of structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses and features which, because of their unique characteristics, cannot be distinctly classified or regulated in a particular zone or zones, without consideration in each case of the impact of such uses and features upon neighboring uses and the surrounding area compared with the public need for them in particular locations. Such uses and features are, therefore, treated as Special Exceptions.

44.02 REQUEST FOR SPECIAL EXCEPTIONS

Applications for the grant of Special Exceptions shall be filed with the Commission on forms provided therefore. The applicant shall submit plans and other data required in Section 44.03, and shall be consonant of the Commission's findings criteria in Section 44.04.

44.03 SUBMISSION REQUIREMENTS

Each application for a Special Exception shall be submitted to the Commission at least ten (10) days prior to a regularly shceduled meeting and shall be accompanied by such fee required to cover the cost of advertising and sending notices in connection with the application. The Applicant shall furnish as part of such application the following:

44.03.01 SITE PLAN

Site Plan as specified in SECTION 55.
Site Plan Approval Requirement.

44.04 FINDINGS

A Special Exception may be granted when the Commission makes findings on:

44.04.01 COMPLIANCE WITH CITY PLAN

The proposed use is consonant of the Plan of Development for physical development of the City, as embodied in the Zoning Code and in any Master Plan or portion thereof adopted by the Commission; and

44.04.02 ADVERSE EFFECTS

The proposed use will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the use or development of adjacent properties or the general neighborhood; and

44.04.03 VISIBILITY AND ACCESSIBILITY
The proposed use will not preempt frontage on a major highway in such a manner so as to substantially reduce the visibility and accessibility of an interior commercial area zoned or proposed for commercial use which is oriented to the same highway; and

44.04.04 TRAFFIC MOVEMENT
The proposed use will not impair the movement of through traffic along the adjoining thoroughfare through congestion and reduction of street capacities or through storage or back up of vehicles in the public right-of-way while awaiting service on the subject site; and

44.04.05 ORDERLY DEVELOPMENT
The proposed use will not result in a fragmentation of the development pattern, thereby creating unnecessary additional points of vehicular conflict with the adjoining highway and adversely affecting the orderly development of surrounding neighborhoods; and

44.04.06 PROPERTY VALUES AND CHARACTER
The proposed use will not tend to depreciate property values and the character and extent of development of adjoining properties; and

44.04.07 PARKING AND LOADING
The proposed use will provide off-street parking and loading facilities in accordance with Section 40 of the Zoning Code; and

44.04.08 COMPLIANCE WITH STANDARDS
The proposed use will meet all the standards set forth herein and set forth in Section 44.08 of the Zoning Code for the type of Special Exception being requested.

44.05 PUBLIC HEARING
The Commission shall hold a Public Hearing in accordance with the requirements of the General Statutes and those of Section 48.03.05, Zoning Application Signs.

44.06 COMMISSION ACTION
The Commission shall act on applications in accordance with the General Statutes.

44.06.01 TIME LIMITATIONS
(amended) A Special Exception shall be valid for a period of one (1) year, unless a longer time period is specifically established herein. The authorized
5/1/86 activity must start during the time period as indicated by the granting of a building permit if building(s) are involved. Such exception shall continue in force and in effect if a building permit for such erection or alteration is started within said period. A renewal of said exception may be granted for one additional time period, equal to the original, without a complete new application or public hearing provided the Commission finds that all requirements continue to be met. However the Commission shall show in its record that it has reviewed an application for renewal of the specified Special Exception and that all appropriate provisions and findings are reaffirmed.

44.07 VIOLATION OF SPECIAL EXCEPTIONS

Whenever the Commission shall find, in the case of any Special Exception heretofore or hereafter granted pursuant to the provisions of this section, that any of the terms, conditions, or restrictions upon which such permit was granted are not being complied with, the Commission may rescind and revoke such permit after giving due notice to all parties concerned. Violation of Special Exception shall constitute a violation of the Zoning Code.

44.07.01 TERMINATION OF GRANTED SPECIAL EXCEPTION USE

In the event a Special Exception land-use is terminated and a proposed new use is not 'use by right' as currently zoned, application may be made to the Commission for approval of a substitute use for the facility. In its evaluation the Commission may hold a public hearing and shall consider the similarity of the proposed new use to the terminated Special Exception use.

44.08 STANDARDS FOR SPECIAL EXCEPTION

A petition for use of property subject to standards set forth herein shall be filed in accordance with the provisions of Section 44.02 and shall be subject to approval by the Commission unless specifically specified otherwise.

44.08.01 AMBULANCE SERVICE

Ambulance service uses are permitted subject to the regulations of the zone in which they are located in addition to the conditions hereunder:

A. No advertising or signs containing more than two (2) square feet in size shall be maintained on the premises where such ambulance service is being conducted or be attached to, or painted on the building in which such service is conducted.

B. The outward appearance of such building shall be substantially in conformity to the general characteristics of the surrounding neighborhood.

C. The nature and development of surrounding property; the proximity of churches, schools, hospitals, public buildings, or other places of public gatherings, the sufficiency in number of other such services in the City of Middletown; the health, safety and general welfare of the people should be considered.

44.08.02 CHILD CARE FACILITIES

Child care facilities are permitted subject to the regulations of the zone in which they are located and in addition to the conditions hereunder.

A. Provide at least thirty-five (35) square feet of interior play space per child;

B. Provide at least on hundred (100) square feet of exterior play space per child;

C. Noise and all other possible disturbing aspects connected with the operation of such use shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use of properties or streets in the surrounding area;

D. School buses shall be garaged or stored in an enclosed area, properly screened and to the rear of the main building only.

E. There shall be buffering between outdoor play areas and parking adjacent to industrial or commercial uses.

F. A child care facility may include a residential unit for the owners/operators own use.

addition 2/1/85

44.08.03 EDUCATIONAL PUBLISHING ORGANIZATION USES

Educational Publishing Organization Uses are permitted subject to the regulations of the zone in which they are located, in addition to the conditions hereunder:

A. Operations are primarily editorial and administrative in its character;

B. Operations shall not be used for final production or manufacturing of finished products, printed or otherwise, or as a retail outlet for any products;

C. Operations shall not produce any activities which would create any noise or nuisance at any time;

D. That the location for educational publishing organization uses are located to conform to the following minimum requirements:

LOT AREA: Five (5) acres;
YARDS: One hundred (100) feet in the front yard; side yards shall each be seventy-five (75) feet; rear yard one hundred (100) feet.

44.08.04 FRATERNITY AND SORORITY USES

Fraternity and Sorority uses are permitted subject to the regulations of the zone in which they are located:

A. That the maximum density shall not exceed thirty-five (35) persons per acre.

B. That the location for fraternity and sorority uses are located to conform to the following minimum requirements:

LOT AREA: Twenty thousand (20,000) square feet;
YARDS: Forty (40) feet from the front property lines; the side yard twenty-five (25) feet; rear yard twenty-five (25) feet.

44.08.05 GOLF COURSE, COUNTRY CLUB, PRIVATE CLUB, SERVICE ORGANIZATION, INCLUDING COMMUNITY BUILDING AND SIMILAR RECREATIONAL USES. Privately owned and/or operated, are permitted subject to the regulations of the zone in which they are located in addition to the conditions hereunder;

A. That the proposed use will not constitute a nuisance because of noise, traffic, number of people or type of physical activity.

B. That the only provision for food, refreshment and/or entertainment is for club members and their guests.

44.08.06 HOSPITAL AND MEDICAL AND DENTAL CLINIC USES

A. The location of the facility shall be compatible with the neighborhood in terms of traffic, noise, and number of patients/clients cared for. The facility shall also be compatible with its setting in scale, material, and design.

B. That the site location for hospital, medical and dental clinic uses are located to conform to the following requirements:

HOSPITAL
LOT AREA: Five (5) acres;
FRONTAGE: Two hundred (200) feet;
YARDS : Fifty (50) feet from the front property line; each side yard shall be three (3) times the height of the tallest building located on the lot which is proximate to the side yard, but no less than seventy-five (75) feet; rear yard one hundred (100) feet.

MEDICAL AND DENTAL CLINIC
LOT AREA: Forty thousand (40,000) square feet;
FRONTAGE: Two hundred (200) feet;
YARDS : Forty (40) feet from the front property line; the side yard shall be two (2) times the height of the main buildings but not less than fifty (50) feet; rear yard fifty (50) feet.

44.08.07 HOUSING FOR ELDERLY OR PHYSICALLY HANDICAPPED PERSONS USES are permitted subject to the regulations of the zone in which they are located in addition to the conditions hereunder:

A. That the maximum density shall not exceed thirty-five (35) persons per acre;

B. That the location for housing for elderly or physically handicapped person uses are located to conform to the following minimum requirements:
YARDS: The side yard twenty (20) feet; rear yard twenty (20) feet;

C. Storage of a stock in trade or sale of commodities on the premises shall not be permitted;

D. That no name plate or sign shall exceed one hundred (100) square inches in area.

44.08.08 PROFESSIONAL AND BUSINESS OFFICE USES

A. Professional and business office uses shall be limited to accountants, architects, engineers, dentists, physicians, podiatrists, chiropractor, lawyers, real estate and insurance agents, psychologists, osteopaths, surveyors.

B. The proposed location shall not constitute the first non-residential use on a street within an individual block.

44.08.09 NEIGHBORHOOD STORE USES are permitted subject to the regulations of the zone in which they are located in addition to the conditions hereunder:

A. A neighborhood store shall provide only limited convenience goods and services, such as groceries and related goods; baked goods, drugs or cosmetics; barber or beautician services; self-service laundry (which is closed between the hours of 10 PM to 7 AM); tailoring, shoe repair; tobacco or news; and accessory uses, customarily incidental thereto shall occupy no more than twenty-five (25) percent of the gross floor area of the establishment;

B. The Commission shall find that space for such use is not available in nearby areas which are zoned for business, and that such new use or expansion of an existing use is necessary to serve the immediate neighborhood adequately with convenience goods or services; hereinabove described, giving due consideration, among other things, to the

character of the neighborhood, the density of development, the shopping habits of neighborhood residents, and the availability of public and private transportation. The clustering of two or more uses of diverse types, rather than scattering of such uses, shall generally be regarded as an advantage, but the existence of a use of the same type as one which is proposed shall require a more extensive showing of necessity for the proposed use. As a general rule, clustering of uses shall not exceed then thousand (10,000) square feet of net floor area for all uses in a cluster;

C. The net floor area used for sales or other business purposes in any establishment (excluding space used for storage and similar purposes) shall not exceed one thousand five hundred (1,500) square feet;

D. Business shall be conducted, including storage of goods, materials or equipment in a fully enclosed building;

E. That no name plate or sign shall exceed one hundred (100) square inches in area;

F. Establishment of the "drive-in" type, offering goods or services directly to customers waiting in parked vehicles shall not be permitted.

44.08.10 NATURAL RESOURCE EXTRACTION

A PURPOSE OF REGULATIONS
To provide for (1) safe and orderly surface extraction of natural resources including: topsoil; peat; sand; gravel; clay; stone; ores; metals and minerals and (2) to provide a mechanism to assure the application of Code requirements related to the "Soil Erosion and Sediment Control Act" for land uses that have no actual construction involved and (3) for the reclamation, or restoring, of the land after extraction has taken place. (Note: See Sec. 10.09 Environmental Responsibility in Zoning Code for P.A. 83-388 "Soil Erosion and Sediment Control Act.)

B APPROVAL REQUIRED
No extraction shall be undertaken, unless herein specifically exempted, until approval of the Commission has been given.

C EXCEPTIONS TO THESE REGULATIONS
Activities involving the removal or extraction of surplus topsoil, peat, sand or gravel for legitmate agriculture, construction or landscaping operations need not comply with the provisions of this section.

D EXTRACTIONS LEGALLY UNDERWAY AT TIME OF THESE REGULATIONS

Operations involving natural resource removal legally in existence at the time of passage of these regulations may continue for a maximum period of one year. During that time application for Commission approval shall be made following these regulations. Operations for which approval application is not made and received shall be in violation of this Code.

E PROCEDURE

The extraction proponent shall file an application to the Commission including required fee and compliance assurance. The Commission shall hold a public hearing on the application following procedures set forth in the General Statutes.

F APPLICATION

Twenty identical copies of an application shall be submitted consisting of text and graphic material setting forth the proposal for extraction and reclamation, in terms of criteria set forth herein, for a proposed operating site. Each non-contiguous proposed operating site requires a separate application.

Graphic material shall include maps which meet the specifications of Section 55 Site Plan Approval Requirements of this Code and other information required in these regulations. The site shall be shown on the City's map titled, "Topography Map of the City of Middletown, CT Showing Drainage Systems and Inland Wetlands Superimposed" at the scale of 1" = 100', date of photography April 17, 1980, or a later revision.

If necessary the contours shown in the City Map shall be corrected to reflect the current status from a field survey made by a CT registered land surveyor. The property boundary shall be drawn to the accuracy of Class A-2 as recommended by the Connecticut Association of Land Surveyors, Inc. as stated in that organization's most recent publication.

Photographs may be included, both vertical and oblique, annotated to show significant information.

The graphic presentation shall clearly show the conditions which exist at the time of an application including water course and impoundments, roads, buildings, wells, and construction, utility lines and right-of-ways and areas intended to be disturbed outlined in acre units. The proposal for reclamation, or restoring, of and land after extraction has taken place shall be clearly shown. Information may be shown on separate maps for clarity, if necessary.

The ownership of all parcels proposed to be involved in extraction and the ownership of all contiguous parcels shall be shown.

G CRITERIA DURING EXTRACTION

(a) At no time shall resource removal take place nearer than fifty feet to a street line or a perimeter property line except where the existing grade is above the grade of the abutting street or property.

(b) No physical damage shall be inflicted to adjacent public or private property.

(c) Proper drainage shall be maintained throughout the project area during the entire operation.

(d) Excavations of more than six feet in depth within a 1000 foot distance of a residence shall be fenced with woven wire or similar material not less than four feet high.

(e) Roads, storage areas and yards within 500 feet of a residence or public street shall be paved, treated or watered so as to minimize dust. Access routes over public streets to excavation areas shall be selected to minimize intrusion into residential neighborhoods.

(f) Equipment used in an extraction area shall be maintained and operated in such a manner as to minimize noise, vibration, smoke and dust.

(g) No waste products or process residues from an extraction area shall be disposed of in any stream or other natural drainage system without proper approved treatment.

(h) Overburden shall be stockpiled in rows or concentrated piles and stabilized in an acceptable manner so that it does not become a source of dust beyond the applicant's property.

(i) No overhanging banks shall be created during the extraction process.

(j) No stone crusher or other machinery not required for actual extraction shall be used except in an Industrial Zone.

H CRITERIA FOR RECLAMATION

Disturbed areas shall be reworked and graded to a rolling topography with no slope greater than two feet horizontally to one foot vertically and conditioned to make suitable for productive use including forestry, grazing, cropping, wildlife, recreation and building sites according to an approved reclamation plan which shall include placement of vegetation species as practical as determined with the aid of the Soil Conservation Service.

The process of reclamation shall proceed concurrently where feasible or immediately following the completion of the extraction activity in an orderly manner.

I COMPLIANCE ASSURANCE

Approval shall not become effective until the applicant has provided a surety bond of $5,000 for each acre, or portion of an acre, of land to be disturbed by extraction or storage of soil or rock material. This bond shall be issued by a company located in Connecticut. The bond shall guarantee to the City of Middletown, as determined by the Commission, that upon termination of the extraction operation the surface of land shall be restored in conformity with the approved reclamation plan. Upon such satisfactory reclamation, as approved by the Commission, the bond shall be released to the applicant.

Any required report or the extension of a project approval period shall include assurance that any required bond is still in effect. The insurance company shall notify the City of Middletown in the event a surety bond is terminated for any reason other than Commission approval.

J BASIS FOR APPROVAL OR DENIAL OF APPLICATION

The Commission may approve an application upon finding that: (a) the requirements of the regulations set forth herein will not be violated by the proposed operation; (b) the applicant shall correct any and all violations and incomplete work remaining from any prior authorized activities.

In its evaluation of an application the Commission may consult with persons and/or agencies with specialized knowledge or authority in the field of natural resource removal and the restoration, reclaiming the reuse of areas disturbed by such removal.

K APPROVAL TIME PERIOD

(a) Approval for extraction of natural resources may be granted for a length of time not to exceed two years.

(b) Upon application of the petitioner extension of an approval period may be granted for one additional time period, equal to the original, without a complete new application by the petitioner.

L APPLICATION FEE

Application fee shall be $100.00 multiplied by the number of acres, to the nearest whole acre, proposed to be disturbed by extraction or storage of soil or rock material as established for Compliance Assurance for up to ten (10) acres. The fee for areas beyond ten acres shall be $50.00 per acre up to twenty acres. The fee for more than twenty acres shall be $25.00 acre.

The application fee shall be for the time approval period established and each application or extension shall require a separate fee.

44.08.11 PUBLIC UTILITY BUILDINGS AND STRUCTURES

A. The proposed facility is needed to provide service to the public.

B. The facility and its accessory elements shall be sited in accordance with the regulations of the zone in which it is located or as modified to minimize any adverse impact on the existing community in which the facility is proposed to be located.

C. Facilities included in the Public Utility Buildings and Structures category include: buildings for housing of switching equipment; parking and enclosures for service vehicles; indoor and outdoor storage areas for equipment and material; buildings for personnel offices related to the utility services being provided by the installation and related off-street parking.

The above use is permitted in all zones as a Special Exception Use in Item 60.02.11. (Effective 1/25/89)

44.08.12 DRIVE-UP FACILITIES

Drive up banks and car wash facilities require off-street approach lane of 200 feet for each teller window or wash stand not to conflict with parking spaces.

44.08.13 AUTOMOBILE FILLING STATION

Upon the findings, under the provisions of this section, by the Zoning Board of Appeals, and subject to the following regulations:

A. ENTRANCE DISTANCE REQUIREMENTS

No filling station shall have an entrance or exit for vehicles on the same side of the street within one hundred (100) feet of a residential zone; nor shall any part of such gasoline filling station have an entrance or exit for vehicles within four hundred (400) feet along the same side of a street of any school, public playground, the entrance to a public park or cementery, church, hospital, public library or institution for dependents or for children, except where such property is in another block or on another street which the lot in question does not abut; nor shall it be permitted unless said use adjoins a highway with a minimum right-of-way of sixty (60) feet;

B. SITE DEVELOPMENT STANDARDS

No automobile filling station shall be erected or constructed unless such station meets the following requirements and standards;

Minimum distance between any two automobile filling stations: 1,000 feet;

Minimum lot area: 10,000 square feet;

Minimum frontage: 100 feet;

Minimum distance of driveways from property lines: 10 feet;

Minimum width of curb cuts or driveway width: 40 feet;

Minimum distance of driveways from right-of-way intersection: 20 feet;

Minimum setback of service building from all street right-of-way lines: 35 feet;

Minimum setback of pump islands from all right-of-way lines: 10 feet;

Paving and curbing: entire area shall be paved with a permanent surface of concrete or asphalt; a raised curb of not less than six (6) inches in height shall be constructed along the entire street property line except for driveway openings; sidewalks as required by City regulations shall be installed.

44.08.14 AUTOMOBILE FILLING STATION WHEN IT IS AN INTEGRAL PART OF A MAJOR SHOPPING AREA OR MAJOR PARKING FACILITY

Upon the findings, under the provisions of this Section, by the Zoning Board of Appeals, and subject to the following regulations:

A. Is contained in a structure limited in size to two (2) supply storage space;

B. Is limited in function to dispensing gasoline, oil, grease, anti-freeze, tires, batteries and automobile accessories directly to motor vehicles and to washing, polishing and servicing motor vehicles only to the extent of installation of the enumerated items;

C. Does not rent or sell motor vehicles, trailers or general replacement parts; does not overhaul, tune up or repair motors or bodies, does not provide brake relining service, wheel alignment, upholstery work, auto glass work, painting, welding, tire re-capping or auto dismantling;

D. Parks no vehicles, being serviced or stored for customers, on streets, alleys, public sidewalks or public park strips;

E. Need not be enclosed except be provided with barriers of such dimensions that occupants of adjacent and facing residential structures are not unreasonably disturbed, either by day or night, by the movement of vehicles and light facilities are so arranged that they neither unreasonably disturb occupants of adjacent residential properties nor interfere with traffic;

F. When such use occupies a corner lot, the ingress or egress driveways shall be located at least thirty (30) feet from the intersection of the front and side street lines of the lot, and such driveways shall not exceed twenty-five (25) feet in width;

G. Gasoline pumps or other service appliances shall be located on the lot at least twenty (20) feet behind the building line; and all service, storage or similar activities in connection with such use shall be conducted entirely within the premises;

H. Shall be limited to one (1) pole sign within property line; no signs and displays shall be attached to the walls of the building and shall not project greater than twelve (12) inches;

I. Minimum distance between any two (2) automobile filling stations shall be one thousand (1,000) feet;

J. Shall be permitted only in zones indicated in Section 61 of this Code.

44.08.15 Eleemosynary and philanthropic institutions, subject to the following minimum area, frontage and setback requirements:

A. Total area: 25,000 square feet;
B. Frontage : 150 feet
C. Yards : 35 feet from the front property line;

Each side yard shall be two (2) times the height of the tallest institutional building located on the lot which is proximate to the side yard and the rear yard shall be forty (40) feet.

44.08.16 Junkyards and building materials salvage yards, subject to the following regulations:

A. Shall be located on a site not less than one (1) acre;
B. Be enclosed by wall of brick, stone or other suitable material as determined by the Board, not less than eight (8) feet in height;
C. The front wall shall be located on the building line but not less than thwenty-five (25) feet from the front lot line;
D. The front yard shall be open and unobstructed except for the off-street parking of private automobiles only.

44.08.17 Motel, Tourist Court and Auto Lodge, subject to the following regulations:

A. Not more than twenty-five (25) percent of the net area of the lot may be covered by buildings;
B. All parking areas and driveways shall be paved with concrete or asphaltic surfacing;
C. Shall not have dwelling units closer to the highway right-of-way than fifty (50) feet;
D. Shall not permit more than ten (10) percent permanent occupancy;
E. Shall comply with all area and yard requirements prescribed for such uses in the zone in which located;
F. No vehicular entrance to, or exit from any motel, or motor hotel, wherever such may be located, shall be within two hundred (200) feet along streets from any school, public playground, church, hospital, library or institution for dependents or for children, except where such property is in another block or another street which the premises in question do not abut;
G. All areas not used for access, parking, circulation, buildings and services shall be completely and permenently landscaped and the entire site maintained in good condition;
H. Any enlargement or extension to any existing motel or motor hotel shall require application for a Zoning Certificate, as if it were a new establishment.

44.08.18 Ready-mixed concrete plant, subject to the following regulations:

A. Shall be located on a site not less than one (1) acre;
B. The plant shall not be located less than two hundred (200) feet from a residential use nor less than one hundred (100) feet from any other uses;

C. All materials shall be so enclosed as to eliminate air pollution beyond the limits of the lot on which the operation is located;

D. The front wall or fence shall be located on the building line but not less than twenty-five (25) feet from the front yard shall be open and unobstructed, except for the off-street parking of private automobiles only.

44.08.19 Restaurant or Lunchroom, subject to the following conditions:

A. It shall be clearly demonstrated by the Applicant, that such use is necessary for the service and convenience of the employees of the industrial zone in which it is located; is designed primarily for the service of employees in the zone, and will not constitute a nuisance to uses in the zone or any adjacent zone because of the generation of traffic, noise, odor or other factors;

B. Business shall be limited to the dispensing of food, normally associated with lunchrooms;

C. Each lunchroom, together with the prinicipal use of the lot, shall be located in a lot having a minimum of two hundred (200) foot frontage on a primary industrial road, arterial road, or major highway, and shall be conveniently and centrally located in relation to the industrial area intended to be served.

D. No lunchroom in the zone shall be located within two hundred (200) feet of any residential zone;

E. No curb service or service through outside windows shall be permitted.

44.08.20 Taxi Cab Stand, subject to the following regulations:

A. All parking areas and driveways shall be paved with concrete or asphaltic surfacing;

B. Shall have ingress and egress driveways and shall not permit backing onto adjacent roadways;

C. Shall park vehicles and operate entirely within said lot;

D. No servicing of taxicabs shall be permitted on the premises such as dispensing gasoline, oil, etc.

44.08.21 Multi-Family Dwellings containing three (3) or more dwelling units subject to the following regulations:

A. Streets shall be so designed as to discourage through traffic on the site.

B. Parking spaces shall be within one hundred fifty (150) feet of any commonly used entrance way for such dwelling units.

C. Buildings shall be so designed as to avoid monotonous patterns of construction or repetitive spaces or modules between buildings.

D. Access and circulation ways shall be designed to permit fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries and snow removal to operate in a safe and efficient manner.

E. The Commission may require the street system to connect two (2) or more existing abutting streets in order to provide for a safe and efficient area circulation system except where topography or other physical considerations do not permit such streets or where such street connections would adversely affect the area.

F. Usable open space (as defined in Item 16.21.01) shall be provided at the ratio of 400 square feet for each bedroom in the project or each unit without separate bedrooms. The open space shall be in a square configuration. The open space shall be equipped with recreational equipment specifically related to the proposal occupancy of the units, i.e. benches, game tables, sand boxes, swings, climbing apparatus etc.

G. Structures existing prior to 1976 may be converted to multi-family dwellings without providing the open space required for new structures.

H. For any proposed development over fifty (50) dwelling units feasibility information shall be submitted citing the need for the proposed development in terms of the housing supply and estimated demand. Information submitted shall include:
   (a) The proposed rental schedule
   (b) The income levels of proposed occupants.

I. Parking arrangement as required in Section 40.

44.08.22 CONVERSION OF EXISTING RESIDENTIAL BUILDING TO A DIFFERENT NUMBER OF DWELLING UNITS

(A) In addition to site plan requirements specified elsewhere in this Code the applicant shall submit preliminary drawings, prepared by a registered architect, showing the building plans and elevations as currently existing and as proposed after conversion.

(B) Off-street parking shall be provided in accordance with Section 40 of this Code as per specific spaces required for Urban Living Units.

(C) Requirements of the zone in which the building is located may be waived by the Commission if not specifically included herein above.

(D) Any proposed new addition to be constructed as part of the conversion proposal shall be limited to twenty-five percent of the gross floor area of the old existing building.

44.08.23 ALCOHOLIC LIQUOR PACKAGE STORE
are permitted uses only in B-1 and B-2 Zones subject to all regulations of those zones and:

A. Building and site shall meet criteria of the Connecticut Liquor Control Commission for Package Stores.

B. The entrance to the building shall be not less than fifteen hundred feet, measured in a direct line, from the entrance of any other Package Store.

44.08.24 Automobile, Truck, Trailer, Farm Implements and Similar Automotive Equipment Sales, new and used, and closely associated service facilities as part of the sales operation may be a permitted use in an I-2 Zone under the following conditions:

A. Site shall front on and have direct access to, a State Highway.

B. Lot area shall be one acre or more.

C. Lot frontage shall be two hundred (200) feet or more.

44.08.25 Bustop Passenger Shelters

(1) Shall be proposed by the Middletown Transit District.

(2) Shall not include any signs not directly related to the bus system unless located in a zone which permits outdoor advertising signs.

44.08.26 HISTORIC AND\OR ARCHITECTURAL PRESERVATION SITE AND STRUCTURES.

A. The site, building or structure proposed shall be included in the Middletown Survey of Historical and Architectural Resources conducted by the Greater Middletown Trust, dated 1979, as either inventoried or notable buildings. (Effective 8\1\84.) Other buildings and structures may apply under this section provided that it is determined by the Greater Middletown Preservation Trust, or another qualified professional selected by the Commission, that the building meets the survey criteria and that the proposed reuse is compatible with the historic character and fabric of the building. (Amended effective 10\15\90)

B. Permitted use of a site and structure shall be harmonious with the physical characteristics and originally designed use of the structure: i.e. a structure designed for a residence may be used as an office.

C. A written agreement shall be filed with the Commission stipulating that the exterior of the structure and the site will be restored and maintained in accordance with the historic time period the structure is identified.

D. In the event the proposed historic preservation structure is located in a fire district with which its materials of construction are incompatible application, via the Commission, shall be made to the legislative

body to change the boundaries of the fire district so that the Historic Preservation Zone is designated as outside fire limits in terms of the State Building Code. The proposed Historic Preservation structure shall not be less than thirty (30) feet from any structure in a contiguous fire district.

E. Off-street parking requirements for architecturally and historically significant buildings with adaptive uses may be modified when a proponent can show (a) needed off-street parking is or could be available in the vicinity and; (b) the economic feasibility of the project depends on the waiving of some or all of the off-street parking requirements.

F. All proposals under this category shall submit a narrative, and for major projects architectural renderings, explaining how the applicant intends to renovate and preserve the historic facade and overall historic character of the building. All proposals may be referred to the Middletown Preservation Board for review and comment. The Preservation Boards comments shall be purely advisory. (Added effective 10\23\91)

44.08.27 <u>REAR LOTS</u>
are a Special Exception use provided that the applicant shall prove to the satisfaction of the Commission that the land characteristics and physical site conditions make such rear lot development practical, reasonable and desirable; and that such rear lot development will be in harmony with the purpose and intent of the Plan of Development and will comply with all applicable codes, regulations, and ordinances and shall meet the following specific requirements:

A. Be located in a residential zone with a R prefix.

B. Be used only for a single family residence.

C. Not less in area than twice the required size of a lot for the zone the proposed rear lot is located in except that no rear lot must be greater than 80,000 square feet.

D. An access strip, in the same ownership as the rear lot, shall have a width not less than twenty-five feet on a City street.

E. Not be separated from a City street by more than the depth of one front lot which is not less than the size of a lot required by the Code.

F. The shape shall be that a rectangle the required size of a front lot shall generally fit within the proposed rear lot configuration.

G. For building yard requirements the property line closest to the City street from which access is obtained, not including the access strip, shall be designated as the front line.

H. Set-back requirements shall be twice those required in the zone for standard lots.

I. There shall not be more than two access strips adjacent to each other.

J. No non-conforming lot shall be created as a result of a proposed rear lot particularly in terms of remaining City street frontage and area.

K. Dwellings shall be connected to City water and sewer facilities, when constructed, if those facilities are not available the Department of Health must approve the proposed lot for an on site well and septic system prior to the lots approval by the Commission.

L. The grade of the access strip shall not be more than four percent for a distance of fifty feet from the City street.

M. Electric and other utility service lines shall be placed underground if they are underground along the City street.

44.08.28 TWO (2) FAMILY OR SINGLE FAMILY DWELLINGS ON LOTS OF RECORD IN AN RPZ ZONE

(a) A two (2) family dwelling may be constructed on any lot of record in an RPZ zone provided that:

A) The lot has a frontage of at least fifty (50) feet. (Revised effective 11\1\88.)
B) The lot has an area of at least 7500 square feet.
C) The lot is served by City water and sewer.

(b) Where the applicant shall prove to the satisfaction of the Commission that the land characteristics and physical site conditions make such development practical, reasonable and desirable and such development will be in harmony with the purpose and intent of the Plan of Development and shall comply with all other applicable codes, regulations and ordinances, the Commission may approve two (2) family or single family dwellings on any lot of record in an RPZ zone having no frontage or less than fifty (50) feet of frontage, provided that:

A) The lot has an area of at least 7500 square feet.
B) The lot is served by City water and sewer.

C) If the lot has no frontage on a public street, it shall have a permanent recorded easement at least 25 feet in width which provides unrestricted access by foot and by vehicle to a public street.

D) In no event shall any such lot have less than 25 feet of frontage on a public street or, in lieu thereof, a 25 foot permanent recorded easement providing unrestricted access by foot and by vehicle to a public street.

(Amended effective 6\30\92)

44.08.29 CARE\NURSING HOME AND COMMUNITY RESIDENTIAL TREATMENT FACILITY USES

A. The location of the facility shall be compatible with the neighborhood in terms of traffic, noise, and number of patients\clients cared for. The facility shall also be compatible with its setting in scale, material and design.

B. Each applicant must submit a description of its purpose and patient\client group.

C. All care\nursing homes and community residential treatment facility uses must connect to public water\sewer.

D. The site of the care\nursing home or community residential treatment facility must conform to the following requirements:

LOT AREA: 500 square feet per person.
FRONTAGE AND YARDS: Same as in Residence zone which determines the lot area.

44.08.30 ROOMING HOUSE\BED AND BREAKFAST USES

A. The facility must connect to public water and sewer.
B. The size of the rooming house\bed and breakfast must conform to the following requirements:

ROOMING HOUSE LOT AREA: 1,000 square feet per person
BED AND BREAKFAST LOT AREA: 2,000 square feet per rented room
FRONTAGE AND YARDS: Same as in Residence zone which determines the lot area.

In order to limit the intensity of the use in an RPZ zone this use is restricted to legal lots of record with less than 10,000 square feet and further the home must be owner occupied and of a bed and breakfast character, as defined below. Also, no bed and breakfast shall be within 1000 feet of another bed and breakfast facility and no special exception application for a bed and breakfast facility shall be considered by the Commission unless it is within 2000 feet of the perimeter of a private college or university.

Bed and Breakfast Character is defined as: An owner occupied private residence containing no more than five (5) guest rooms with a maximum of two persons per room for lodging by pre-arrangement for periods not to exceed two (2) consecutive weeks and providing for only breakfast.

In order to maintain this character the following must be complied with:

a.) The bed and breakfast must maintain the appearance of a residential dwelling.

b.) The signage shall be kept to a minimum and in no case shall exceed 8 square feet.

c.) All applicable state and local codes and ordinances must be complied with or the special exception use shall be revoked in accordance with Section 44.07 of this code, and

d.) In order to insure compliance, the owners of such facility must annually, on or before February 1, obtain a permit from the Zoning Enforcement Officer. Prior to issuing said permit the enforcement officer shall request reports from officials charged with the enforcement of Health, Fire and Building Codes. Also the owner shall provide the ZEO with a written statement that he\she is in compliance with all Special Exception criteria.

(Amended effective 8\8\90.)

44.08.31 Housing for low and moderate income persons and families on land made available through the operation of P.A. 88-290 shall be permitted under the following circumstances:

a) Any land involved in a proposal shall be owned by the state and controlled by the state Department of Housing.

b) The permitted density for a project shall be decided by the Commission on a project by project basis.

c) The site plan of a proposed project shall be prepared in accordance with the Zoning Code Section 55 Site Plan Approval Requirement.

d) Other requirements of the Zoning Code shall also apply to a project, including but not limited to, the Flood Area Management Regulations and the Protection of Water Sources Regulations.

(Effective 1\25\89)

44.08.32 SOLID WASTE DISPOSAL FACILITY AND AREA

(1) A Solid Waste Disposal Facility or Area shall meet all requirements of the Connecticut Department of Environmental Protection:

(2) The proponent shall submit the following information about the proposal:
   (a) The waste types and quantity to be handled at the facility and\or placed in the area;
   (b) Ground and surface water conditions;
   (c) Geology, soils, and topographic features;
   (d) Transportation methods and routes to the areas;
   (e) Procedures for leachate, gas and runoff control and for operation and monitoring of the facility;
   (f) The social, geographic and economic impact of the facility or disposal on the contiguous neighborhoods;
   (g) Potential nuisance conditions.

(3) Solid Waste Facilities shall not be allowed over an aquifer or at any location where they might adversely affect an aquifer.

(4) The Commission may require evaluation reports from relevant professionals, including but not limited to geologists, hydrologists, and soil scientists.

44.08.33 RETAIL SALES AND\OR RENTALS OF USED AUTOMOBILES

1. The site shall have a minimum frontage of 100 feet along a directly accessible state highway.

2. The site shall have a minimum area of 18,000 square feet.

3. In the event that abutting land(s) shall have building(s) thereon used for residential purposes, the facility shall be screened by appropriate plantings or fencing so as not to be visible from said building(s).

4. Automobiles shall be parked or stored on the site no closer than ten feet to any property line.

5. The facility shall be lighted in such a fashion that illumination is not directed onto abutting properties.

6. There shall be no use of an exterior sound system or paging system on the site.

7. It is the specific intention of this special exception that the use of the property as a used automobile retail sale and\or rental facility not be the first use of property for such purposes(s) within the general neighborhood. Accordingly, before any special exception may be granted, there must exist within a one-half mile

radius of the property lines of the property a facility which sells used automobiles and\or rents automobiles to the general public.

8. In order to limit the intensity of this use, there shall be no more than eight (8) cars displayed for sale on the site at any given time.

(Revised effective 2\1\92)

44.08.34 VETERINARY HOSPITALS\PRACTICE

1.) The site shall have a minimum of five (5) acres.

2.) The facility shall be lighted in such a fashion that illumination is not directed onto abutting properties.

3.) The location of the facility shall be compatible with the neighborhood in terms of traffic, noise and number of animals cared for. The facility shall also be compatible with its setting in scale, material and design.

4.) Noise and other possible disturbing aspects connected with the operation of such use shall be enclosed, screened or otherwise controlled to the extent that the operation of any such use shall not unduly interfere with the use of properties or streets in the surrounding area.

(Added effective 7\11\90)

44.08.35 CLUSTER DESIGN TO PRODUCE OPEN SPACE SUBDIVISIONS

PURPOSE:
The purpose of the open space subdivision provision in the Zoning Code is to encourage and allow for creative and more flexible site planning and building placement and more efficient and economical land development. Furthermore, the provision is designed to provide for greater open space preservation and the preservation and\or conservation and enhancement of the sites existing natural features and resources.

As a means of achieving the above stated purpose, variations in the existing regulations may be allowed. The following regulations and requirements may be varied or reduced:

1.) lot frontage (max 50 % reduction);
2.) lot area (max 50 % reduction);
3.) lot shape requirements;
4.) yard and setback requirements (max 50 % reduction);
5.) max. length -dead end streets (no greater than 2000 ft);
6.) sidewalk requirements.

PROCEDURE:
Applicants proposing open space subdivisions are strongly encouraged to meet with the Director of Planning and\or the Environmental

Planner to discuss which type of subdivision (open space or conventional) would be the most suitable for the area and consistent with the purposes of the city's regulations.

However, if the applicant proceeds with the open space subdivision option the Commission expressly retains the right to make the determination as to which type of subdivision would be the most suitable for the area and consistent with the purposes of these regulations.

Upon formal application to the Planning and Zoning Commission and a public hearing thereon, the Commission may grant special exception approval and subdivision approval of an open space subdivision.

In addition to the general special exception criteria in Section 44.04 of the Zoning Code, the Commission shall find, when applicable, the following:

1.) the specific purposes of the cluster design are being achieved;

2.) any and all impacts on natural environmental systems such as wetlands, aquifers, watercourses, and vegetative and wildlife communities have been minimized;

3.) there exists the presence of land characteristics which the commission considers favorable for development of an open space subdivision;

4.) the proposal will provide for future park and recreational areas including hiking trails;

5.) the proposal will not provide for buildings whose silhouettes interrupt the natural, unbroken flow and character of Middletown's ridgelines;

6.) To the maximum extent possible the proposal shall minimize excessive and poorly planned grading for streets and building sites; and

7.) the proposal will preserve and protect the city's natural environment by encouraging the permanent preservation of specific features and lands which, in turn, contribute to the stabilization and enhancement of residential amenities and values and the maintenance of the City's and the particular areas existing character.

REQUIREMENTS:

Plans and supporting materials shall be presented for the entire tract containing the information as specified in Section 4 of the Subdivision Regulations. The design of the open space subdivision shall be effectuated by a registered professional group of the following, but not limited to, Landscape Architects, Engineers, Land Surveyors, and environmental professionals. In addition to the requirements in the Subdivision Regulations formal submission of the proposal shall include the following:

1.) a city topography map for the area with the properties boundaries superimposed and highlighting areas exceeding 15 % slope, inland wetlands, flood zones, heavily wooded areas and other significant natural or man made features of the land;

2.) a concept plan on the "Topographic Maps of Middletown, Connecticut, Showing Drainage Systems and Inland Wetlands Superimposed" showing how the property could be realistically developed using the conventional method of subdivision design;

3.) A landscape plan for the entire development showing all features such as streets, sidewalks, trails, entrance structures, recreational facilities, etc. and sealed by a registered Landscape Architect as defined in Section 20-367 of the Connecticut General Statutes, Paragraph (3);

4.) A statement outlining the reasons why the developer believes that the intent of this regulation would be, or not be, satisfied by development as an open space subdivision.

STANDARDS:

1. The tract to be developed shall be not less than ten (10) contiguous acres and must be in a zone having an R prefix.

2. The tract shall be in a single ownership or consolidated into a single tract by a number of different owners by means of a binding agreement which will ensure the uniform treatment and implementation of an overall open space subdivision for the entire tract from the time of application and continuing thereafter.

3.) Rear lot frontage dimensions shall not be reduced and front yards shall not be less than 25 feet. The frontage of the entire tract on an existing street must be at least one hundred (100) feet.

4.) To provide a buffer between a open space subdivision and surrounding properties, no structure shall be located within 30 feet of the overall perimeter boundary. The buffer area shall adhere to the standards in the Subdivision Regulations.

5.) Proposed buildings shall be related harmoniously to each other, the terrain and to the use, scale and proportions of existing buildings in the vicinity that have a functional or visual relationship to the proposed buildings. The Planning and Zoning Commission may require that buildings be located at the edges of existing fields and open areas and within wooded areas so as to preserve the open character of a site.

6.) The total number of building lots in a open space subdivision shall be no greater than the number displayed on the concept plan (as required in Standards #2) displaying how the property could be developed with a conventional subdivision. The Commission retains the right to exclude lots from the concept plan which they feel are undevelopable. However, the commission may permit a reasonable density bonus equal to a percentage (5 % minimum) of the amount of lots derived in the lot credit calculation provided the required open space is increased by the same percentage.

EXAMPLE : A 20 lot open space subdivision with the required 33 % open space can derive 1 additional building lot (5 % of 20 lots) provided the required open space is increased to 38%.

7.) Where possible and in conformance with the Plan of Development public water and sanitary sewers are preferred. The applicant may use private well and septic systems or community septic systems if approved by the Health Director if it can be shown that the soils shall be suitable for long term disposal of sanitary waste effluent.

8.) Areas to be preserved and established as open space are to be in accordance with Section 5.17 of the Subdivision Regulations. In addition, land designated as "Open Space" in an open space subdivision shall a.) equal not less than thirty three (33%) percent of the total tract; b.) not include any stormwater detention or retention structures, and; c.) be linked with all building lots within the tract by pedestrian walks.

DESIGN CONSIDERATIONS:

The purpose of this section is to provide some guidelines for designing a open space subdivision over and above the regulations of the Zoning Code and the Subdivision Regulations.

The developer shall develop a design that portrays an interrelationship of the type of activity (residential and open space), the circulation (street and pedestrian paths), and the physical forms (residences and natural features) constituting the development.

The developer in order to produce an aesthetically pleasing design shall consider the following:

A. Eliminating constant front yard setbacks (staggering front yards instead) to avoid monotony; provide for a variegated character of the neighborhood;

B. Providing for scenic vista protection;

C. The provision of common driveways to reduce the amount of required site clearance and regrading

D. Utilizing open areas such as fields and meadows by integration of the same in the spatial design of the development;

E. Providing for artistically designed open space furniture and fixtures;

F. Providing for pedestrian paths, walking and exercising, with safety and handicapped accessibility in mind;

G. Providing for protection of water courses but designed as an integral part of the development;

H. Providing for effective buffering, but not obstructing scenic views;

I. Providing for maximum use of natural light and solar capabilities;

J. Providing for the maintenance of the visual integrity of hilltops and ridgelines by siting development so that building silhouettes will be below the ridgeline or hilltop or if the area is heavily wooded, the building silhouette will be at least 10 feet lower than the average canopy height of trees on the ridge or hilltop;

K. Create and maintain the concept of a New England green or "commons" area within the site.

This is an informative list only. The effective designer can produce much more.

(Added effective 6\1\92)

44.08.36 LARGE LOT ENVIRONMENTALLY SENSITIVE SUBDIVISIONS WHICH ALLOW PRIVATE ROADS

DEFINITION:
A Large Lot Environmentally Sensitive Subdivision (LLESS) is a subdivision with private roads in the R-45 and R-60 zones which consists of not more than 20 lots all of which meet all zoning and subdivision regulations with the exception of the specific provisions as articulated in this section.

PURPOSE:
The purpose of the LLESS provision in the Zoning Code is to encourage and allow for creative and more flexible site planning and building placement and more efficient and economical land development. Furthermore, the provision is designed to provide for greater open space preservation and the preservation and\or conservation and enhancement of the sites existing natural features and resources.

As a means of achieving the above stated purpose, variations in the existing regulations may be allowed. The following regulations and requirements may be varied or reduced:

1.) lot frontage (max 50 % reduction);
2.) lot shape requirements;
3.) rear yard setback requirements (max 50 % reduction);
4.) max. length -dead end streets (no greater than 2000 ft);

The primary objective of the LLESS is to allow a more environmentally sensitive approach to conventional land subdivision by allowing for the provision of private roads in the outlying rural sections of the city.

PROCEDURE:
The applicant shall follow the procedure as outlined in Section 44.08.35 of this Code. In addition to the general special exception criteria in Section 44.04 the Commission shall find that the proposal satisfies the criteria as listed in Section 44.08.35 Procedure with the exception of #1. In addition the Commission shall find that the specific purpose and design objectives of the LLESS are being achieved.

REQUIREMENTS:
The requirements for this proposal shall be those as articulated in Section 44.08.35 Requirements of the Zoning Code.

STANDARDS:
In addition to standards 2,3,4,5,6 in Section 44.08.35 Standards of the Zoning Code, the applicant shall adhere to the following:

1. The tract to be developed shall be not less than ten (10) contiguous acres and must be in an R-45 or R-60 zone;

2.) Areas to be preserved and established as open space are to be in accordance with Section 5.17 of the Subdivision Regulations. In addition, land designated as "Open Space" in an LLESS shall a.) equal not less than fifteen (15%) percent of the total tract, and; b.) be linked with all building lots within the tract by pedestrian walks.

3.) In order to insure fire safety residential sprinklers, as reviewed and approved by the Fire Chief for the particular district in which the subdivision is located, are required in all homes located within an LLESS.

4.) ***Private roads***
(a) The City of Middletown roads and walkway specifications shall not apply to this subdivision provided that the notices set forth in Exhibits A & B are within the Declaration of Covenants and Restrictions and affixed to the subdivision map. Further, the composition of such roadways shall be set forth in a narrative form by a registered engineer at the time of submission and such engineer shall certify to the Commission that such composition is a satisfactory composition for the subdivision as submitted.

EXHIBIT A

"The roadways are to be maintained by the Association. Middletown Fire and Police Departments strongly direct that the Association maintains these roadways for in the event that such Departments could not reach the site of an emergency because of improper maintenance, the responsibility of such failure would not be that of the Police or Fire Departments but rather the Homeowners Association."

EXHIBIT B

The roads shown hereon and designate as (street name) will be private roads to be owned and maintained by the adjacent property owners or an Association of such owners. The City of Middletown will not take ownership nor maintain these roads unless and until they are improved to meet the requirements of the City at no cost to the City.

(c) Private street construction shall be sufficient to safely and adequately carry potential future traffic which shall be determined on the basis of land areas to be served. The subbase shall consist of gravel, at least 12" in depth after compaction,

constructed on the prepared subbase. The gravel shall consist of sound, durable particles of bank or crushed gravel, free from soft, thin, elongated or laminated pieces and vegetable or other deleterious substances. The gravel shall meet grading "A" requirements (Conndot Form 813). The gravel shall be spread on the prepared subgrade and shall be bladed, dragged and scraped to conform to the required cross-section. All areas of segregated coarse or fine material shall be corrected or removed and replaced with well-graded material. On all road sections with grades less than 5% a base shall be placed upon the subbase of at least 3" after compaction of processed aggregrate. It shall be added to the 12" bank run gravel subbase. Said processed aggregrate to meet Connecticut DOT material standard for processed aggregrate. All road sections in excess of 5% shall receive a bituminous surface treatment to prevent erosion of the surface. Bituminous materials shall be selected from the following grades: Asphaltic Cutback MC-70 or MC-800; Tar RT-2, RT-4, or RT-6. The type of bituminous material to be used will depend upon the character and condition of the surface to be treated, and the season of the year in which the work is done. The bituminous material shall be applied at the rate of 3\4 gallon per square yard. Sand cover shall be spread to provide uniform application in an amount sufficient to prevent the bitumen from seeping off the surface. When the surface is in satisfactory condition, it shall be swept clean of all sand and foreign material and the second application of bituminous material shall be made at the rate of 1\4 gallon per square yard. Gravel shall be spread on the bitumen and rolled with a power roller weighing not less than 10 tons. The gravel for this surface treatment shall meet the following Grading Pass 1\2" 100%. Pass 3\8" 85-100%, Pass No. 4 5-30%, Pass No. 8 0-10%, Pass No. 100 0-1.5%.

Installation of the private road surface can be subject to inspection by the Department of Public Works and certification by a professional engineer licensed to practice in the State of Connecticut.

The <u>minimum</u> width of such roadways shall not be less than 18 feet.

<u>DESIGN CONSIDERATIONS:</u>

The design considerations that shall be considered for a LLESS are those articulated in <u>Section 44.08.35 Design Considerations</u> of the Zoning Code.

(Added effective 6\1\92)

44.08.37 LEAF COMPOSTING AREA

(1) A leaf composting area shall meet all the requirements of the Connecticut Department of Environmental Protection.

(2) The proponent shall submit the following information about the proposal:

(a) Estimate of the volume of leaves to be handled at site, including the approximate number of trucks exiting and entering the site daily;

(b) Facility site criteria, including acreage, drainage & slope;

(c) Site constraints, including name of adjoining properties, wells, septic systems, wetlands, flood plains, ground & surface water, and depth to bedrock;
(d) Explanation of the compost pad design and construction;
(e) Transportation routes, access and egress to site;
(f) Methods for drainage, erosion and sedimentation controls;
(g) Methods for wetting of the leaves;
(h) Procedures for operation and management of the facility;
(i) Hours of operation for the area;
(j) Potential nuisance conditions and procedures to mitigate such nuisances;
(k) Plan for use of the compost.

(3) The compost area will not be allowed within 200′ of surface water, 100′ from the property line, 250′ from neighboring buildings and shall have a minimum lot area of three acres.

(Added effective 6\30\92)

44.08.38 ADAPTIVE REUSE OF A STRUCTURE FORMERLY USED AS A PLACE OF CONGREGATION FOR MEMBERS OF A RELIGIOUS FAITH

Existing buildings used primarily as a place of congregation for members of a religious faith and having a minimum square footage of 2,000 square feet upon termination of their use as a place of congregation for members of a religious faith may by special exception be used for professional offices. Said structures are more commonly referred to as: churches, temples, synagogues, and meeting halls.

(Added effective 5\30\94)

SECTION 45 STREAMBELT REGULATIONS

45.01 Boundaries

Streambelts shall be all land so designated on a map prepared by the U. S. Department of Agriculture, Soil Conservation Service. The so designated streambelts have also been shown on the Zoning Map.

45.02 PURPOSE OF REGULATIONS

In Streambelts Components, as herein defined, no land shall be used or occupied, even as permitted in the zone in which such use is proposed, and no structure shall be erected or any change of grade or alignment made unless it is specifically authorized by the Commission. These regulations do not nor are they intended to, conflict with the regulations under the National Flood Insurance Program.

45.03 USES AND THEIR EVALUATION

In its evaluation for authorization the Commission shall consider the proponents evidence that:

1) The proposal will not be in conflict with the Plan of Development, open space plan, or Master Drainage Plan.

2) The development will not obstruct natural drainage courses or hinder their ability to carry abnormal flow of storm water in periods of heavy precipitation.

3) The development will not discharge sediment or other pollutants which will impair public health or safety, into the water course.

4) The development will not involve areas subject to flooding.

5) The development will not adversely affect fish or wildlife habitats.

6) The development will not destroy unique areas and/or not disturb areas valuable for scientific or educational purposes.

45.04 CONSULTATION WITH OTHER AGENCIES

A. In the event that a proposed project is not located in a geographic area under the jurisdiction of the Inland-Wetland and Water Course Agency the Commission may refer a proposed project to that Agency for its review, recommendation and assistance in field control if the project is approved.

B. If a proposed object is given tentative approval the Commission may require an erosion and sedimentation control plan which meets the minimum requirements set forth in the "Erosion and Sediment Control Handbook" published by the Soil Conservation Service. Such erosion and sedimentation control plan shall be referred to the Middlesex County Soil and Water Conservation District for its technical review and advisory opinion.

C. If a project which proposes alignment changes, both horizontal and/or vertical, is given tentative approval, the Commission may require all hydraulic information for the proposed change be submitted for review and approval by the proper agency before final approval of the project.

45.05 EVALUATION PROCEDURE

The evaluation of any proposed project shall follow the Site Plan Approval Requirement (Section 55) of this Code.

Proposals shall be considered as being Category 4.

45.06 STREAMBELT COMPONENTS

For the purposes of this Code, the main components for streambelts, as set forth in the SCS study, are:

1. The watercourse of a defined stream, including banks, bed and water.

2. Lands subject to frequent stream overflow.

3. Associated marshes and wetlands.

4. Contiguous lands with special beneficial and environmental values; i.e., wildlife habitat, aesthetic, public recreations, scenic, historic, etc.

5. Shorelines of lakes and ponds associated with the stream.

6. Potential water development sites of public significance.

7. Areas in proximity to streams where certain developments or land uses would have probably adverse environmental effects; i.e., pollution and health hazards, erosion and sedimentation, destruction of ecological systems.

8. Other areas necessary as links to form a continuous streambelt system.

SECTION 46 FLOOD AREA MANAGEMENTS REGULATIONS

46.01 PURPOSE

The purpose of these regulations is to provide for the identification of potential flood hazard areas and the control of any development activity within these areas.

46.02 IDENTIFICATION

Flood Hazard Boundaries are those shown on the latest revision of maps provided by the federal government through the Federal Emergency Management Agency. The latest version of the maps have an effective date of July 16, 1990, and are drawn at a scale of 1" = 1,000'. These maps are adopted as part of this Code.
(Effective date revised-eff. date 7\16\90)

Interpretation of the maps shall be by the Commission staff who may ask the assistance of the FEMA.

The flood areas are also shown in a simplified version on the Zoning Map for the purpose of alerting potential land-users to see the more detailed FEMA maps.

46.03 OBJECTIVE

To qualify the City for the National Flood Insurance Program as administered by the Federal Emergency Management Agency by following the provisions of this Section and other requirements of this Code. (Revised eff. 8\25\88.)

46.04 LAND USES

For land use purposes the flood areas are an overlay of the basic zones therefore uses and controls provided for elsewhere in this Code shall apply.

The following restrictions shall apply to the specific areas whose boundaries are shown in the Floodway Map.

(a) Floodway. Development limited to utilitarian structures such as bridges and utility crossings or those uses permitted in the Riverfront Recreation Zone, provided such development shall comply with the National Flood Insurance Program regulations in its Section 60.3 (d)(3) which requires that a projects' encroachment not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

The text of NFIP Section 60.3 (d)(3) is as following: "Prohibit encroachment, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurence of the base flood discharge."

(b) <u>One hundred year area, approximate 100 year area and 500 year area</u> - no development permitted except as specified herein below.

(b-1) Structures already located in flood prone areas may be flood proofed up to, or above, the elevation of the base flood level of the area.

Flood proofing means any combination of structural or non-structural additions, change or adjustment to structure which reduces or eliminates flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

(b-2) Any non-residential use may be proposed and such proposed development shall be considered as a Special Exception following the procedures of Zoning Code Section 44.

All proposals shall be designed by a proper category of professional person as required by State law. Proposal shall be reviewed with the objective of determining potential impact on flooding and suitability of the facility to withstand potential flooding in accordance with the proposed use.

Design of the project shall be in accordance with the requirements of the National Flood Regulations with specific reference to Insurance Program Section 60.3 (c) (3&4).

Amended effective 9\11\90

SECTION 47 SWIMMING POOLS

47.00 No swimming pool shall be constructed or operated in any zone, whether an accessory use or as a principal use, unless it complies with the following conditions and requirements.

47.01 EXCLUSIVE PRIVATE USE IN ALL RESIDENTIAL ZONES
If a swimming pool is located in any Residential Zone, the pool shall be intended and used solely for the enjoyment of the occupants of the principal building of the property on which it is located and their guests.

47.02 DISTANCE REQUIREMENTS
The swimming pool, if accessory to a residential use, may be located anywhere on the premises except in a required front yard, provided it shall not be located closer than ten (10) feet to any property line of the property on which located; provide further that pump and filter installations shall be located not closer than ten (10) feet to any property line.

47.03 FENCING
The swimming pool, or the entire property on which it is located, shall be so walled or fenced as to prevent uncontrolled access by children from the street or from adjacent properties. Gates must be self latching with latches placed four (4) feet above the underlying grounds or otherwise made inaccessible from the outside to small children.

47.04 LIGHTING
Any lighting used to illuminate the swimming pool area shall be so arranged as to deflect the light from adjoining properties.

47.05 ZONING CERTIFICATE REQUIRED
No person, firm or corporation shall construct or install a swimming pool or make any alterations thereon or in the appurtenances thereof without having first submitted an application and plans therefore for approval.

SECTION 48 SIGNS

48.00 GENERAL REQUIREMENTS

The following regulations and standards are established to assure compatibility of signs with surrounding land usage, to conserve property values in all zones, and to strengthen the economy of the City. All signs hereafter erected or maintained, except official traffic and street signs, shall conform with the provisions of this section.

48.01 DEFINITION AND REGULATIONS

For the purposes of this section, certain terms or words used herein shall be interpreted in accordance therein in the regulation of signs.

48.01.01 SIGNS

Any letters, figures, design, symbol, trademark, or illuminating device intended to attract attention to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever and painted, printed or constructed and displayed in any manner whatsoever out of doors for recognized advertising purposes. However, this shall not include any official court or public notices for the flag, emblem or insignia of a government, school or religious group when displayed for official purposes.

48.01.02 SIGN, AREA OF

The entire area within a continuous perimeter, including the extreme limits of actual copy area. It does not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display. Only one side of a double-faced sign shall be used in computing the total area of said double-faced sign.

The area of a sign composed of characters or words attached directly to a large, uniform building wall surface shall be the smallest rectangle which encloses the whole group.

48.01.03 SIGN, ANIMATED

A sign which rotates, moves, or in any way stimulates motion; except for clocks.

48.01.04 SIGN, BUSINESS

A sign which directs attention only to a business, commodity, service, activity, or product sold, conducted or offered upon the premises where such sign is located.

48.01.05 SIGN, FLASHING

An illuminated sign on which the artificial light is not kept stationary or constant in intensity at all times when in use. Illuminated signs which indicate the time, temperature, date or similar public service information shall not be considered "flashing signs".

48.01.06 DELETED (effective 4\15\94)

48.01.07 SIGN, PROJECTING
A sign which is attached to the building wall and which extends more than fifteen (15) inches from the face of such wall.

48.01.08 SIGN, TEMPORARY
A banner, pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard or other like materials and intended to be displayed for a limited period of time.

48.01.09 SIGN, WALL
A sign which is attached to the wall of a building, with the face in a plane parallel to such wall, and not extending more than fifteen (15) inches from the face of such wall.

48.01.10 SIGN, DIRECTORY
A sign which is intended to direct attention to non-residential land uses conducted or offered on different premises than those on which such sign is located.

48.02 EXEMPTIONS
The following types of signs are exempted from all provisions of this section, except for construction and safety regulations and the following requirements:

48.02.01 PUBLIC SIGNS
Signs of a non-commercial nature and in the public interest erected by, or on the order of, a public officer in the performance of his public duty, such as safety signs, danger signs, trepassing signs, traffic signs, memorial plaques, signs of historical interest and the like.

48.02.02 INSTITUTIONAL SIGNS
Signs setting forth the name or any simple announcement for any public, charitable, educational or religious institution located entirely within the premises of that institution, up to an area of twenty-four (24) sq. ft. Such signs may be illuminated in accordance with the regulations contained herinafter. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six (6) feet above ground level.

48.02.03 INTEGRAL SIGNS
Names of building, dates or erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.

48.02.04 PRIVATE TRAFFIC DIRECTION SIGNS

Signs directing traffic movement onto a premise or within a premise, not exceeding three (3) sq. ft. in area for each sign. Illumination of these signs shall be permitted in accordance with the regulations contained hereinafter. Horizontal directional signs on and flush with paved areas are exempt from these standards.

48.02.05 SMALL SIGNS

Signs not exceeding two (2) sq. ft. in area, attached flat against the building, stationary and not illuminated, announcing only the same name and occupation of building tenant.

48.02.06 RENTAL SIGNS

Signs on the premises announcing rooms for rent, table board, apartment or house for rent and not exceeding four (4) sq. ft. in area.

48.02.07 VEHICLE SIGNS

Signs on vehicles of any kind, provided the sign is painted or attached directly to the body of the original vehicle and does not project or extend beyond the original manufactured body proper of the vehicle.

48.02.08 POLITICAL SIGNS

Political signs are all signs which are associated with, and advertise candidates or referendum questions for political campaigns at the local, state, and national levels. All political signs, including any signs for primary and special elections, shall adhere to the following criteria:

1.) There shall be no more than 2 signs per parcel.

2.) No political sign shall exceed 16 square feet and further no sign shall be greater than 6 feet in length.

3.) All signs must be adequately anchored to insure that they remain in place during periods of high winds.

4.) No political sign shall be erected so as to impair existing traffic sight lines.

5.) Existing billboards in excess of 16 square feet may be used for political signs.

6.) No political sign shall be erected more than thirty (30) days before said election.

7.) All political signs erected thirty (30) days before a primary or special election shall be limited to those candidates in the primary.

8.) Political signs of all candidates shall be removed 5 days after the date of the election. Upon failure to comply within the time specified, the Zoning Enforcement Officer is here-by authorized to remove or order removal of such sign, within five (5) days of a written notification, and expense incident thereto shall be paid by the candidate or committee placing such sign. (Amended effective 11\14\90)

48.03 TEMPORARY SIGNS

The following signs shall be permitted anywhere within the City and shall not require a permit.

48.03.01 CONSTRUCTION SIGNS

Signs which identify the architects, engineers, contractors and other individuals, or firms involved with the construction, but not including any advertisement of any product, and signs announcing the character of the building enterprise for which the building is intended, during the construction period, to a maximum area of twelve (12) sq. ft. for each firm. The signs shall be confined to the site of the construction and shall be removed within thirty (30) days of the beginning of the intended use of the project.

48.03.02 REAL ESTATE SIGNS

Signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed, up to a total area of twelve (12) sq. ft. Such signs shall be removed within fourteen days of the sale, rental or lease.

48.03.03 STREET BANNERS

Banners advertising a public entertainment or event, if specially approved by the Commission, and only for locations designated by the Commission during fourteen (14) days before and seven (7) days after the event.

48.03.04 SHOW WINDOW SIGNS

Signs in a window display of merchandise when incorporated with such a display. They need not be related in content with the display.

SECTION 48.03.05 ZONING APPLICATION SIGNS

For all applications filed for any reason authorized by this Code that involve holding a public hearing related to a specific geographic location the applicant shall cause a sign or signs to be posted which are visible from the street, notifying the public of said hearing. The signs shall be posted subject to the following conditions:

1. The sign(s) shall be posted seven (7) days prior to the day of the hearing. Eight (8) days if seventh day is a holiday. It shall be firmly secured to the ground, or structure to prevent vandalism. If there is more than one frontage of the parcel on a street or streets, one sign for each frontage shall be posted. The locations of the sign or signs shall be shown on all drawings with an application.

2. The composition of the sign(s) shall be of a durable material (wood or metal), 40 inches by 40 inches in size painted white with black lettering having a minimum height of four (4) inches with a letter stroke of one (1) inch.

3. The sign(s) shall advertise the date, time, and place of the public hearing, of the subdivision or resubdivision.

4. Format of the sign shall be obtained at the Planning and Zoning Office.

5. The Zoning Enforcement Officer shall file a report with the Commission that the sign was observed in place in accordance with the above.

6. A proponent who fails to display the sign shall be required to file an new application.

7. The sign(s) shall be taken down at least one (1) week after the Public Hearing is held.

8. This requirement shall not apply to any amendment proposed by the Commission itself.

Revised 9\16\87

48.04 SIGN STANDARDS

USE	NUMBER PERMITTED	MAXIMUM AREA	LOCATION	ILLUMINATION
SINGLE FAMILY DWELLING	1	2 sq. ft.	ON A BUILDING OR FREE STANDING	EXTERNAL
RESIDENTIAL UNIT BUSINESS PURSUIT	1	2 sq. ft.	ON A BUILDING OR FREE STANDING	EXTERNAL
ATTACHED DWELLING UP TO 10 UNITS	1	6 sq. ft.	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
ATTACHED DWELLING 11 OR MORE UNITS	1	12 sq. ft.	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
INSTITUTIONAL (CHURCH, SCHOOL, LIBRARY, MUSEUM, HOSPITAL, CLUB, SIMILAR USES)	1 per street frontage	24 sq. ft. per sign	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
OFFICE (COMMERCIAL OR PROFESSIONAL)	1 per street frontage	1 sq. ft. per bldg length on street up to 200 sq. ft. maximum	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
COMMERCIAL (INTERNAL USE)	3 per street frontage	2 sq. ft. per bldg length on street up to 300 sq. ft. max.	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
COMMERCIAL (EXTERIOR USE i.e. AUTO SALES, GAS STATIONS)	6	2 sq. ft. lot frontage up to 300 sq. ft. maximum	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL
INDUSTRIAL	2 per street frontage	2 sq. ft. per bldg length on street up to 300 sq. ft. max.	ON BUILDING OR FREE STANDING	INTERNAL OR EXTERNAL

48.04.01 DELETED (effective 4\15\94)

48.05 STRUCTURAL REQUIREMENTS

All signs shall comply with the pertinent requirements of the Public Works Ordinance of the City of Middletown.

48.06 NON-CONFORMING SIGNS

Signs existing at the time of the enactment of this ordinance and not conforming to its provisions but which were constructed in compliance with previous regulations shall be regarded as non-conforming signs. No non-conforming sign shall be altered by increasing its overall dimensions. If damaged to the extent of one-half of its fair market value, no non-conforming sign shall be reconstructed; provided that nothing contained herein shall prevent customary maintenance, repainting or posting of such signs or structures.

48.07 SIGN PROHIBITIONS AND GENERAL REQUIREMENTS

The construction of any type of sign shall conform to the requirements of the State Building Code and to any other municipal regulation governing the construction of signs. In addition, the following prohibitions and general requirements shall apply in all zones:

A. No sign shall be attached to or obstruct any window, door, stairway or other opening intended for ingress or egress or for needed light and ventilation. Nor shall any sign be attached to any tree, fence or utility pole or be permitted to be painted directly upon the wall or roof of any building.

B. All signs and components thereof shall be kept in good repair and in a safe, neat, clean and attractive condition.

C. Any sign now or hereafter existing which no longer advertises a bona fide business conducted, product sold or activity or campaign being conducted shall be taken down and removed by the owner, agent or person having the beneficial use of the building, structure or lot upon which such signs may be found within thirty (30) days of such cessation.

Upon failure to comply within the time specified, the Building Inspector is hereby authorized to order removal of such sign, within thirty (30) days of a written notification, and expense incident thereto shall be paid by the owner of the building, structure or lot to which such sign is attached.

D. Illuminated signs, including outdoor advertising signs, shall be so designed and arranged that any external illumination is so effectively shielded that no direct light is cast into residential areas or public streets. External lighting fixtures shall be permitted on indirectly illuminated signs, provided such fixtures do not extend more than six (6) feet beyond the sign structure and are so attached that such illumination is directed upon the face of the sign and does not reflect directly into adjoining property of public streets.

E. The exposed back of every outdoor advertising sign shall be effectively shielded from view from a public street by: an adjacent building; other substantial facing on the same structure of comparable size; or by the painting of such exposed back by the sign owner in a neutral color. Unless topographically impractical, new or rebuilt outdoor advertising ground structures shall be of the cantilever type to lessen possibility of unsightly "A" frame construction.

F. Neon lighting and tubing may be used on permitted signs, but it is not permitted to outline buildings or structures or ornamental features by use of exposed neon tubing, strings of lights or otherwise.

G. No flashing lights, moving parts, or animated signs are permitted.

H. Signs may be located in the vertical faces of marquees but shall not project below the lower edge of the marquee. The bottom of marquee signs shall be no less than ten (10) feet above the sidewalk or grade at any point. No part of the sign shall project above the vertical marquee face.

I. No wall or projecting sign shall be located in such a manner as to obstruct the light and vision of a window, nor extend higher than forty-eight (48) inches above the roof or parapet line of the building to which attached.

J. No signs shall be attached to the roof, or painted on the roof, of any building.

K. Free standing signs shall not exceed twenty-five (25) feet in overall height above ground level.

L. All signs related to premises on which the sign is located shall be within the parcels property lines.

M. One projecting sign shall be permitted for each street frontage, for a commercial use, but the sign shall not project more than twnety-four (24) inches from the face of the building to which it is attached.

N. Directory signs may display a horizontal panel area not to exceed 1' X 4' for each land-use and may be placed between two vertical columns. Maximum height shall be 12 feet, maximum width 8 feet.

The establishment of each directory sign shall require approval of the Commission with regard to location, design and height within the standards herein set.

ARTICLE V ADMINISTRATION AND ENFORCEMENT

SECTION 53 COMMISSION

53.01 COMMISSION

53.01.01 DUTIES
The Commission shall exercise and discharge the duties provided for it by this Code and are necessary to carry out the provisions of this Code.

53.01.02 POWERS LIMITED
Nothing contained in this Code shall be deemed to authorize the Commission to modify any requirements of this Code, except as provided in specific cases in this Code.

53.02 SPECIAL EXCEPTIONS

Where provided for elsewhere in this Code, the Commission may, in appropriate cases, grant a special exception.

53.02.01 AUTHORIZATION
The Commission shall hear and decide only such special exception as the Commission is specifically authorized to pass on by the terms of this Code; to decide such questions as are involved in determining whether special exceptions should be granted; and to grant special exceptions with such conditions and safeguards as are appropriate under this Code, or to deny special exceptions when not in harmony with the purpose and intent of this Code.

53.02.02 FINDINGS
A special exception shall not be granted by the Commission unless and until:

A. A written application for a special exception is submitted indicating the subsection under which the special exception is sought; and such application is accompanied by the appropriate fees and documents listed in subsection 44.03.01 of this Code.
B. The Commission shall make a finding that granting of the special exception will not adversely affect the public interest; that such special exception is authorized under a special subsection of this Code; and that satisfactory provisions and arrangements have been made concerning each of the findings listed under subsection 44.04 of this Code.

53.02.03 PROCEDURES
The procedures required for granting a special exception are provided for in subsection 44.02, 44.03, 44.04, 44.05 and 44.06 of this Code.

53.03 CONTINUOUS REVIEW OF CODE

The Commission and its staff shall carry on a continuous review of the effectiveness and appropriateness of the Zoning Code and recommend such changes as seem fit.

53.04 ADVICE OF OTHER AGENCIES
The Commission and its staff shall give such technical advice as they deem appropriate to the Zoning Board of Appeals and other agencies.

53.05 NEW LOTS
The Commission shall hear and decide an application for subdivision approval, as provided for by the General Statutes of Connecticut. In passing upon any such application, the Commission shall be cognizant of the provisions of this Code.

53.06 MAINTENANCE OF ZONING MAP
The Commission and its staff shall keep up to date the official Zoning Map and shall keep the Town Clerk supplied with a current copy of such map.

53.07 APPEAL FROM DECISION OF COMMISSION
Appeals from decisions of the Commission may be made in accordance with the General Statutes.

SECTION 54.00 ZONING CODE ENFORCEMENT OFFICER

The Zoning and Inland Wetlands Enforcement Officer is designated as the enforcement officer of this Code. As a basis for executing enforcement the following duties shall be performed: (a) make on-site inspection as required to determine conformance with zoning regulations; (b) keep and maintain a log of all zoning approvals given or denied; (c) investigate all reports of zoning violations; (d) take appropriate actions to insure compliance with zoning regulations; (e) attend all meetings of the Commission; (f) give testimony or information to other commissions of the City when requested information is relative to zoning enforcement; (g) make a monthly report of activities to the Commission. (Effective date 4/16/87)

SECTION 55 SITE PLAN APPROVAL REQUIREMENT

55.01 GENERAL

It shall be unlawful to construct, erect, enlarge, altar, or rebuild any structure or modify any site or change any land-use or to apply for any required municipal permit unless such proposed development shall have received site plan approval as herein provided.

For the purposes of this Code a site plan is a drawing which shows the location of a parcel of land in relationship to its contiguous territory in sufficient detail to locate it on the City Zoning Map and also meets the specifications herein set forth.

55.02 PURPOSE

The purpose of the site plan is: (1) to provide an opportunity to assure that the requirements of this Code, and other pertinent City regulations, ordinances, inspections and procedures are met and; (2) where required to provide an opportunity for participation in any proposal by various technical personnel and to also incorporate the value judgement of the Commission.

55.03 PROCEDURE

Proposals shall be considered in the following four categories which are arranged in terms of increasing complexity.

Category (1) includes alterations which do not change the size of the footprint or use of a building or structure or the site. Examples include re-roofing or residing a building or interior renovations. Proposals in this category may be approved by the Building Inspector without an actual site plan being presented.

Category (2) includes all single and two family detached dwellings or any addition or accessory uses thereto which meet all Code requirements. Proposals in this category may be issued a certificate of zoning compliance by the Zoning Enforcement Officer and need not go through the formal site plan review process. Class A-2 surveys are required for single and two family dwellings and may be required for other proposals in this category.

Category (3) includes any proposal not in categories 1 or 2 which meet all Code requirements and does not require the granting of a Special Exception. Examples of this category include new buildings and additions to existing buildings in a proper zone. Proposals in this category which add greater than 5,000 square feet of new

construction and more than ten (10) new parking spaces shall be considered for site plan approval by the Commission. Any other proposal within this category shall be considered for site plan approval by the Director of Planning and the Zoning Enforcement Officer.

Category (4) includes any proposal not in categories 1, 2, or 3 and further any proposal about which there is disagreement among any of the participants in categories 1, 2, or 3. Examples of this category include requests for Special Exception, lot line rearrangements and changes in non-conforming uses. After processing as herein set forth, the site plan shall be considered for approval by the Commission and, if required, a public hearing shall be held in accordance with the Connecticut General Statutes, as amended. (Revised effective 4\15\94)

55.04 PROPOSAL INFORMATION REQUIRED FOR REVIEW

55.04.01 Proponents for proposals shall submit legible prints or site plans to the Planning and Zoning Office which meet the following specifications and show the information noted. The survey maps of the property used as the basis for site plans shall be drawn to the accuracy of Class A-2 recommended by The Connecticut Association of Land Surveyors, Inc. as stated in that organization's most recent publication. If the activity contemplated involves the construction of minor accessory uses or does not involve any site disturbances (change in use only) an A-2 survey shall not be required. However, the Commission retains the right to request an A-2 survey for any application. (Amended effective 8\15\93)

In addition to other requirements the site plan for projects which involve new buildings and subdivisions, shall be shown on at least one (1) print of the "Topography Map of the City of Middletown, Connecticut, Showing Drainage Systems and Inland Wetlands Superimposed" at the scale of 1" = 100', sheet 24" X 36", date of photography April 17, 1980, or a later revision.

The location, site plan, and subdivision on the Topographic Map shall be drawn by the same registered Land Surveyor that prepares the project plan and shall be sealed and signed by that person. (11\82)

A. Sheet sizes
   (a) 12" X 18" (b) 18" X 24" (c) 24" X 36"

B. Graphic scale
   1" = 40' or other suitable scale for information shown.

C. North arrow, with north at the top of each sheet.

D. Title block in lower right corner of sheet showing:
   (a) name of project
   (b) names of owner and\or developer
   (c) date and subsequent date of possible revisions.
   (d) legible signature of person responsible for drawing the plan. Note that a proper category of professional person will be required to prepare, sign and seal all site plans except minor additions to single family detached dwellings.

E. Property boundaries

F. Location of existing and\or proposed building(s), structure(s) additions.

G. All applicable requirements of this code pertaining to off-street parking and loading, including driveway entrances and exits, storm water drainage systems, locations and size of parking and loading spaces including provision for and access to areas for loading and\

or storage of refuse and recyclable materials, and diagrams of proposed traffic flow and locations of traffic islands and barriers. The site plans for refuse and recycling areas shall be reviewed by the Public Works Department. (Amended effective 5\9\90)

H. Location of Zoning Application Sign if required under Section 48.03.05.

I. Location, type and size of signs if any are proposed. Proposals concerning additions to single detached dwellings may be excepted from the remaining requirements.

J. Areas to be utilized for the exterior storage of materials including but not limited to refuse and materials required to be recycled in accordance with the Middletown Code of Ordinances Sections 11.17 and 11.18, as amended, and type of architectural screen or enclosure provided therefor.
(Amended effective 5\9\90)

K. Location, material and width of sidewalks.

L. Location, type, size, and species of shrubs, trees or other planting and landscaping materials.

M. Source of water and supply and location, size, and approximate pressure of the nearest public water supply pipes.

N. Location and size of nearest sanitary sewer or other proposed method of sewage disposal.

O. Topography and method of storm drainage and proposals to meet stormwater detention requirements setforth in Item 10.10 of the Code.

P. Location of flood area and streambelt information from designated map sources noted elsewhere in this Code.

Q. Other site information as may be deemed necessary to meet the objectives of this section.

R. Proposals to erect buildings in excess of three (3) stories in the downtown area shall update the downtown model accordingly.

55.04.02 OTHER INFORMATION REQUIRED

A. A statement explaining:
(a) the proposed use of the facility;
(b) the projected number of persons to be employed if an industrial use;
(c) the building area of a business or institutional use;

(d) the number of dwelling or housing units and a tabulation of units by number of bedrooms if a residential use;

B. Two legible prints showing building(s) or structure(s) elevation identifying the general type proposed and materials of construction for projects other than detached single family dwellings.

C. For proposed uses within watershed or aquifer areas, the Applicant shall submit the following information if the proposal is of category (2), (3), or (4) as defined in Section 55.03:

a. List of all chemical substances to be used or stored on the premises including but not limited to those needed for pest and plant control, office uses, maintenance, cleaning, production, and raw material for wastewater treatment.

b. Estimated annual use and stored quantities of listed materials.

c. Description of procedures ensuring safe handling, storage and disposal of listed materials and waste products.

d. Response protocol for sudden or unsudden release of listed substances or by-products.

e. Employee training program for handling and use of listed materials and waste products.

f. Fuel storage requirements and measures ensuring safe handling and storage.

(Added effective 11\10\88.)

55.04.03 Handicapped Accessibility

Purpose: In order to ensure accessibility to those citizens with physical handicaps. This section shall be adhered to for all site plans submitted under Section 44 and this section with the exception of single and two family homes. These requirements are consistent with the standards prepared by the American National Standards Institute.

1) Site grading shall allow substantially level approaches to proposed buildings. All buildings shall have at least one handicapped accessible entrance.

2) Parking shall be reserved for the handicapped on level ground and in accordance with the State Building Code and shall be open on one side to allow easy access to and from automobiles.

3) Logically and conveniently placed ramps shall be provided to allow wheelchair access.

4) Interior walkways shall have non-slip surfaces and shall be at least 48 inches in width, be free of interruption and have a gradient of no more than 5 percent.

5) Ramps accessing the building shall have non-slip surfaces and shall have a slope no greater than 8.33%.

6) Ramps in excess of 5% shall have handrails at least 32 inches above the ramp surface and level rest areas at least 5 feet wide and 3 feet in length at every 30 foot interval.

(adopted effective 8\1\91)

55.05 REVIEW PROCEDURE

The review procedure for proposals in Categories 2, 3, and 4 may include requests for comments from any of the following departments or agencies:

(1) Public Works including Building Division;
(2) Water and Sewer;
(3) Health;
(4) Police Department Traffic Division;
(5) Applicable Fire Department;
(6) Other technical agencies or organizations who may undertake additional studies and investigations.

55.05.01 SCOPE OF REVIEW

In reviewing a site plan the following shall be taken into consideration:

A. Compliance with the Zoning Code and general intent of the Plan of Development;

B. Efficient provision of all public utilities;

C. Effect of the proposal upon the public health and orderly growth of the community;

D. Provision of adequate public safety devices and access as determined by the Fire and Police Department;

E. Effect of the proposal on area traffic patterns;

F. Compliance with the applicable Building and Housing Codes.

55.06 FINAL ACTION

After receipt of a complete application action on the site plan shall be taken within the time limitation, specified in the General Statutes for Commission actions, on formal applications.

55.07 FILING

Upon approval final site development plans and pertinent documents will be filed in the Office of the Commission.

55.08 TIME LIMITATIONS

(amended) Building and any other required City construction or development permits must be applied for within one (1) year after site plan approval or such approval shall be null or void unless a different time limitation is specifically authorized in these regulations. Upon written request stating specific reasons for delay the Commission may grant additional time beyond the initial one (1) year period.

5\1\86

55.09 VIOLATIONS

Whenever the Commission shall find that any of the terms, conditions or restrictions upon which proposed site plan development approval was granted are not being complied with, the Commission may rescind and revoke such approval after giving due notice to all parties concerned, and require performance as otherwise provided for in this Code.

ARTICLE VI USE SCHEDULE

SECTION 60 RESIDENTIAL ZONES AND SOME T.D. ZONE USE SCHEDULES

60.00 No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use of the following permitted uses, special exception uses, accessory use, permitted Residential Unit Business Pursuit uses, or uses by temporary uses.

In any cases where a use is alleged to be similar to a specified use referred to in the following schedule its status shall be determined by the Commission by reference to the most clearly similar use or uses that are specifically referred to in the use schedule or declared that the use is not similar. When the status of a use has been so determined, such determination shall thereafter have general applicability to all uses of the same type.

60.01 PERMITTED USES
The following uses may be operated as Permitted Uses:

60.01.01 Single-Family Dwelling, detached
ZONES: RPZ, R-30, R-45, R-60, TD*, M, MX, R-1, ~~R-3*~~, R-15

60.01.02 Two-Family Dwelling
ZONES: RPZ, TD*, M, MX, ~~R-3*~~

60.01.03 Farming or other agriculture uses--any green house that brings the total of such ground area to 5,000 sq. ft. or more shall be a Special Exception. Seasonal farm stands shall be allowed provided they receive site plan approval and are a part of a farming operation in excess of twenty (20) acres and sell only products grown on-site. Appropriate parking as determined during the site plan process shall be required
ZONES: R-15, R-30, R-45, R-60, RPZ
(Amended effective 10\31\92)

60.01.04 Residential Unit Business Pursuit
ZONES: RPZ, R-30, R-45, R-60, TD*, M, MX, R-1, ~~R-3*~~, R-15

60.01.05 Park Land
ZONES: PL

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*TD - Transitional Development Zone - All proposals treated as Special Exception Uses.

*Eliminated Meeting 1\6\88 effective 1\18\88

60.01.06 Business and Professional Offices
ZONES: IM (Added effective 3\28\90)

60.01.07 Assisted Elderly Housing on city property and within 500 feet of an existing city operated elderly housing facility. Density 11 units per acre, parking in accordance with Section 40.04.18, all other requirements in accordance with the R-15 zone.
ZONES: R-15 (Added effective 6\1\91) (Revised effective 7\22\92)

60.02 SPECIAL EXCEPTION USES

The following uses by Special Exception may be permitted in accordance with the provision of SECTION 44:

60.02.01 Ambulance Service (44.08.01)
ZONES: TD, MX

60.02.02 Child Care Facilities (44.08.02)
ZONES: RPZ, R-15, R-30, R-45, R-60, TD, M, MX, R-1, ~~R-3*~~

60.02.03 Conversion of existing residential buildings to a different number of dwelling units. (44.08.22)
ZONES: MX, TD

60.02.04 Fraternity and Sorority Houses (44.08.04)
ZONES: TD, MX

60.02.05 Private clubs, service organizations, including community buildings and similar recreational uses privately owned and\or operated (44.08.05)
ZONES: TD, MX

60.02.06 Hospital, medical and dental clinics (44.08.06)
ZONES: TD, MX

60.02.07 Housing for elderly or physically handicapped persons (44.08.07)
ZONES: TD, MX

60.02.08 Professional and business offices (44.08.08)
ZONES: TD, MX

60.02.09 Neighborhood stores (44.08.09)
ZONES: TD, MX

60.02.10 Two (2) family dwellings and single family dwellings with less than fifty (50) feet of frontage on lots of record (44.08.28)
ZONE: RPZ (amended effective 6\30\92)

60.02.11 Public Utility buildings and structures (44.08.11)
ZONES: All zones (effective 1\25\89)

60.02.12 Housing for persons and families of low and moderate income following requirements of P.A. 88-290. (Sec. 44.08.31 of Zoning Code.) (Effective 1\25\89.)
ZONES: Allowed in areas designated as surplus state property by the Dept. of Housing.

60.02.13 Multi-family Dwelling (44.08.21)
ZONES: M, MX, TD, ~~R-3*~~, MR (Added effective 2\10\89)
IM (Added effective 3\28\90)

60.02.14 Natural Resource Extraction (44.08.10)(Effective 5\1\86)
ZONES: R-45, R-60, R-1, R-15, R-30

*Eliminated Meeting 1\6\88 effective 1\18\88

60.02.15 Adaptive residential use for structures currently or recently occupied by non-conforming use.
(Effective 5\1\89)
ZONES: RPZ, R-15, R-30, R-45, R-60, TD, M, MX

60.02.16 Adaptive historic preservation use harmonious with the physical characteristics and originally designed use of the structure (44.08.26)
ZONES: ALL ZONES

60.02.17 Banking Facilities with the drive-up windows (44.08.12)
ZONES: TD, MX

60.02.18 Restaurants, providing service for customers either at counters or at tables including sale of alcoholic beverages
ZONES: RF

60.02.19 Marinas and boatyards for the building, storage, repair, sale, or rental of boats; docks, wharfs, piers for the storage and transport of goods, merchandise, and\or people. If such a facility is located adjacent to an industrial zone, it shall be treated as a permitted use subject to site plan approval. (44.04)
ZONE: RF
(Amended effective 6\30\92)

60.02.20 Cemeteries and other places of burial of the dead (44.04)
ZONES: R-45, R-60, R-1, R-15, R-30

60.02.21 Churches and other places of worship, including parish houses. Parish house shall include a one or two family house used by a Church as personal residence by members of its clergy and\or its full-time employees.
ZONES: RPZ, R-15, R-30, R-45, R-60, R-1, MX
(Added effective 3\1\91)

60.02.22 Convents, monasteries and similar uses
ZONES: RPZ, R-15, R-30, R-45, R-60, R-1

60.02.23 Educational Institutions
ZONES: RPZ, R-15, R-30, R-45, R-60, R-1

60.02.24 NONE

60.02.25 Libraries, museums and similar institutions of a non-commercial nature
ZONES: MX, TD

60.02.26 NONE

60.02.27 Outdoor Recreational uses such as: Parks, Playgrounds, Playfields, Golf courses, Boating areas, Community buildings, Developed open space, such as Arboreta, Botanical and Zoological gardens and similar recreational uses.
ZONES: R-15, R-30, R-45, R-60, RF, R-1 (Revised 2\15\88)

60.02.28 Existing Neighborhood Restaurants not to exceed 1800 square feet.
ZONES: MX (Added effective 2\28\94)

60.02.29 Care\Nursing Homes, Community Residential Treatment Facility (44.08.29)
ZONES: TD, MX, M (Added effective 11\14\90)

60.02.30 Rooming House\Bed and Breakfast in the RPZ (44.08.30)
ZONES: TD, MX, RPZ (Amended effective 8\8\90)

60.02.31 NONE

60.02.32 Bus stop Passenger Shelter (44.08.25)
ZONES: ALL ZONES

60.02.33 Retail Sales and\or Rentals of Used Automobiles (44.08.33)
ZONES: MX (Added effective 10\25\89)

60.02.34 Veterinary Hospitals\Practice (44.08.34)
ZONES: RPZ (Added effective 7\11\90)

60.02.35 Leaf Composting Area (44.08.37)
ZONES: ID, R-45, R-60 (Added effective 6\30\92)

60.02.36 Adaptive Reuse as a professional office of a structure formerly used a place of congregation for members of a religious faith (44.08.38)
ZONE: RPZ (Added effective 5\30\94)

60.03 ACCESSORY USES

The following accessory uses shall be permitted in accordance with the provisions of subsection 10.07 of this code.

60.03.01 Uses customarily incidental to the main or principal building or land use.
ZONES: ALL ZONES

60.03.02 Required off-street parking and loading space
ZONES: ALL ZONES

60.03.03 Business office, provided that there is conducted in said office only business incidental to the rental, operation, service and maintenance of the dwelling.
ZONES: TD, M, MX

60.03.04 Incidental services for the convenience of occupants, such as news stands, snack bars, personal service shops, provided that not more than five (5) percent of the total floor area of the building is used.
ZONES: TD, M, MX

60.03.05 In addition to the permitted uses set forth in Section 39.02.01-.02, uses customarily incidental to the main or principal building or land use and as set forth elsewhere in this code shall be permitted, including employees within such buildings, such as garages, but not limited to cafeterias and like facilities designed to serve only the occupants of the buildings in the zone. Conference and meeting facilities, data processing and storage shall be included within the definition of accessory uses.
ZONES: IM (Added effective 3\28\90)

60.04 NONE

60.05 USES BY TEMPORARY PERMIT

The following are permitted as temporary uses:

60.05.01 Temporary buildings or yard for construction material or equipment both incidental and necessary to construction within the immediate area, provided, however, that each permit shall be valid six (6) months and shall not be renewed for more than four (4) successive periods at the same location.
ALL ZONES

60.05.02 Temporary office or model house, both incidental and necessary for sale or rental of real property within the immediate area provided, however, that each permit shall be valid for a period of not more than six (6) months and shall not be renewed for more than four (4) successive periods at the same location.
ALL ZONES

60.06 PROHIBITED USES

Any use not specified as a permitted use, special exception, accessory use, permitted home occupation use or use by temporary permit are prohibited uses.

SECTION 61 BUSINESS ZONES, INDUSTRIAL ZONES AND OTHER NON-RESIDENTIAL ZONES USE SCHEDULE

61.00 No land shall be used or occupied and no structure shall be erected, constructed, reconstructed, altered or used, except for any use of the following permitted uses, special exception uses, accessory uses, permitted home occupation uses or uses by temporary uses.

In any case where a use is alleged to be similar to a specified use referred to in the following schedule, its status shall be determined by the Commission by reference to the most clearly similar use or uses that are specifically referred to in the use schedule or declare that the use is not similar. When the status of a use has been so determined, such determination shall thereafter have general applicability to all uses of the same type.

61.01 PERMITTED USES

The following uses may be operated as permitted uses:

61.01.01 Agriculture, including nurseries and farms, hydroponics farming.

ZONE I1 I2 I3 IT

61.01.01A Raising crops, nursery stock or trees

ZONE I-4 (Added effective 11/10/88.)

61.01.02 Animal hospitals, veterinary clinics, etc. Animal hospitals, kennels, display and housing and board of pets and other domestic animals, provided that any enclosures or buildings in which animals are kept shall be at least two hundred (200) feet from any residential zone and at least one hundred (100) feet from any B-1 zone, and exercise runs shall be enclosed on four (4) sides by a sight-obscuring unpierced fence or wall at least five (5) feet in height.

ZONE I1

61.01.03 Automobile, truck, repair garages to provide services such as rebuilding, body and paint work, overhauling, tire retreading or recapping, but not to include commercial wrecking, dismantling or junk yards-all parking and storage areas shall be paved with concrete, asphalt or comparable hard surface.

ZONE I1

61.01.04 Automobile services, farm implements--automobile, truck trailers, farm implements, for sale, display, hire or repair, including sales lots, used car lots, trailer lots, repair garages, body and fender shops, paint shops, but not within fifty (50) feet from any residential zone

ZONE I1

61.01.05 Banks--savings and loan companies, finance companies and similar services.

ZONE B1 B2 TD*

61.01.06 Blacksmith shop, welding or other metal working shop and machine shops.

ZONES I1 I2 IT IRA (Revised 8\1\86)

61.01.07 Building and related trades--including carpenter shops, electrical, plumbing, paint shops, heating shops, paper hanging shops, furniture upholstering and similar enterprises, but not within one hundred (100) feet from any residential zone. In the B-2 Zone no exterior storage shall be permitted.

ZONES B2 I1 I2 IRA (Revised 8\1\86)

61.01.08 Commercial schools and art studios--including automobile driving schools, business colleges, trade schools, dancing studios, photographic studios, radio and telecasting studios.

ZONES B1 B2 B-3 (Revised 6\30\93)

61.01.09 Commercial Parking Lots, need not be enclosed.

ZONES B1 B2

61.01.10 Contractor's yard and related establishments--including building material yards (excluding concrete mixing, contractor's equipment storage yard or plant); or storage yard for rental of equipment commonly used by contractors; trucking or motor freight stations or terminals; retail lumber yards, including incidental millwork; storage and sale of grain, livestock feed or fuel; carting, express or hauling establishments, including storage of vehicles; provided such uses are conducted either (1) wholly within a completely enclosed building or buildings, except for storage of vehicles, which building shall be distant at least one hundred (100) feet from any residential zone or (2) when conducted within an area completely enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high, but not within two hundred (200) feet of any residential zone; provided further that all storage yards related to the uses in this paragraph shall be enclosed.

ZONE I1

61.01.11 Eating and drinking establishments--including eating and drinking places, summer gardens, and roadhouses (Excluding drive-in restaurants); provided that such use is not within two hundred (200) feet of any residential zone.

ZONES B2 TD*

61.01.12 Eating and drinking places--including soda fountains, ice cream parlors, tea rooms, private dining rooms and restaurants, banquet halls and clubs, subject to all applicable regulations and such permits and licenses as may be required by, but not including drive-in restaurants.

ZONES B1 B2 TD*

61.01.13 Dry Cleaning Establishments
(Addition, Effective 3\15\85)

ZONE I-2

61.01.14 Entertainment--including theaters, radio and television studios, bowling alleys, assembly halls, or similar places of assembly or entertainment.

ZONES B1 B2

61.01.15 DELETED (Effective 8\15\94)

61.01.16 Hospitals, medical and dental clinics.

ZONES B2 TD* B-3
(Amended effective 6\30\93)

61.01.17 Hotels and Inns--but not including Motels.

ZONE B1

61.01.18 Laboratories--including experimental, photographic or testing laboratories, dental and medical, provided no operation shall be conducted or equipment used which would create hazards, noxious or offensive conditions.

ZONES I1 I2 I3 IT IRA IOP
(Revised effective 4\10\92)

61.01.19 Manufacturing, including, but not limited to, the manufacture, production, installation, assembly, processing, packaging, <u>reprocessing</u>, remanufacture, reconstruction, <u>recycling</u>, compounding, repair and servicing of goods, wares, merchandise, machinery, machine parts, tools, equipment, products, supplies, food or food products, including, but not limited to, the manufacturing <u>and\or recycling</u> of products from the following previously prepared materials: <u>aluminum</u>, bones, canvas, <u>cardboard</u>, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, <u>metal</u>, paper, plastics, precious or semi-precious metals or stones, sheet metal, shell, <u>steel</u>, textiles, tobacco, wax and yarn; the manufacturing of pottery and figurines using previously pulverized clay and kilns fired only with gas or electricity; rubber or metal

stamps and other small rubber products; electrical and electrical appliances, instruments and devices; computers, data processing equipment, television sets, radios, radio communication equipment, marine and automobile radio equipment, emergency lighting and alarm systems, phonographs, refrigerators and stoves; electric and neon signs and lights; ferrous and nonferrous metal products, including heating and ventilating equipment, cornices, eaves and the like; provided, however, that no use or process otherwise specifically prohibited by any other section of this Code shall be permitted as a manufacturing use or process under this section.

ZONES I1 I2 I3 TD* IT IRA
(Amended effective 6\30\92)

61.01.19A Enterprises which perform the following activities with non-primary, finished components or goods; manufacturing with all its integral functions, fabrication, assembly, testing, packaging, storage and distribution.

ZONE I-4 (Added effective 11\10\88.)

61.01.20 Mortuaries or funeral homes--including ambulance service.

ZONES B1 B2 TD*

61.01.21 Newspaper and job printing.

ZONES B1 I1

61.01.22A Non-commercial uses such as churches and other places of worship; libraries, museums, and similar institutions; private clubs or lodges. (Revised effective 4\15\94)

ZONES B1 B2 TD*

61.01.22B Housing for the elderly or handicapped within 1,000 feet of public transporation and shopping; single family dwelling detached; two family dwelling; Urban Core Living Units. (amended 7\15\85)

ZONES B1 TD*

61.01.23 Office building--including general and professional tenants as well as banking, savings and loan and other financial institutions.

ZONES B1 B2 TD*

61.01.24 Printing and related trades--including publishing, job printing, lithographing; blueprinting, etc., but not within one hundred (100) feet of any residential zone.

ZONES B2 I1 I2 I3 TD* IT IRA
(Revised 8\1\86.)

61.01.25 Public building--including post office; fire and police stations; bus passenger terminal, telephone exchange or office or other public utility office; and governmental buildings.

ZONES B1 B2 TD*

61.01.26 Public utilities buildings and structures--including storage yards and vehicle parking area.
ZONES I1 I2 I3 TD* IRA
(Revised 8\1\86.)

61.01.27 Recreation (commercial)--including baseball fields, swimming pools, skating rinks, golf driving ranges, stadiums or arenas and similar open air facilities; livery stables or riding academies, amusement parks, or similar recreational uses; provided such recreational establishments shall be at least two hundred (200) feet from any residential zone.
ZONES B2 I1

61.01.28A Product testing, Research and Development facilities
ZONES IT, IOP
(Amended effective 8\15\94)

61.01.28B Physical Fitness Centers
ZONES B-1, B-2, I-2 and IRA
(Effective 6\20\88)

61.01.29 Retail sales distribution facility for the processing of orders for and preparation of pharmaceutical and related products in the health care field but not to include sale and delivery of product to customers on premises. (1\84)
ZONE IT

61.01.30 Restaurants--With or without alcoholic beverages.
ZONES B1 B2 I1 TD*

61.01.31 Retail business--whose prinicipal activity is the sale of merchandise in an enclosed building (except automobile sales, boat sales, mobile home salaes; etc., which tend to detract or interfere with a high intensity of pedestrian shoping activity).
ZONES B1 B2

61.01.32 Retail sales or rental--including lumber, paints, hardware and other building supplies; automobiles, trucks, trailers, boats, motorcycles, new or used; construction equipment, agricultural equipment, power tools, new or used; scientific and laboratory supplies.
ZONES B2 I1 IRA (Revised 8\1\86.)

61.01.33 Retail sales in which both a workshop and a retail outlet are required, such as interior decorating, dressmaking, upholstering, printing, photographic reproducing, radio and home appliances, provided that no more than fifty (50) percent of the total usable floor area of the establishment shall be used for servicing, repair or processing activities.
ZONES B1 B2 TD*

61.01.34 Retail services--including grocery stores; supermarkets; fruit, meat and vegetable stores; drug stores; garden stores; barber shops; beauty parlors; clothes cleaning and laundry pick-ups; art and antique shops, artists supply stores; self-service laundries; department stores including discount houses; variety and dime stores; dry goods and apparel stores; mail-order houses; and similar uses. (Revised effective 4\15\94)

ZONES B1 B2 TD*

61.01.35 Service establishments, including barber shops and beauty parlors; dry cleaning and laundry pickup stations for work to be done elsewhere; dry cleaning, using non-inflammable cleaning agents only, for work accepted on the premises; locksmith; radio and television repair shop; shoe repair; tailoring, dressmaking and pressing; newspaper stand; and similar uses. (Revised effective 4\15\94.)

ZONES B1 B2

61.01.36 Studios--motion picture, recording, television and radio production studios, transmitters and related equipment.

ZONES I1 I2 IT I-4(revised eff. 11\10\88.)

61.01.37A Wholesale and warehousing of items manufactured on the premises.

ZONES I-1, I-2, IT (Revision effective 7\1\86.)

61.01.37B Warehousing of items or materials not produced or created on the premises (except items prohibited as shown elsewhere in this Code).

ZONE I-1 (Revision effective 7\1\86.)
IRA (Revised 8\1\86.)
I-2 (Addition 2\15\88)
I-4 (Added eff. 11\10\88.)

61.01.38 Office buildings--including general and professional tenants.

ZONES I1 I2 IT IRA (Revised 8\1\86.)

61.01.38A Offices except medical and dental

ZONE I-4 (Added effective 11\10\88.)

61.01.39 Interstate Office Park Zone
The use of the zone shall be limited to business and professional offices and corporate business offices. Business uses shall include but not be limited to, any occupation or trade primarily of a clerical nature

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*Transitional Development Zone - all proposals treated as Special Exception Uses.

such as insurance company or sales offices but shall not include commercial activities such as the manufacturing or assembling of wares.

ZONE IOP

61.01.40 Rooming Houses.

ZONE B1

61.01.41 Institutions

ZONE ID

61.01.42 Repair, replacement and reconditioning of diesel engines, components, power trains and equipment, but not to include junkyards or permanent outside storage of dismantled or salvaged parts, equipment or vehicles.

ZONE IT

61.01.43 Trucking company terminals for the storage, assembly, distribution, handling or transfer of freight from motor vehicles engaged primarily in the less than truck load (LTL) freight business, but not including bulk carrier trucking companies.

ZONE IT

61.01.44 Servicing, repair, installation and assembly of computers and communication equipment, including two-way marine and automobile radios, emergency alarms and lighting systems, but not to include the general retail sales thereof.

ZONE IT

61.01.45 Motor vehicle services and repair and body and fender repair and paint shop, provided that no building or structure for said use is located within fifty feet of any residential zone and further provided that all outside storage of material associated with said business be screened so as to not be observable from abutting properties. (Revised effective 4\15\94.)

ZONES I1 I2 IRA (Revised 8\1\86)

B-2

61.01.46 Conference Center Complex. A hotel with a minimum area of 200,000 square feet on at least fifteen (15) acres and a minimum of two hundred fifty (250) rooms with multipurpose public meeting and conference rooms, auditoriums, ballrooms and assembly halls, together with customary conference center-hotel accessory uses, including, but not limited to, eating establishments, dining facilities and entertainment areas, all serving food only as well as those serving both food and alcoholic beverages, gift and other shops; swimming pools, sauna and steam rooms; barber shops and beauty parlors; and secretarial and other services. (Effective 8\1\84.)

ZONE IT

61.01.47 Manufacturing and distribution. Only in buildings which have been used, historically, for this purpose, and only in buildings with more than 40,000 SF.
ZONES: B-1 (Added effective 3\12\92)

61.01.48 Service establishments including barber shops and beauty parlors, radio and television repair shops, shoe repair, florist, tailoring dress making and similar service type uses.
ZONE B-3 (Added effective 6\30\93)

61.01.49 Business and Professional Offices
ZONE B-3 (Added effective 6\30\93)

61.01.50 A Golf Driving Range subject to conditions described hereafter:

(1) that not more than 25% of the I-4 parcel is used as a driving range; (2) that not more than 10 acres of the I-4 zone parcel is used as such golf driving range; (3) that the sales office\pro shop has a land footprint not any greater than 900 square feet; and (4) that the Planning and Zoning staff approve the site plan as a whole including location of protective fencing and such other structures and improvements as the particular site shall demand.
ZONE I-4 (Added effective 10\30\93)

61.01.51 Wholesaling, warehousing and distribution facilities employing greater than 50 employees (not to include terminal exclusively for the transfer of freight not owned by the building occupant).
ZONE IT (Added effective 8\15\94)

61.01.52 Biotech, telecommunication, and environmental service industries excluding those dealing with the transfer and\or final disposition of solid waste.
ZONES IT, I2, IRA, I4
(Added effective 8\15\94)

61.01.53 Sports training facilities solely for use by a professional sports team.
ZONES ID, IT, IOP
(Added effective 8\15\94)

61.02 <u>SPECIAL EXCEPTION USES</u>
The following uses by special exception may be permitted in accordance with the provisions of Section 44.

61.02.01 Automobile filling station (44.08.13)
ZONES B2 I1 TD

61.02.02 Automobile filling station when it is in an integral part of a major parking facility. (44.08.14)
ZONES B1

61.02.03 Automobile filling station when it is in an integral part of a major shopping area. (44.08.14)
ZONES B1 B2

61.02.04 Drive-in establishment, limited to drive-in banks, car wash and gas stations. (44.08.12)
ZONES B2 TD

61.02.05 Eleemosynary or philanthropic institutions--need not be enclosed. (44.08.15)
ZONES B1 B2

61.02.06 General retail use not expressly prohibited by this Code. (44.04)
ZONES B1 B2

61.02.07 Junkyards and building material salvage yards.
ZONES I1 I2 I3

61.02.08 DELETED (Effective 8\15\94)

61.02.09 Motel, tourist courts, tourist home, auto lodge--not including a trailer camp or trailer court--need not be enclosed. (44.08.17)
ZONES B1 B2

61.02.10 Public utility structures. (44.08.11)
ZONES B1 B2 TD IT I-4 (added effective 11\10\88.)

61.02.11 Readymix concrete plant. (44.08.18)
ZONE I1

61.02.12 Restaurant or lunch room (44.08.19)
ZONES I1 I2 TD

61.02.13 Taxi cab stand--need not be enclosed.
(44.08.20)
ZONES B1 B2

61.02.14 Adaptive residential use for structures currently or recently occupied by non-conforming use.
(Effective 5\1\89)
ZONE B1

61.02.15 Natural Resource Extraction (44.08.10)(Effective 5\1\86)
ZONES B1 I1 I2 I3

61.02.16 Alcoholic Liquor Package Store.
(44.08.24)
ZONES B1 B2

61.02.17 Automobile, truck, trailer, farm implements and similar automotive equipment sales, new and used.
(44.08.24)
ZONES I1 I2

61.02.18 Bustop Passenger Shelters (44.08.25)
ZONES B1 B2 I1 I2 I3 TD IT
I-4 (Added effective
11\10\88.)

61.02.19 Adaptive historic preservation use harmonious with the physical characteristics and originally designed use of the structure. (44.08.26)
ZONES B1 B2 I1 I2 I3 TD IT
B-3 (Added effective 6\30\93)

61.02.20 Banking facilities with drive-up windows.
(44.08.12)
ZONES B1 I2 IT I-4 (Added
effective 11\10\88.)

61.02.21 Child Care facilities (44.08.02)
ZONES B1 I1 I2 I3 TD IT
B-2 (added effective 7\1\94)

61.02.22 Care\nursing homes, community residential treatment facility. (44.08.29)
ZONES B1 TD B2 (revised 2\1\85)

61.02.23 Solid Waste Facility (44.08.32)
ZONES I1 I2 I3 ID
Revised 8\8\84

61.02.24 Retail business whose principal activity is the sale of merchandise in an enclosed building except automobile sales, boat sales, mobile home sales, etc. which tend to detract or interfere with high intensity pedestrian shopping activity.

ZONE B-3 (Added effective 6\30\93)

61.02.25 Restaurants with waiter\waitress service with an average patron visit in excess of 30 minutes (drive thrus are specifically excluded.)

ZONE B-3 (Added effective 6\30\93)

61.02.26 Upper story multi-family dwelling designed as an integral part of a mixed use development.

ZONE B-3 (Added effective 6\30\93)

61.02.27 Banks, savings and loan and other financial institutions

ZONE B-3 (Added effective 6\30\93)

61.02.28 Recreation (commercial)--including billiard parlors and pool halls; bowling alleys; night clubs; theaters and other assembly halls; subject to all applicable regulations and such permits and licenses as may be required by law, and expressly prohibiting drive-in theaters.

ZONES B1 B2
(Added effective 2\28\94)

61.02.29 Research, experimental and testing laboratories and light manufacturing in existing buildings in excess of 15,000 square feet

ZONE B-2 (Added effective 8\15\94)

61.02.30 Trucking company terminals for storage, assembly, distribution, handling or transfer of freight.

ZONE IT (Added effective 8\15\94)

61.03 ACCESSORY USES

The following Accessory Uses shall be permitted in accordance with the provisions of subsection 10.07 of this Code.

61.03.01 Uses customarily incidental to the main or principal building or land use such as business office, conference/meeting facilities, data processing/storage, personnel services (i.e. dining facilities, child care facilities, medical services) and off-street parking and loading space.

ZONES ALL (Revised effective 11/10/88.)

61.03.02 Closely associated accessory uses as an integral part of the principal or main use or the premises, conference/meeting facilities, data processing/storage, personnel services (i.e. dining facilities, child care facilities, medical and emergency services), off-street parking and loading space, research laboratories and solid waste facility. Dining facilities serving both food and alcoholic beverages shall be permitted in any office building housing any corporate headquarters or corporate branch office provided that the uses occupy a minimum of 500,000 square feet on a single parcel. Heliports or Helicopter landing areas shall be permitted as an accessory use only if the principal use is conducted on a single lot having an area of 20 acres or larger.

ZONE IOP IT Revised Effective 8/1/86

61.04 USES BY TEMPORARY PERMIT

The following are permitted as Temporary Uses.

61.04.01 Temporary office and building or yard for construction material of equipment and model all incidental and related to construction within the immediate area; provided, however, that each permit shall be valid for a period of not more than six (6) months and shall not be renewed for more than four (4) successive periods at the same location.

ZONES ALL

61.05 PROHIBITED USES

Any use which can be reasonably considered to cause, despite existing environmental safeguards, hazardous or noxious conditions or which would violate Section 15.01, Performance Standards. Further any use not specified as a permitted use, special exception use, accessory use, permitted home occupation use or use by temporary permit are prohibited uses.

ZONES ALL (Amended effective 8\15\94)

ARTICLE VII LEGISLATIVE

SECTION 70 REFERENCE

This Code shall be known and cited as the "ZONING CODE OF THE CITY OF MIDDLETOWN, CONNECTICUT".

SECTION 71

AMENDMENT PROCEDURE

These Regulations and the Zones established hereunder may be amended, modified, changed, added to, or repealed by:

(A) initiative of the Commission or; (B) by the Commission approval of an application filed by any other person or entity.

Applications shall consist of three parts: (1) Completed applications form(s) provided by the Commission's Office; (2) Payment of the fee designated in Section 10; and (3) Text and/or maps identifying the proposed amendment including the present status of the Code, if existing regulations are involved in the proposed amendment. If a map amendment is involved, the scale of the map shall be adequate to clearly identify the boundaries of the zones. Prior to a decision, the Commission shall conduct a public hearing as specified in the General Statutes, as amended. No fee shall be collected on any Commission initiated application.

BASIS FOR DECISION

In passing upon any such petition, the Commission shall take into account the various factors favoring and dis-favoring a change, such as but not limited to the following:

A. Errors in the existing Code; changes that have taken place in the City in patterns of development and land use; the supply of land and its peculiar suitability for various purposes; the effect of a map change on the surrounding area, the purposes of zoning; the objectives of the Plan of Development; neighborhood acceptance weighed against community needs; and legality;

B. Whether some other method or procedure under the Zoning Regulations is available and more appropriate than the amendment proposed.

C. As a general policy, the Commission should not establish any zone with a geographic area less than twenty (20) acres.
(Revision effective 10/16/87)

SECTION 72

REPEALER

The Zoning Code of 1927, as amended, of the City of Middletown, passed and adopted by the Zoning Commission of the City of Middletown on the 7th day of February, 1927, is hereby repealed, provided that nothing herein contained shall be deemed to repeal or amend any law of said City requiring a permit or license or both to carry on any business, trade or occupation.

SECTION 73

CONTROLLING REGULATION

If this Code requires a greater width or size of yards, courts or other open spaces or lower height of building or a fewer number of stories or a greater percentage of lot area to be left unoccupied or imposes other and higher standards than are required in any other statute, bylaw, ordinance or regulation the provisions of this Code shall govern. If the provisions of any other statute, bylaw, ordinance or regulation require a greater width or size of yards, courts or other open spaces or a lower height of building or a fewer number of stories or a greater percentage of lot area to be left unoccupied or impose other and higher standards than are required by this Code the provisions of such statute, bylaw, ordinance or regulation shall govern.

SECTION 74

EFFECTIVE DATE

The effective date of this shall be March 21, 1984, amended effective November 3, 1987.

APPENDIX I
TRIP GENERATION TABLE

USE	PEAK HOUR TRIPS
Auto sales	4.6\1,000 sq. ft.
Bank	27.3\1,000 sq. ft.
Business & Professional Offices	2.36\1,000 sq. ft.
Church	.6\1,000 sq. ft. (8.4\1,000 sq. ft. Sunday)
Convenience Market	71.7\1,000 sq. ft.
Fast Food Restaurant	33.3\1,000 sq. ft.
Grocery Store	8.8\1,000 sq. ft.
Hotel, Motel	.6\room
Light Industry	7.4\1,000 sq. ft.
Manufacturing, assembling, processing, packaging	.7\1,000 sq. ft.
Medical Clinic	1.1\employees
Medical Office	3.6\1,000 sq. ft. gross sq. ft.
Movie Theater	.3\seat
Multi-family dwelling unit	.6\unit
Recreational	31.5\acre
Research Center	1\1,000 sq. ft.
Restaurant with waitress service	13.6\1,000 sq. ft.
Retail Store	11.3\1,000 sq. ft.
Service Station	3.6\pump
Single family dwelling unit	1\unit
Warehousing	1.6\1,000 sq. ft.
Other uses not listed	As determined by the Commission using the most recent edition of Trip Generation, ITE as a guide.

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
1.	Map Amendment A	Parcel on Stoneycrest Dr. from R-2 to R-3	3/28/84	4/16/84
2.	Map Amendment B	Parcel on Country Club Rd. From R-1 to RR	6/13/84	7/1/84
3.	Text Amendments	Section 25.02, Section 40.03.10, Section 40.06.04 Section 40.04.26, & Section 61.01.46 Conference Center	7/11/84	8/1/84
4.	Map Amendment C	Parcel on Newfield St. from R-1 to I-2	7/11/84	8/1/84
5.	Map Amendment D	Parcel on Miner St. from R-1 to IT	7/11/84	8/1/84
6.	Text Amendment	Section 44.08.26 A, Historic and/or Architectural Preservation sites & structures	7/25/84	8/1/84
7.	Solid Waste Facility Location	Section 61.02.23 Solid Waste Facility permitted as Spec. Exc. in ID zone	8/8/84	9/1/84
8.	Map Amendment E	CVH Property from R-1 to ID	8/8/84	9/1/84
9.	Text Amendments	Section 21.07 Modification of Frontage and Area Requirements	9/12/84	10/1/84
10.	Zoning Application Signs for Public Hearings	Section 48.03.05 Zoning Application signs	9/12/84	10/1/84

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21. 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
11.	Zoning Application Signs for Public Hearings	Section 14.07.02 Submission Requirements	9/12/84	10/1/84
12.	Zoning Application Signs for Public Hearing	Section 44.05 Public Hearing	9/12/84	10/1/84
13. (a)	Zoning Application for Signs for Public Hearings	Section 55.04.01 Proposal Information Required for Review	9/12/84	10/1/84
13. (b)	Zoning Application Signs for Public Hearings	Section 71.02.02 Application for Amendment to the Zoning Map	9/12/84	10/1/84
14.	Zoning Application Signs for Public Hearing	Section 48.03.05 Zoning Application Signs	11/28/84	12/14/84
15.	Non-conforming uses with structures	Section 14.02B Non-conforming Parcel of Land with Structures	11/28/84	12/15/84
16.	Child care facilities	Section 44.08.02, F	1/23/85	2/1/85
17.	Care/nursing community residential homes	Section 61.02.22	1/23/85	2/1/85
18.	Modification of frontage & area requirements	Section 21.07, 22.07, 23.07 and 24.07 - Deleted	2/27/85	3/15/85
19.	Modification of frontage and area requirements	Section 21.08A - added	2/27/85	3/15/85

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
20.	Dry Cleaning Establishments	Section 61.01.13	2/27/85	3/15/85
21.	Zoning Application Signs	Section 48.03.05	3/13/85	4/1/85
22.	Zoning Map Amendment No. F	R-1 to IOP 1-91/Preston Avenue	3/27/85	4/15/85
23.	Home Occupation revised to Residential Unit Business Pursuit	Sections 16.08.02, 16.18.04, 10.08, 10.08.01, 10.08.02, 48.04, 44.08.31, 60.02.31, 60.01.21	5/22/85	6/1/85
24.	Environmental Responsibility Amendment	10.09, 10.09.02, 10.09.03 10.09.04, 10.09.05,10.09.06, 10.09.07	5/22/85	6/1/85
25.	Environmental Responsibility Amendment	Section 10.09.07 - Inspection	6/12/85	On Passage
26.	Urban Core Living Units	Sections: 16.21.04, 40.04.18 61.01.22B	6/26/85	7/13/85
27.	Lot Width and Yard Requirements	Sections: 25.03, 33.03, 34.03 35.03, 36.03, 37.03	8/28/85	9/15/85
28.	Modification of Frontage and area Requirements	Delete Section 21.08A	9/11/85	9/30/85
29.	Modification of Frontage and area Requirements	Add Section 21.09	9/11/85	9/30/85
30.	Buffer Between Different Land-Uses	Add Section 12.08.04	10/9/85	11/1/85

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
31.				
32.	Natural Resource Extraction Section 41.11, Approval Time Period - Revised	Section 41.11	3/12/86	4/1/86
33a.				
33b.	Natural Resource Extraction	Eliminate Section 41; revise Sections 44.06.01, 55.08, 60.02.14, 61.02.15, add Section 44.08.10(A)	4/23/86	5/1/86
34.	Miscellaneous changes	Sections: 54, 12.08.01, 12.08.02, 32.03, 61.01.37A, 61.01.37B, 61.02.14	6/11/86	7/1/86
35.				
36.				
37.				
38.				
39.	Zoning Code text amendment - Add IRA Zone	Sections 29, 61.01.06, 61.01.07, 61.01.18, 61.01.19, 61.01.24, 61.01.26, 61.01.32, 61.01.37B, 61.01.45, 61.02.28, 61.01.38	7/23/86	8/1/86

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
40.	Zoning Code text amendment - Modified Accessory Uses	Section 61.03.02	7/23/86	8/1/86
41.				
42.				
43.	Zoning Code text amendment - Subdivision, Resubdivision and Lot Split	Section 12.13	9/10/86	9/24/86
44.	Zoning Code text amendment - Subdivision, Resubdivision and Lot Split	Section 16.19.01	9/10/86	9/24/86
45.	Zoning Code text amendment - Surface	Section 40.03.02	9/10/86	9/24/86
46.				
47.	Zoning Code text amendment - Purpose of Regulations and Permitted Land Uses	Section 42.01 and Section 42.02	9/10/86	9/24/86
48.				
49.				

AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
50.				
51.				
52.	Zoning Code Text Amendment - Hearings	Section 71.02.01 Section 71.03.02	3/11/87	4/1/87
53.	Zoning Code Text Amendment Zoning Code Enforcement Officer	Section 54.00	3/11/87	4/16/87
54.	Institutional Development Zone	Section 39.01 to 39.09	3/25/87	4/15/87
55.				
56.	Zone Code Modification Change off street parking requirements	Section 40.04.23	4/8/87	4/30/87
57.	Zone Code Text Amendment - Parking Requirements	Section 40.04.14 Section 40.04.16	6/10/87 6/10/87	7/1/87 7/1/87
58.				
59.				
60.	Application fees	Chapter 5		6/1/87

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
61.	M zone, and MX Zone Use Schedule	Sections 22A, 23A, 60.01.01, 60.01.02, 60.02.02, 60.02.04, 60.02.05, 60.02.06, 60.02.07, 60.02.08, 60.02.09, 60.02.11, 60.02.13, 60.02.16, 60.02.17, 60.02.29, 60.02.32	8/26/87	9/1/87
62.	Signs	Section 48.03.05	9/9/87	9/16/87
63.	Map Amendment Newfield St. to MX zone	Amendment Q	9/9/87	9/16/87
64.	Parishes Houses	Section 60.02.21	9/23/87	10/1/87
65.	Amendment Procedure	Section 71	10/14/87	10/16/87
66.	Rezoning of Residential lots Zoning Code & Map	Sections 11, 21, 21A, 23B, and 60	10/28/87	11/3/87
67.	Rezoning perimeter of the City and related changes to the Zoning Code.	Sections 23B, 11.01, 60.01 and 60.02	1/6/88	1/18/88
68.	Warehousing in I-2 zone	Section 61.01.37B	1/27/88	2/15/88
69.	Recreation	Section 60.02.27	1/27/88	2/15/88

AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
70.	Zoning Map Amendment from R-30 to R-15 Margarite Rd.	Section A	1/27/88	2/15/88
71.	Two Family Special Exception in the RPZ Zone	Section 44.08.28	2/24/88	3/9/88
72.	Water and Sewer Requirements	Section 21.05	4/27/88	5/15/88
73.	Parking Requirements	Sections 40.04.10, 40.04.14, 40.04.17 40.04.18 and 40.04.20	4/27/88	5/15/88
74.	Physical Fitness Centers	Section 61.01.28B	6/8/88	6/20/88
75.	Zoning map amendment B	Pleasant St.	7/27/88	8/10/88
76.	Sec. 46 Flood Area Management Regulations	Sections 46.03 and 46.04	8/10/88	8/25/88
77.	Yard Problem Mitigation Option	Sec. 13.03.06	8/24/88	9/15/88
78.	Min. Lot Sizes	Sec. 22.02	8/24/88	9/15/88
79.	Two family dwellings on lots of record in an RPZ zone	Section 44.08.28 Remove lot requirement of 1986.	10/12/88	11/1/88

AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
80.	Added I-4, Limited Industrial Zone Section 11.01 Zones Section 42 name changed from Aquifer Area Protection Regulations to Protection of Water Sources, Site Plan Review, Definitions, Uses, Map change C	Sections 36A, 11.01, 42, 55.04.02 subsection c, 61.01.01A 60.01.19A, 61.01.36, 61.01.38A, 61.01.37B, 61.02.10, 61.02.18, 61.02.20, 61.03.01, and 16.14.02 Map amendment in the area of the Laurel Brook Reservior	10/26/88	11/10/88
81.	Zoning Map amendment, Bernie O'Rourke Drive to B-2	Amendment D	11/9/88	12/1/88
82.	Zoning Map Amendment, Middle Street from R-60 to IT	Amendment E	1/11/89	1/25/89
83.	Public Utility Buildings and Structures	Sections 44.08.11 and 60.02.11	1/11/89	1/25/89
84.	Housing for low and moderate income persons and families	Sections 44.08.31 and 60.02.12	1/11/89	1/25/89
85.	Non-Conforming Uses	Revised 14.01 - 14.07 Deleted 14.07.01 to 14.07.06.09	1/11/89	2/1/89
86.	Yard Problem Mitigation Option	13.03.06	1/25/89	2/10/89

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
87.	MR Zone - Multi-family Restricted Zone	Added Section 24A Amended 60.02.13	1/25/89	2/10/89
88.	Zoning Map Amendment - Parcel deKoven Drive from I-1 to B-1	Amendment F	2/8/89	3/1/89
89.	RF Zone - Amendment to Height Requirements.	Amended Section 31.02	2/22/89	3/8/89
90.	Adaptive residential use for structures currently or recently occupied by non-conforming use.	Section 60.02.15 Section 61.02.14	4/12/89	5/1/89
91.	M Zone - Reduction of Lot Area.	Added Section 22.02A	5/31/89	6/13/89
92.	Zoning text amendment - Section 13.01 LOTS OF RECORD.	Amended Section 13.01.01	7/12/89	8/1/89
93.	Zoning text amendment - Section 39 TD Zone.	Amended Section 39.03 (Lot Size Reduction)	9/13/89	9/27/89
94.	Zoning text amendment - Retail Sales and/or Rentals of Used Automobiles	Added Sections 60.02.33 and 44.08.33	10/11/89	10/25/89

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
95.	Zoning text amendment - Section 21 R-1 Zone	Amended Section 21.09A (Modification of Frontage and Area Requirements)	2/28/90	3/15/90
96.	IM Zone Interstate Mixed-Use Zone	Added Section 39A Added Sections 60.01.06, 60.03.05 Amended Section 60.02.13 Amended Section 11.01	3/14/90	3/28/90
97.	Zoning Map Amendment Parcel between East Street and Route I-91, from MX to IM	Amendment G	3/28/90	4/15/90
98.	Zoning text amendment - Space requirements for recyclables.	Amended Section 40.06.05 Amended Section 55.04.01G Amended Section 55.04.01J	4/25/90	5/9/90
99.	Zoning text amendment - RPZ zone	Amended Section 21.02 Paragraph 1	5/9/90	5/20/90
100.	Yard Problem Mitigation Option	Deleted Section 13.03.06	4/11/90	
101.	Zoning text amendment - Veterinary Hospitals in a RPZ zone.	Added Section 44.08.34 Added Section 60.02.34	6/27/90	7/11/90
102.	Zoning text amendment - Flood Area Management Regulations	Amended Section 46.02	6/27/90	7/16/90
103.	Zoning text amendment - Bed and Breakfast in a RPZ zone.	Amended Section 60.02.30 Amended Section 44.08.30	7/25/90	8/8/90

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
104.	Zoning text amendment - Flood Area Management Regulations	Amended Section 46.04	8/22/90	9/11/90
105.	Zoning text amendment - Parking and Storage of Certain Vehicles	Amended Section 12.10	9/26/90	10/15/90
106.	Zoning text amendment - Historic and/or Architectural Preservation Site and Structures	Amended Section 44.08.26	9/26/90	10/15/90
107.	Zoning text amendment - Care/Nursing Homes, Community Residential Treatment Facility	Added "M Zone" to Section 60.02.29	10/24/90	11/14/90
108.	Zoning text amendment - Political Signs	Amended Section 48.02.08	10/24/90	11/14/90
109.	Zoning text amendment - RPZ zone	Amended Section 21.02 Paragraph 1	2/13/91	3/1/91
110.	Zoning text amendment - Churches and other places of worship, including parish houses.	Added "MX zone" to Section 60.02.21	2/13/91	3/1/91

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
111.	Zoning text amendment - All Other Uses Not Mentioned or Variations of Listed Uses	Added Section 40.04.27	3/27/91	4/15/91
112.	Zoning text amendment - Fees to be Paid for Processing of Application by the Planning and Zoning Commission	Amended Section 15-10 (Chapter 10)	Common Council meeting of 4/1/91	5/1/91
113.	Zoning text amendment - Assisted Elderly Housing on City Property and within 500 feet of an existing city operated elderly housing facility.	Added Section 60.01.07	5/8/91	6/1/91
114.	Zoning text amendment - Handicapped Accessibility	Added Section 55.04.03	7/10/91	8/1/91
115.	Zoning text amendment - Historic and/or Architecturally Significant Site and Structures.	Added Section 44.08.26(F)	10/9/91	10/23/91
116.	Zoning text amendment - Retail Sales and/or Rentals of Used Automobiles.	Amended Section 44.08.33 Paragraphs 1, 2, & 7 and Added Paragraph 8	1/8/92	2/1/92

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
117.	Zoning Map Amendment Parcels at corner of Maple and Walnut Streets from RPZ to TD	Amendment II	1/8/92	2/1/92
118.	Zoning text Amendment - Manufacturing and Distribution	Added Section 61.01.47	2/26/92	3/12/92
119.	Zoning Text Amendment - Laboratories	Amended Section 61.01.18	3/25/92	4/10/92
120.	Zoning Text Amendment - Cluster Design to Produce Open Space Subdivisions	Added Section 44.08.35	5/13/92	6/1/92
121.	Zoning Text Amendment - Large Lot Environmentally Sensitive Subdivisions which allow private roads	Added Section 44.08.36	5/13/92	6/1/92
122.	Zoning Map Amendment Area of approx. 400 acres in the south-eastern portion of the City in the vicinity of Aircraft Road adjacent to Pratt & Whitney from R-60 to I-3	Amendment I	5/27/92	6/10/92

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
123.	Zoning Text Amendment - I-3 Special Industrial Zone	Amended Section 37.02, Section 61.01.19	6/10/92	6/30/92
124.	Zoning Text Amendment - Marinas and boatyards	Amended Section 60.02.19	6/10/92	6/30/92
125.	Zoning Text Amendment - Leaf Composting Area	Added Sections 44.08.37, 60.02.35	6/10/92	6/30/92
126.	Zoning Text Amendment - Two (2) Family or Single Family Dwellings on Lots of Record in an RPZ zone	Amended Section 44.08.28, Section 60.02.10	6/10/92	6/30/92
127.	Zoning Text Amendment - Section 60.01.07 Assisted Elderly Housing	Revised Section 60.01.07	7/8/92	7/22/92
128.	Zoning Text Amendment - Section 60.01.03 Farming or other agriculture uses	Amended Section 60.01.03	10/14/92	10/31/92
129.	Zoning Text Amendment - Section 31, Riverfront Recreation Zone	Modified Section 31	10/14/92	10/31/92

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
130.	Zoning Map Amendment - expanding the Riverfront Recreation Zone along a strip of property along the southern reach of the Connecticut River running from the Haddam town line north approximately 5,500. feet.	Amendment J	10/14/92	10/31/92
131.	Zoning text Amendment - I-3 Special Industrial Zone	Amended Section 37.00	12/9/92	12/30/92
132.	Zoning text Amendment - Section 39B Public Service Utility Zone (PSUZ)	Added Section 39B	1/13/93	1/31/93
133.	Zoning text Amendment - Section 21.00 Residential Zones	Amended Section 21.05	3/10/93	3/30/93
134.	Zoning Map Amendment - Rezoning of 11.16 acres on Middle St. and Old Middle St. adjacent to I-91 Exit 20 from R-60 to R-30	Amendment K	4/14/93	4/30/93

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
135.	Zoning text Amendment - Section 14 Non-Conforming Uses	Amended Section 14.01	5/12/93	6/1/93
136.	Zoning text Amendment - Section 33A B-3 Zone	Added Section 33A Amended Section 61.01.08 Amended Section 61.01.16 Added Section 61.01.48 Added Section 61.01.49 Amended Section 61.02.19 Added Section 61.02.24 Added Section 61.02.25 Added Section 61.02.26 Added Section 61.02.27 Added Appendix I	6/9/93	6/30/93
137.	Zoning text Amendment - Section 55.04 Proposal Information Required For Review	Amended Section 55.04.01	7/28/93	8/15/93
138.	Zoning text Amendment - Section 10.07 Limitations on Accessory Uses	Amended Section 10.07	9/22/93	10/15/93
139.	Zoning text Amendment - Section 16.07.03A Golf Driving Range	Added Section 16.07.03A Amended Section 40.04.21 Added Section 61.01.50	10/13/93	10/30/93
140.	Zoning text Amendment - Section 60.02.28 Existing Neighborhood Restaurants	Added Section 60.02.28	2/9/94	2/28/94

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
141.	Zoning text Amendment - Section 61.02.28 Recreation	Deleted Section 61.01.28A Added Section 61.02.28	2/9/94	2/28/94
142.	Zoning text Amendment - Section 55.03 Procedure	Modified Section 55.03	3/23/94	4/15/94
143.	Zoning text Amendment - Outdoor Advertising Signs Clinics Automobile Repair	Deleted Section 48.04.01 Deleted Section 48.01.06 Amended Section 61.01.22A Amended Section 61.01.34 Amended Section 61.01.35 Amended Section 61.01.45	3/23/94	4/15/94
144.	Zoning text Amendment - Adaptive Reuse of a structure formerly used as a place of congregation for members of a religious faith	Added Section 44.08.38 Added Section 60.02.36	5\11\94	5\30\94
145.	Zoning text Amendment - Child Care Facilities	Amended Section 61.02.21	6\22\94	7\1\94

AMENDMENTS ADOPTED TO THE ZONING CODE
AFTER ITS EFFECTIVE DATE OF MARCH 21, 1984

NO.	TOPIC	SPECIFIC SECTIONS	MTG. DATE	EFF. DATE
146.	Various Sections	Added Section 61.02.29 Added Section 61.01.28A Added Section 61.01.51 Added Section 61.01.52 Added Section 61.01.53 Added Section 61.02.30 Deleted Section 61.01.15 Deleted Section 61.02.08 Amended Section 61.01.39	7\27\94	8\15\94
147.	Zoning text Amendment - Prohibited Uses	Amended Section 61.05	7\27\94	8\15\94