Article IV.
Residential District Regulations

Section 400 R-1 and R-lA - Single Family Low Density Residential District

400.1 Purpose of District. To provide for areas of relatively open character for single family detached dwellings as well as for preservation of open spaces through cluster development on appropriate sites; to provide for facilities and uses which serve residents of these areas and which are benefited by an open residential environment; to provide opportunity for creative use of large older buildings as a means of assuring neighborhood stability, aesthetics and historic preservation.

400.2 Permitted Uses: The following uses are permitted by right.

1) Single family dwellings.

2) Home Based Businesses *(Amended 10/18/01)*

(a) The activity shall be run by a legal resident of the property,

(b) The activity shall be approved in writing by the property owner, if other than the legal resident

(c) The activity shall be limited to the internal area of the principle structure

(d) There shall be no external display of products/materials/stock on the premises

(e) The activity shall be limited to 25% of the floor area of the principle structure

(f) There shall be no changes to the residential character of the property,

(g) There shall be no noise, dust, vibration, odor, smoke, electrical interference, fire hazard, or any other nuisance perceptible beyond the lot line

(h) There shall be no employees other than the Home Based Business owner

400.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation.

1) Public and private utility substations.

2) Tennis or swim membership club subject to the following requirements:

(a) The site shall have a minimum of two acres.

(b) No building or parking area may be located within 50 feet of a street or property line in a Residential District.

(c) There shall be no outdoor entertainment.

(d) There shall be no use of outdoor public address system.

(e) Only exterior lighting essential to the safety and security of the property shall be permitted.

3) Libraries, museums and art galleries on sites having not less than 20,000 square feet.

4) Cluster Residential Development. The Planning and Zoning Commission may approve Cluster Developments in R-l, R-lA or R-2 Districts according to the procedures and requirements specified below. The purpose of such development is to provide flexibility in design and development of land in such a way as to facilitate the adequate and economical provision of utilities, limit length of new streets and to preserve the natural and scenic qualities of open space.

(a) All permitted dwelling units shall be single-family attached or detached units located on either individual lots or a common area, or a combination thereof.

(b) The amount of common area and/or open space exclusive of buildings and accessory uses to be created shall be a minimum of 20 percent of the total development site. Said common areas and/or open space shall have a suitable number of pedestrian access ways and shall have shape, dimensions, character and location to accomplish the purpose and intent of this section.

(c) The Commission shall make a finding that the application of standard zoning to the subject site will not be consistent with the objectives set forth in this section. Specifically, the Commission shall take into consideration the "open space" benefits to be gained by the development, the neighborhood, and by the community; the specific design of the proposed development; the nature of the topography; and the purpose for which the open space is intended -- whether it is to provide formal or informal recreation, provide scenic views, or preserve an unique ecological area; the nature of adjacent areas, the proper screening and/or buffering of the units from adjacent areas.

(d) The maximum number of single family lots for attached or detached units that may be approved in a Cluster Development shall be computed by subtracting from the total gross area a fixed percentage of 10 percent of said area normally devoted to streets and dividing the remaining 90 percent of the area by 7,500 square feet in a R-l District; 5,000 square feet in a R-lA District; and 3,500 square feet in a R-2 District, which will result in a gross density that is no higher than would occur under conventional development in the particular zoning district. In computing the maximum number of lots that may be created, lands which are subject to flooding or which are occupied by public utility easements in such a manner as to prevent their use and development, shall not be considered part of the total gross area.

(e) The minimum area of a Cluster Development shall be four acres and shall be in single ownership or under unified control.

(f) Prior to the issuance of a building permit in a Cluster Development, an application for Special Permit and Site Plan approval shall be submitted to and approved by the Planning and Zoning Commission in accordance with Article VIII, Sections 800 and 810 and the following conditions:

(1) Said Site Plan shall include areas wherein such structures may be located, the height and spacing of buildings, open spaces and landscaping, off-street open and enclosed (if any) parking spaces, and streets, driveways, and other physical features relevant to the proposed plan.

(2) No building or parking area shall be located within 50 feet of a street or property line.

(3) The architectural design and scale of the cluster development shall be submitted to the Commission. The architectural design and scale, exterior building material, color, roof line and building elevations shall be compatible with neighboring buildings and shall adhere to the following design guidelines.

i. Owner-occupied townhouses are the preferred housing type.

ii. Buildings designed to achieve a small scale and residential appearance in harmony with neighboring residences shall be encouraged.

iii. Pitched roofed buildings shall be encouraged.

iv. Roof-top mechanical equipment, other than solar energy panels, shall be concealed from all sides.

v. Buildings shall be designed and located on the site so as to retain the existing topography and natural features of the land to the greatest extent possible.

vi. Parking areas shall be so located and designed to minimize appearance from the public road.

vii. No building shall contain more than eight dwelling units. *(Amended 8/30/90)*

(g) In order to assure proper maintenance of common lands, a Cluster Development shall be organized as one of the following:

(1) A Home Association approved by the Federal Housing Administration for mortgage insurance as a "Planned Unit Development;" or

(2) A Home Association approved by the Director of Law; or

(3) Any other arrangements such as a cooperative or condominium approved by the Director of Law as satisfying the intent of this regulation. Whenever a Homes Association is proposed, the Director of Law shall retain the right to review and approve the articles of incorporation of said Homes Association and to require whenever conditions deemed necessary to insure that the intent and purpose of this regulation is carried out.

(h) The Commission shall establish such other conditions on the ownership, use, and maintenance of common areas, including open space, as it deems necessary to assure the preservation of such areas for their intended purpose. Common areas and/or open space shall either be retained by a homeowners' association comprised of the residents of the development and reserved for their use or by any other mechanism acceptable to the Director of Law and Commission assuring the ownership, use and maintenance of the "open space" for the intended purpose.

5) Family day care home.

6) Institutions for higher learning including colleges and universities which were in existence on the effective date of this regulation.

7) RESERVED. *(Amended 08/01/10)*

8) Places or worship including parish houses, parochial schools, meeting rooms, recreation facilities customarily accessory to such uses subject to the following requirements. (Section 400.3(8) *(Amended on 3/08/90)*

(a) The site shall have an area of not less than one acre

(b) Except as set forth hereinafter, no building or part thereof or parking or loading area shall be located nearer than 50 feet to any street line or property line. A parish house, rectory, or parsonage shall comply with the requirements for a single family dwelling.

(c) Lot coverage shall not exceed 25 percent.

9) Religious Baths subject to the following requirements:
(Amended 9/18/00)

(a) The facility shall be utilized solely for the purposes of engaging in a recognized religious ceremony.

(b) The facility shall not be occupied by more than two (2) persons at one time, i.e. one (1) participant and one (1) attendant.

(c) Hours of operation of he facility shall not exceed 9:00 o'clock a.m. to 10:00 o'clock p.m.

(d) All improvements to the facility shall be in harmony with the residential character of the neighborhood in which it is situated.

10) Bed & Breakfast Inns provided the following conditions are met *(Amended 1/7/03):*

The purpose of this provision is to allow for a subordinate use of owner occupied residential buildings, to have guest rooms, without their own separate cooking facilities, for overnight use of transients.

(a) The applicant must submit an application for a Special Use Permit, together with a Site Plan.

The Site Plan shall include, but not be limited to, the following information in addition to the requirements for a Special Use Permit and the Site Development Plan Regulations:

(1) A floor plan of the dwelling with the dimensions and square footage of all rooms in the structure which shall document all existing and proposed conditions.
(2) Proposed area to be dedicated to guest accommodations.
(3) Proposed area to be dedicated to owners residential use.
(4) Entrances, exits, driveways and parking areas.

The Commission may require, in its discretion, such plan to be prepared and sealed by an Architect, Land Surveyor or Professional Engineer licensed in the State of Connecticut.

(b) The applicant shall establish that it will meet all requirements of the State of Connecticut Public Health Code and the Food Ordinance of the City of New London as the same apply to bed and breakfasts.

(c) The applicant shall be required to obtain written certification from the Fire Marshal and Building Inspector regarding compliance with the State building code and applicable fire code regulations and the same shall be a condition of approval.

(d) The owner of the premises on which the use is conducted must reside on the premises; if the owner is a corporation, partnership, limited liability company or other entity, a natural person being the owner of not less than 25% interest in the premises must reside on the premises and be actually in residence during any period when the rooms are rented. *(Amended 5/15/03)*

(e) The Bed & Breakfast shall have no less than two (2) guest rooms and no greater than sixty (60%) per cent of the gross floor area (including guestrooms, bathrooms but not including the basement) dedicated to providing overnight accommodations for transients. Each guest room shall contain a minimum of one hundred and twenty (120) square feet, not including bathrooms.

(f) There shall be at least one full bathroom for use per two (2) guest rooms and there shall be one (1) full bathroom for the exclusive use of the owner of record. *(Amended 5/15/03)*

(g) Maximum length of stay per guest may not exceed twenty-one (21) consecutive days.

(h) The owner of the Bed & Breakfast shall make the Guest Book recording the lengths of stay of patrons available to the City, at the request of the Zoning Enforcement Officer within ten (10) days of written request of the same.

(i) Breakfast is the only full meal which shall be served and is to be served for the pleasure of guests only, not the general public.

(j) The Bed & Breakfast facility, the parking area and any exterior modifications or additions to the building or structure, shall be such as to preserve the residential appearance of the property in question. Any alterations to the building or structure shall be compatible with the character of the area, ensure the residential character of the buildings and preserve the existing features of the building.

(k) The Planning & Zoning Commission may determine at its discretion the impact of the Bed & Breakfast establishment on the surrounding neighborhood.

(l) The construction of new buildings to be used for bed & breakfast establishments shall be permitted at the discretion of the Planning & Zoning Commission and shall be in character with the residential neighborhood.

(m) Bed & Breakfasts shall be conducted entirely within the principal dwelling.

(n) As a condition of approval, the permit is subject to renewal by the Planning and Zoning Commission every three (3) years or less if so determined by the Planning & Zoning Commission. The Commission shall have the authority to revoke the permit at any time the owner is found to be in non-compliance with the original permit.

(o) Off-street parking shall be in accordance with the provisions of Article VI, Section 614 of these regulations and shall be provided on the premises of the Bed & Breakfast Inn. Provisions shall be made for the screening of the parking area from neighboring properties through the use of trees, shrubbery, fencing or such other means to enhance and maintain the residential character of the neighborhood, as may be required by the Commission unless the Planning & Zoning Commission determines that adequate parking is available in the immediate area.

(p) Bed and Breakfast facilities shall be permitted a sign to identify the property, provided said sign is in conformance with the area, height and setback requirements of Section 615 Table 2, as detailed for Boarding, Rooming or Lodging Houses and are unlit and are approved by the Planning & Zoning Commission at the time issuance of the Special Use Permit.

(q) The Building shall be a maximum of three stories in height and shall not contain a mixed occupancy.

(r) Cooking or food warming of any type shall not be allowed in any guestroom.

(s) No Bed & Breakfast shall be allowed on a rear lot.

11) Accessory Apartments subject to the following requirements: *(Amended 01/16/03)(Amended 07/26/06)*

(a) Each Accessory Apartment created must be associated with a single family dwelling, and there may be only one Accessory Apartment permitted for each single-family dwelling.

(b) The owner of the residence with which the Accessory Apartment is associated must reside in at least one of the dwellings as their permanent residence.

(c) The Accessory Apartment shall clearly be the accessory use, and its maximum floor area shall not exceed 25% of the floor areas of the principal dwelling in existence as of June 1, 2005. In addition the accessory apartment shall not be less than 400 square feet nor have more than two bedrooms. *(Amended 07/26/06)*

(d) Off-street parking shall be provided for all Accessory Apartments at a rate of one parking space per accessory apartment in addition to those required for the principal dwelling in accordance with Article VI, Section 614 of these Regulations.

(e) Each Accessory Apartment shall have its own independent bathroom and kitchen facilities.

(f) Accessory Apartments shall only be permitted on lots meeting the minimum lot size for the zoning district.

(g) The building to be converted shall comply with all applicable state, local, health, building and housing codes after conversion and any additions made to accommodate the accessory apartment shall maintain the exterior appearances and architectural style (roof line, roof pitch, building materials, colors, window style, and spacing, etc.) of the existing principal residence. Apartments created through conversion shall include separation of entrances or incorporation as one entrance to both the principal and Accessory Apartment, so that the entrances reflect a single-family unit architectural style. Any exterior stairways necessary for the accessory apartment may not be constructed on the front side of the principal dwelling unit.

(h) Prior to the issuance of a Certificate of Occupancy the property owner shall record on the Land Records a deed restriction limiting occupancy of the entire principal dwelling unit or the accessory apartment to the owner of the property. The Director of Law shall approve the deed restriction and a copy of the deed restriction shall be provided to the Zoning Enforcement Officer.

(i) The area of the principal dwelling unit shall not be reduced to less than eight hundred (800) square feet.

(j) A certificate in the form of an affidavit which verifies that the owner continues to reside on the premises and that all other conditions met at the time of the original application remain unchanged shall be submitted to the Zoning Enforcement Officer by January 31st of each year.

(k) Procedure for approval. In addition to the requirements of Article VIII, Section 810 of this Regulation, the application must be accompanied by:

(1) An Affidavit of Ownership and Occupancy signed by the Owner of the premises that the Owner shall occupy one of the dwelling units as the Owner's principal residence, except for bona fide temporary absences;

(2) A floor plan showing the proposed rooms and alterations to the building. The floor plan shall show the living areas of both the Accessory Apartment and the dwelling principal unit and the percentage difference between them;

(3) A Site Development Plan showing all existing and proposed structures or renovations, off street parking and utility systems.

(4) Building elevations indicating the exterior appearance of the building both before and after the establishment of the apartment. If no exterior building improvements are proposed building elevations are not required.

(l) Only principal buildings in existence as of June 1, 2005 may be used for accessory apartments.

12) AGE - RESTRICTED HOUSING. Age-restricted Housing developments shall meet the following requirements: *(Amended 04/04/07)*

(a) **Definition –** Age-restricted Housing shall be defined by Federal Statute (42 U.S.C. Section 3607) as amended from time to time, except that for the

purposes of these regulations 100% of the units shall, at the time of initial occupancy, be occupied by at least one person age fifty-five (55) years or older.

(b) **Reporting -** Management of the Age-restricted Housing development shall establish a procedure to routinely determine that occupancy of the units is in accordance with the Federal Fair Housing Act and shall report this information to the Zoning Enforcement Officer at least once every two (2) years, or promptly upon request.

(c) **Use Variances Prohibited -** Pursuant to CGS Section 8-6, use variances shall not be granted for any use in or on an Age-restricted Housing building or site.

(d) **Deed Restriction -** An Age-restricted Housing development shall be deed restricted in perpetuity for utilization as Age-restricted Housing to the satisfaction of the Director of Law.

(e) **Accessory Uses -** The Planning and Zoning Commission may permit accessory uses, support services that are deemed incidental and appropriate in Age-restricted housing on the site.

(f) **Minimum Lot Size –** Age-restricted Housing shall be limited to parcels of land larger than two and one-half acres in size.

(g) **Density -** An Age-restricted Housing development shall not exceed either one of the following two (2) Requirements: Eight (8) units per acre of lot area or twelve (12) bedrooms per acre of lot area. Unless modified by the Commission due to site conditions or design excellence, no new multiunit building shall contain more than eight (8) dwelling units.

(h) **Setbacks -** An Age-restricted Housing development shall meet the dimensional (lot size, frontage, yards, height, lot coverage) requirements of the Zoning District in which it is located with the following exceptions: Front yards may be reduced to ten feet (10’), rear yards to twenty feet (20’).

(i) **Lot (building) Coverage -** No Age-restricted Housing development containing new construction shall exceed 25% coverage of the lot by buildings.

(j) **Site Layout -** Age-restricted Housing developments shall be designed, located, landscaped and buffered in a manner that does not adversely alter the character of an established single-family neighborhood.

(k) **Access -** Unless otherwise approved by the Planning and Zoning Commission, every building shall be serviced by a private roadway internal to the site and shall not derive direct driveway access from a public street. Any roadway or driveway shall have a permanent all-weather surface and shall be properly drained.

Age-restricted Housing developments with more than twenty-five (25) units shall have the main access roadway connecting directly to an accepted public street which shall be capable of accommodating the added traffic flow generated by development based on a traffic study prepared by a qualified professional traffic engineer and that also meets any requirements of the Fire, Police and Public Works Departments. (Amended 2/1/08)

(l) **Recreation and Open Space -** Adequate open space areas and recreation facilities shall be provided on the site to meet the needs of the residents of the proposed development such as community gardens, open space areas, and/or appropriate recreation facilities.

(m) **Parking -** Garages and off-street parking spaces, or a combination thereof, shall be provided on the lot as required by Section 614 of these regulations. Such required spaces shall be located with convenient access to the principal building(s). Parking areas and driveways shall have a permanent all-weather surface and shall be properly drained. Parking areas shall be so located and designed or otherwise screened to minimize their visibility from adjoining properties and public roads.

(n) **Drainage -** In addition to the requirements of other sections of these regulations, the use of on-site natural filtration functions is encouraged as part of currently accepted Best Management Practices in the reduction of sediment and pollutants. Additionally; drainage shall not be directly channeled to wetlands or watercourses through new piping, flow though natural existing drainage systems shall be maintained as much as possible, and shall not result in a net increase of runoff from the site for the 25-year storm. Also, for previously undeveloped sites, the stormwater management system shall include the retention and filtration of the first inch of runoff from impervious surfaces (excluding roofs).

(o) **Building Layout -** Buildings shall be arranged in a manner consistent with the most current Building and Fire Code Regulations.

(p) **Utilities -** All utilities (including off-site connections) shall be installed underground.

(q) **Buffer/Screening** – A buffer area around all sides of the development except the street frontage shall be provided. Buffer width shall be at least twenty feet (20’) and shall consist of dense plantings, decorative fencing and/or land forms which will provide a year round visual screen between the use and adjoining residential uses.

If decorative fence is used as a part of the screening on the buffer area, said fence shall not be more than five feet (5') in height, shall not be more than ten feet (10') from the affected property line, may not be completely opaque, and shall not be continuous along the entire stretch of affected property line unless the Planning and Zoning Commission determines that a continuous fence is necessary to achieve the purposes of this Section;

Where new non-residential uses are located adjacent to existing residential buildings in adjacent residential districts, the buffer area and plantings shall be designed, to the extent practicable, to screen all outdoor lighting from the view of the ground floor of the adjacent residential buildings.

(r) **Landscaping -** A landscape plan portraying all landscaping elements shall be submitted with the Site Plan application. This plan shall be prepared by a landscape architect. Suitable landscaping, including lawns and nursery-grown trees and shrubs, is required in all areas not covered by impervious surfaces, except that the Planning and Zoning Commission may waive this requirement in lieu of maintenance of existing natural vegetation. The Plan shall address the following:

(1) Landscape Plan Inclusions. The landscaping plan shall include a listing and count of all trees and shrubs to be planted, by common and botanical names, size (caliper, height) at planting, and height and spread at maturity (including time to maturity). Large trees and stands of mature trees and shrubs are to remain undisturbed where practical and desirable. All trees and shrubs to remain undisturbed shall be tagged, or otherwise identified, in the field prior to commencement of site work, and shall be shown on the landscape plan.

(2) Maintenance of Landscaping. All landscaping elements included on the approved landscaping plan shall be maintained in a manner sufficient to ensure its continuing performance and the survival of all plantings.

(3) Obstruction by Landscaping. Front yard landscaping shall not obstruct line-of-sight for vehicles entering and exiting the premises, nor shall it unduly obstruct line-of-sight for vehicles traveling on abutting Town or State highways. Corner visibility shall be maintained consistent with Section 606 of these regulations. Landscaping shall not obstruct line-of-sight for vehicles entering and leaving either common driveways or other access ways.

(s) **Signs -** All signs shall be located on the site development plan, and shall be described as to area, dimensions, height, materials, and purpose. All signs must be in conformance with the signage regulations for the underlying zone and are subject to the approval of the Planning and Zoning Commission. In all residential zones, signage shall be in conformance with Section 615, table 2. For the purposes of Table 2 the development shall be considered multi-family.

(t) **Lighting -** Outdoor lighting (including all building mounted lights shall be provided, to ensure proper and safe illumination of streets, parking areas, certain recreational facilities, and walkways, in locations and type as approved by the Planning and Zoning Commission. Such lighting shall be shielded and directed so that indirect light, falling outside the development, shall be of low intensity and shall not cause a nuisance from excessive glare or shine into the eyes of anyone external to the site. In addition, any outdoor illumination shall not shine directly into any dwelling unit.

(u) **Solid Waste Disposal -** Any solid waste stations (dumpsters) shall be placed on a concrete pad, appropriately screened, maintained, and shown on the site development plan.

(v) **Sidewalks/pathways -** Safe segregated pedestrian access shall be provided including appropriate connections both within the development and between the development and existing public roads and sidewalks. The Planning and Zoning Commission shall determine the composition and location of sidewalks.

(w) **Evaluation Objectives -** In considering the proposed application, the Planning and Zoning Commission shall be guided by the following

objectives in addition to the Special Permit objectives of Section 810 B of these regulations:

(1) That the traffic impacts including changes to the traffic circulation within the site; amount, location, and access to parking; traffic load or possible circulation problems on existing streets.

(2) That the proposed development will promote pedestrian safety throughout the site and in the immediate neighborhood.

(3) That the impacts will not be detrimental to the capacity of the present and proposed utilities, street, drainage systems, sidewalks, and other elements of the infrastructure.

(4) That the land is physically suited to the proposed use and minimal adverse environmental impacts are created.

(5) That the proposal will help meet Age-restricted housing needs.

(6) That the proposal has been designed to meet the needs of handicapped residents or visitors.

(7) That the architectural design and site layout (height, bulk, location, and density of buildings) blends well into the surrounding area.

(8) That the application has met all requirements of these regulations.

400.4 Accessory Uses

1) Off-street parking for uses permitted in the district.

2) Buildings for housing pets; children's playhouses.

3) Garden houses; greenhouses.

4) Signs subject to the requirements of Article VI, Section 615.

5) Dumpster in rear yard only.

6) Swimming pools and/or tennis courts and related recreational facilities.

7) Keeping of animals according to Section 622 A and B. (*Amended 08/10/12)*

8) Accessory uses customary or incidental to a permitted use.

400.5 Lot and Bulk Requirements

1) Minimum lot area 7,500 square feet in R-1 and 5,000 square feet in R-lA.

2) Minimum lot width 75 feet in R-1 and 50 feet in R-1A.

3) Minimum frontage 75 feet in R-1 and 50 feet in R-1A.

4) Minimum yards:

front - 25 feet (see Article VI, Section 605.G.4.)
side - 10 feet in R-1 and 6 feet in R-lA
rear - 25 feet.

5) Maximum height 2 1/2 stories or 35 feet, whichever is less.

6) Maximum lot coverage for principal and accessory buildings - 25 percent.

400.6 Off-Street Parking

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.

Section 410 R-2 - Two Family Medium Density Residential District

410.1 Purpose of District. To provide for areas of relatively open character for single family and two family detached dwellings as well as for preservation of open spaces through cluster development on appropriate sites; to provide for facilities and uses which serve residents of these areas and which are benefited by an open residential environment; to provide opportunity for creative use of large older buildings as a means of assuring neighborhood stability, aesthetics and historic preservation.

410.2 Permitted Uses: The following uses are permitted by right.

1) Single family dwellings.

2) Two family dwellings.

3) Home Based Businesses in accordance with Article IV, Section 400.2.2. (Amended 10/18/01)

410.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation. *(Amended 07/26/06)*

1) Public or private utility substations.

2) Places of worship including parish houses, parochial schools, meeting rooms, recreation facilities customarily accessory to such uses subject to the following requirements.

(a) The site shall have an area of not less than one acre.

(b) Except as set forth hereinafter, no building or part thereof or parking or loading area shall be located nearer than 50 feet to any street line or property line. A parish house, rectory, or parsonage shall comply with the requirements for a single-family dwelling.

(c) Lot coverage shall not exceed 30 percent.

(d) Existing parochial school classrooms may be used for non-parochial school classroom instruction during non-parochial school hours. Such activities shall be generally consistent with the educational activities on-going in the classroom to be used and not require significant additional equipment or

structural changes beyond what is to be used by the parochial school. *(Amended 10/6/90)*

3) Tennis or swim membership club subject to the requirements of Article IV, Section 400.3.2.

4) Libraries, museums and art galleries on sites having not less than 20,000 square feet.

5) Cluster Development in accordance with Article IV, Section 400.3.4.

6) Family day care home.

7) Convalescent homes. However, no special permit shall be issued to allow this use on a lot smaller than 60,000 square feet. *(Amended 10/31/88)*

8) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 10). *(Amended 1/07/03)*

9) Subsection Deleted *(Amended 07/26/06)*

410.4 Accessory Uses

l) Off-street parking for uses permitted in the district;

2) Buildings for housing pets; children's playhouses.

3) Garden houses; greenhouses.

4) Signs subject to the requirements of Article VI, Section 615.

5) Swimming pools and/or tennis courts and related recreational facilities.

6) Keeping of animals according to Section 622 A and B. *(Amended 08/10/12)*

7) Dumpster in rear yard only.

8) Accessory use customary and incidental to a permitted use.

410.5 Lot and Bulk Requirements

1) Minimum lot area 5,000 square feet; 2,000 square feet for each dwelling unit.

2) Minimum lot width 50 feet.

3) Minimum frontage 50 feet.

4) Minimum yards:
front - 25 feet. (see Article VI, Section 605.G.4)
side - 6 feet.
rear - 25 feet.

5) Maximum height 2 1/2 stories or 35 feet, whichever is less.

6) Maximum lot coverage for principal and accessory buildings - 30 percent.

410.6 Off-Street Parking

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.

Section 420 R-3 Multi-Family Medium Density Residential District

420.1 Purpose of District. To provide areas for several types of housing at a medium density in a residential environment with good access and access to a range of commercial and community services.

420.2 Permitted Uses: The following uses are permitted by right.

1) Single family dwellings.

2) Two family dwellings.

3) Multi-family dwellings.

4) Townhouses.

5) Home Based Businesses in accordance with Article IV, Section 400.2.2. *(Amended 10/18/01)*

6) Libraries, museums, and art galleries.

420.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation.

1) Public and private utility substations.

2) Places of worship in accordance with Article IV., Section 410.3.2.

3) RESERVED *(Amended 07/26/06)*

4) Convalescent homes.

5) Community residences for more than 6 but not more than 12 residents provided that there are at least two staff persons on duty at all times and the facility is licensed under the provisions of Section 19-574 of State Statutes.

6) Child day care centers or group day care home, subject to the following requirements *(Amended 8/15/02):*

(a) The applicant shall have obtained all licenses, certifications, or approvals that may be required by Federal, State, or local law.

(b) For each child registered, there shall be a minimum of 35 square feet of floor space exclusive of halls, bathrooms, and kitchens.

(c) For each child enrolled there shall be provided not less than 75 square feet of usable exterior open space. The Planning and Zoning Commission may authorize the substitution of interior space available for recreation purposes if it determines that the aggregate space to be provided is adequate. Useable exterior open space known as Outdoor Play Space shall be provided on the same lot as the use it supports, except where specifically permitted elsewhere in these regulations.

(d) No permanently installed play equipment shall be located in any required front or side yard.

(e) Any outdoor play area shall be screened in a manner to ensure visual and auditory privacy to adjacent properties.

(f) Required Outdoor Play Space may be provided on sites other than the site they serve under certain circumstances after meeting all of the following requirements: (Amended 8/15/02)

(1) The site must be located within 2640 feet (1/2 mile) along public pedestrian thoroughfares measured from property line to property line.

(2) The outdoor play space shall be located within a zone that allows child day care centers.

(3) In all cases, such outdoor play space shall conform to all of the provisions of the regulations of the district in which they are located. Parks, school yards, and parking areas will be exempt from screening but shall be fenced or otherwise protected for safety.

(4) Such outdoor play space shall be in the same ownership as the use to which they serve or if in separate ownership there shall be a written agreement between the parties that the outdoor play space shall be available to the use to which it is assigned. If the outdoor play space is a park, written permission shall be obtained from the City allowing usage.

(5) A Special Use Permit must be issued by the Planning & Zoning Commission.

7) Professional or business offices as part of a two or multi-family dwelling subject to the following requirements:

(a) Office uses shall be limited to the first floor;

(b) Office uses shall be primarily to serve residents of the immediate neighborhood;

(c) Such office space shall be limited to 800 square feet for each ten dwelling units in the building or major fraction thereof;

(d) Entrances and exits to offices shall be separate from the residential portion of the building.

8) Professional office in residence.

(a) Said office shall be limited to one professional who shall reside on the premises and not more than two non-resident assistants.

(b) Said office shall be incidental and subordinate to the residential use of the building, and shall not occupy more than 25 percent of the gross floor area of the principal building. No office shall be located in an accessory building.

(c) In no manner shall the appearance of the building be altered or shall the office within the residence be conducted in a manner that would cause the premises to lose its residential character, either by use of colors, materials, construction, or lighting.

(d) No professional office shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard, or any other nuisance that is perceptible beyond the lot lines.

9) Free standing signs. *(Amended 04/10/87)*

10) Duplex Dwellings

(a) The Commission may allow the conversion of a structure to a duplex dwelling provided that the overall density shall be significantly reduced. In the cases of the conversion of one and two family structures, no reduction of density will be required;

(b) In the case of an individual lot associated with a duplex lot dwelling divided by a common party wall, the provisions set forth for required lot area, lot width, front yard, side yards, rear yard and lot coverage shall be as follows:

(1) Minimum lot area 1800 square feet;
(2) Minimum lot width 22’0”;
(3) Minimum lot frontage 22’0”;
4) Minimum Yards:
aa. front 6 feet;
bb. side 0 feet;
cc. rear 25 feet;

*The Commission may permit a reduction in the rear yard to 6 feet if, in its judgment such a reduction will help to achieve the purposes of the district.

(5) Maximum lot coverage 50%

(c) No owner of all or half a duplex shall make any changes in the architectural style, general design and general arrangement of the exterior of the building including the color, the kind and texture of the building material and the type and style of the doors and other appurtenant features, unless approval is granted by the City Planner.

11) Public or private parks and playgrounds including all appropriate and/or necessary supplementary uses or facilities customarily associated with the permitted use. *(Amended 03/ 23/00)*

12) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 10). *(Amended 01/07/03)*

13) Tourist Homes provided the following conditions are met *(Amended 02/20/03):*

(a) The applicant must submit an application for a Special Use Permit, together with a Site Plan. The Site Plan shall include, but not be limited to, the following information in addition to the requirements for a Special Use Permit and the Site Development Plan Regulations *(Amended 02/20/03):*

(1) A proposed floor plan of the dwelling with the dimensions and square footage of all rooms in the structure.
(2) Proposed area to be dedicated to guest accommodations.
(3) Proposed area to be dedicated to private residential use.
(4) Entrances, exits, driveways and parking areas.

The Commission may require, in its discretion, such plan to be prepared and sealed by an Architect, Land Surveyor or Professional Engineer licensed in the State of Connecticut.

(b) The applicant shall establish that it will meet all requirements of the Public Health Code of the City of New London and State of Connecticut as the same apply to Tourist Homes.
(c) The applicant shall be required to obtain written certification or waivers from the Fire Marshal and Building Inspector regarding compliance with the State building code and applicable fire code regulations and the same shall be a condition of approval.
(d) The recorded owner or the manager of a property used as a Tourist Home, shall establish and maintain his/her residence in the property, which shall have its own bath for their exclusive use.
(e) The property shall have no less than three (3) guest rooms.
(f) There shall be at least one bathroom for use per two (2) guest rooms.
(g) Maximum length of stay per guest may not exceed twelve (12) consecutive days.
(h) The owner or manager of the property shall make the Guest Book recording the lengths of stay of patrons available to the City, at the request of any Zoning Official within ten (10) days of written request of the same.
(i) Breakfast is the only full meal which may be served, and is to be served for the pleasure of guests only, not the general public. Additionally, guests may prepare their own meals in a kitchen that is separate from the guest rooms.
(j) A Tourist Home facility, including the parking area, shall be such as to not eliminate the residential appearance of the property in question.
(k) The Commission shall have the authority to revoke the permit of a Tourist Home at any time the property is found to be in non-compliance with the original permit, after a warning and 60 days written notice to the owner, and also to the manager or lessee of the property as the case may be.
(l) Parking shall be in accordance with the provisions of Article VI, Section 614 of these regulations and shall be provided on the site plan which is to be submitted. The site plan shall provide for the shielding of the parking area from neighboring properties through the use of trees, shrubbery, fencing or such other means to enhance and maintain the residential character of the neighborhood, as may be required by the Commission.

(m) Tourist Home facilities shall be permitted a sign or signs to identify the property, provided said sign(s) are in conformance with the applicable regulations, are lit only by indirect lighting and are approved by the Commission as part of the site plan.

The purpose of this provision is to allow Tourist Homes such as youth hostels, for overnight use of transients.

420.4 Accessory Uses

1) Off-street parking for uses permitted in the district.

2) Buildings for housing pets; children's playhouses.

3) Garden houses; greenhouses.

4) Signs subject to the requirements of Article VI, Section 615.

5) Dumpster in rear yard only.

6) Swimming pools and/or tennis courts and related recreational facilities.

7) Keeping of animals according to Section 622 A. *(Amended 08/10/12)*

8) Accessory use customary and incidental to a permitted use.

420.5 Lot and Bulk Requirements

1) Minimum lot area 5,000 square feet; 2,000 square feet for each dwelling unit, 1,000 square feet for each rooming unit.

2) Minimum lot width 50 feet.

3) Minimum frontage 50 feet.

4) Minimum yards:

front - 25 feet (see Article VI, Section 605.G.4)
side - 10 feet.
rear - 25 feet.

5) Maximum height 4 stories or 55 feet, whichever is less. (*Amended 10/24/18)*
6) Maximum lot coverage for principal and accessory buildings - 40 percent.

420.6 Off-Street Parking

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.

Section 430 R-4 Multi-Family Office-High Density District

430.1 Purpose of District. To provide areas that can accommodate several types of housing at a high density and provide opportunities for office development in areas that are close to business areas and accessible to a range of commercial, institution and community services.

430.2 Permitted Uses: The following uses are permitted by right.

1) Single family dwellings.

2) Two family dwellings.

3) Multi-family dwellings.

4) Townhouses.

5) Home Based Businesses in accordance with Article IV, Section 400.2.2. *(Amended 10/18/01)*

6) Libraries, museums, and art galleries.

7) Business and professional offices and office buildings.

430.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation.

1) Public and private utility substations.

2) RESERVED *(Amended 07/26/06)*

3) Convalescent homes.

4) Community residences for more than 6 but not more than 12 residents provided that there are at least two staff persons on duty at all times and the facility is licensed under the provisions of Section 19-574 of State Statutes.

5) Places of worship in accordance with Article IV, Section 410.3.2.

6) Child Day Care Center subject to the requirements of Section 420.3.6 herein. *(Amended 8/15/02)*

7) Buildings with mixed uses subject to the following requirements:

   (a) all lot and bulk requirements for each use are satisfied;

   (b) separate entrances and exits shall be provided for residential and non-residential portions of the building.

8) Free standing signs. *(Amended 03/27/87)*

9) Public or private parks and playgrounds including all appropriate and/or necessary supplementary uses or facilities customarily associated with the permitted use. *(Amended 03/23/00)*

10) Bed & Breakfast Inns in accordance with the requirements of Article IV, Section 400.3 10*). (Amended 01/07/03)*

11) Tourist Homes in accordance with the requirements of Article IV,420.3 13) *(Amended 02/20/03)*

430.4 Accessory Uses

1) Off-street parking for uses permitted in the district;

2) Buildings for housing pets; children's playhouses.

3) Garden houses; greenhouses.

4) Signs subject to the requirements of Article VI, Section 615.

5) Dumpster in rear yard only.

6) Swimming pools and/or tennis courts and related recreational facilities.

7) Keeping of animals according to Section 622 A. *(Amended 08/10/12)*

8) Accessory use customary and incidental to a permitted use.

430.5 Lot and Bulk Requirements

1) Minimum lot area 5,000 square feet; 1,000 square feet for each dwelling unit or rooming unit.

2) Minimum lot width 50 feet.

3) Minimum frontage 50 feet.

4) Minimum yards:

front - 25 feet (see Article VI, Section 605.G.4)

side - 10 feet each, except any structure over two stories or 25 feet high shall require 5 additional feet of side yard for each story over two or each 10 feet of height over 25.

rear - 25 feet.

5) Maximum height 7 stories or 70 feet, whichever is less.

6) Maximum lot coverage for principal and accessory buildings - 40 percent.

430.6 Off-Street Parking

Off-street parking spaces shall be provided for each lot within this district in accordance with the provisions of Article VI, Section 614 of these regulations.

Section 440 <u>Historic Area Overlay District</u> *(06/15/15)*

440.1 (a) Purpose of District. To make optimal residential use of the historic structures within the designated historic areas of the City of New London, providing an appropriate level of density allowed by such structures, while promoting historically appropriate restoration of such structures. A corresponding intent of the district is to provide certain surface and structured parking amenities and facilities in support of the parking needs of district residents and to permit utilization of a limited number of underused and undeveloped parcels within the district for such purposes. The Historic Area Overlay District is hereinafter referred to as the "District" or a "District".

440.1 (b) Applicability.

1) In the event that the regulations contained in this Section 440 contradict or conflict with other sections of these regulations, then the provisions of this Section 440 shall have precedence. If this Section 440 is silent as to any matter otherwise covered in other sections of these regulations, then in such event the applicable provisions of the other sections of these regulations shall apply.

440.2 RESERVED.

440.3 Uses permitted subject to issuance of a Special Permit by the Planning and Zoning Commission in accordance with the requirements of Article VIII, Section 810 of this regulation.

1) Multi-family dwellings as defined in these regulations in buildings existing as of April 30, 2015 and either on the National or State of Connecticut Register of Historic Places or defined as "contributing" to the historic nature of a National Register Historic District subject to compliance with the following:

(a) The density limit for multi-family dwellings in an Historic Area Overlay District shall be the number of legally conforming residential units as of June 15, 2015 date of amendment to these regulations, subject to the remaining provisions of this Section 440.

(b) If additional units beyond the number of legally conforming units existing as of June 15, 2015 are proposed to be added, then additional on-site or off-site parking facilities shall be required to be provided under Section 440.6 hereof.

A special permit from the Planning and Zoning Commission for the additional dwelling unit (s) and, if applicable, for any off-site parking facility shall be required. Such parking facilities as are required to be put in

service under Section 440.6, hereof shall comply with Section 614 of this regulation, except as specifically provided in said Section 440.6.

(c) Subject to submittal of documentation verifying approval of an application for a 'Certification of Proposed Rehabilitation Work' by CT SHPO under the "Historic Homes Rehabilitation Tax Credit Program."

2) Construction and placement of off-site surface parking facilities and/or garage structures on vacant lots within a District for new residential units created under this section, subject to the following:

(a) Such construction and placement of surface parking areas and structured garage parking facilities on such vacant lots in the District shall be expressly limited to those lots that had become and had remained vacant and without residential structures thereon for a period of at least three (3) years prior to the date of any subsequent zoning map amendment affecting the vacant parcel.

(b) No such surface parking area or area containing garage structures shall contain more than 8 parking spaces on any vacant lot 5,000 square feet in size or smaller or more than 16 parking spaces on any larger lot. Garage stalls and surface parking spaces shall be oriented to be parallel to and not perpendicular to the abutting street, unless an exception is granted by the Planning and Zoning Commission. All such parking spaces and garage structures shall be limited to use of passenger vehicles including automobiles, motorcycles and light trucks and limited to those vehicles owned by the owner or lessee of the garage or parking space.

(c) Design Standards for such newly constructed surface or structured parking facilities in the District shall be governed under certain sections of the City of New London Incentive Housing Zone (IHZ) Design Standards including Section 5- Standards for Compliance, Section 6- Sidewalks, Section 9- Stormwater Management, Section 10- Off-Street Parking and Section 11- Landscaping, which Design Standards sections are incorporated herein by reference thereto. The City Planner or the Planning and Zoning Commission may seek the services of a State of Connecticut registered architect to review designs of proposed garages for compliance with Section 5 of the IHZ Design Standards as they may determine to be advisable. The cost of such review shall be paid by the applicant in accordance with the provisions of subsections (b) through (e) Section 17-51 of the City of New London Code of Ordinances.

(d) All parking facilities created under these regulations and all spaces, whether surface or structured and whether required for compliance with the requirements of the Zoning Regulations or otherwise shall be appurtenant to, assigned to or reserved for use and occupancy in connection with specifically identified residential units in a District, evidenced by appropriate documentation assuring this, approved by the Director of Law as satisfactorily fulfilling this requirement in a legally binding manner. Such documentation shall be recorded on the City of New London Land Records. No such parking facilities or spaces shall be utilized for any use other that the parking of vehicles owned by the owner or lessee of the residential unit assigned or reserved to it. Such restriction shall not be deemed to prohibit re-assignment or re-allocation of such parking facilities from time to time, provided that at all times parking spaces and facilities are allocated, assigned and restricted as above. Any such re-allocation shall require the approval of the Zoning Enforcement Officer or the Planning and Zoning Commission to allow for necessary tracking of space assignment and allocation as well as approval of revisions to the above referenced documentation by the Director of Law, which, once approved, shall also be recorded on the City of New London Land Records.

(e) Such spaces shall be in the same ownership as the residential unit to which they serve. In all cases the spaces shall be subject to deed restriction evidenced by written documentation whether in the form of deed, declaration, easement or other appurtenant restriction, recorded on the New London Land Records and satisfactory to the City's Director of Law, binding the owner and his/her heirs and assigns to maintain the required number of spaces available unless the Planning and Zoning Commission approves a change either (a) due to the elimination of the use that they serve, or (b) until such spaces are provided elsewhere.

(f) When such spaces are in the same ownership as the property which they serve, then deed restrictions recorded on the Land Records regarding both properties acceptable in form and content to the City Planner and the Director of Law shall be provided. Said deed restrictions, one approved, shall be filed on the City of New London Land Records. Said deed restrictions may be modified or eliminated upon the written approval of the Planning and Zoning Commission if the parking is found to be no longer required for compliance with the parking requirements of this regulation for the additional residential units.

(g) Such parking may be constructed to meet the reasonable needs of residential units in the District apart from the requirements of Section 614 of this

(h) regulation subject to approval of the Planning and Zoning Commission, but shall require compliance with the provisions of subsections (a) through (f) above.

(i) In the event that the approval by the Planning and Zoning Commission is sought under subsections (e), (f) and (g) above for the disassociation of spaces created under this regulation with a residential use approved under these overlay District regulations for whatever reason and any such space or spaces are not concurrently re-associated with a different residential use approved under these overlay District regulations as provided for above, a reclamation plan for the elimination or conversion of such spaces shall be submitted for approval and execution, or bonded for execution prior to Planning and Zoning Commission approval under subsections (e), (f) and (g) above.

3) Parks, gardens, playgrounds and open space areas not requiring demolition and removal of any structure existing as of June 15, 2015 or upon which a structure existed as of June 15, 2015.

4) Professional or business offices as part of a two or multi-family dwelling subject to the following requirements:

(a) Office uses with public ingress and egress shall be limited to the first floor or basement area if the basement area is served by a separate outside entrance;

(b) Office uses shall be primarily to serve residents of the immediate neighborhood;

(c) Office use shall be limited to one professional who shall reside on the premises and not more than one non-resident assistant.

(d) Office use shall be incidental and subordinate to the residential use of the building, and shall not occupy more than 25 percent of the gross floor area of the principal building. No office shall be located in an accessory building.

(e) In no manner shall the appearance of the building be altered or shall the office within the residence be conducted in a manner that would cause the premises to lose its historic residential character, either by use of colors, materials, construction, signage, or lighting.

(f) No professional office shall create noise, dust, vibration, odor, smoke, electrical interference, fire hazard, or any other nuisance that is perceptible beyond the lot lines of the parcel on which it is located.

(g) Applications for professional or business offices shall require the authorization of all the property owners (individuals with fee interest) of the property/building wherein the use is proposed.

(h) Activity associated with business shall be limited to the internal area of the principal building

440.4 Permitted Accessory Uses.

1) Accessory uses customary and incidental to a permitted use

2) Children's playhouses

3) Swimming pools and recreational facilities customary and in keeping with residential principal uses. When accessory to a residential use, any tennis court, paddle tennis court or similar accessory recreation facility shall be located in a rear yard. No such facility may be located closer to the property lines than (25) feet and shall only be allowed on properties with more than (40,000 sq. ft.) is permitted for accessory structures in the district in which the property is located. Lighting of such facilities shall be permitted. A fence or suitable planting strip shall be provided to screen the recreation use from the view of adjacent properties.

4) Keeping of animals according to Section 622A

440.5 Lot and Bulk Requirements.

1) The minimum lot area shall be 5,000 square feet.

2) Density of Residential Units:

a) In addition to the limits set forth in Section 440.3 (1) above, density of any property proposed for a use approved under these overlay district regulations shall not exceed forty (40) dwelling units per acre of land.

b) There shall be no more than four (4) dwelling units.

3) The minimum building setback distance shall be that of the underlying zone.

4) Maximum impervious surface and building coverage of any lot shall be 80% for lots up to 5, 000 square feet and 75% on all larger lots.

5) There shall be no change in the height of any existing residential structure, square footage of each floor, the exterior limit of the existing walls, configuration of the roof and in the foundation footprint coverage of the structure unless any addition or expansion reflects an historic portion of any structure which had become demolished or removed and constitutes an appropriate re-insertion or re-creation as approved under the State of Connecticut State Historic Preservation Office certificate of appropriateness or other evidence of CT SHPO approval.

6) All residential units shall meet the definitional requirement of a dwelling unit under these regulations.

7) All residential units shall contain at least 600 square feet of finished floor area.

440.6 Off Street Parking and Loading.

1) Purpose and Intent. The following regulations applicable to the Historic Area Overlay District are designed to provide adequate off street parking and loading facilities and safe vehicle movements without detrimental effects to adjacent properties, neighborhoods and the environment, while recognizing the need for flexibility in the design and location of parking facilities to accommodate the needs of area residents.

Section 614 B.1) respecting multiple family dwellings shall have the following as the requirement of minimum parking spaces required:
1 per efficiency unit
1 per one-bedroom unit
1 ½ per unit with two or more bedrooms

2) Number of Required Parking and Loading Spaces in the District.

a) Parking shall be provided in the Historic Area Overlay District in accordance with the requirements of Section 614.

b) Required parking spaces may be provided on sites other than on the residential site served by such spaces in accordance with Section 440.3 2) above, provided that the residential site and the separate lot on which the parking spaces or the facilities containing such spaces are located within five hundred (500) feet of each other, measured along pedestrian thoroughfares from property line to property line.

c) In addition to the requirements of Section 10 of the IHZ Design Standards, when surface parking and/or garages are proposed on a lot abutting a residential property, sufficient screening consisting of the garage façade, landscaping, or fencing shall be provided to effectively screen automobile headlights.

d) All parking, driveway and entryway surfaces created on any previously vacant lot shall be paved with a durable all-weather surface of bituminous or concrete paving, maintained in good condition, or a surface consisting of alternative pavement or open pavers upon submittal, review, acceptance and compliance with a maintenance plan for said surface in accordance with its manufacturers recommendations parking space dimensions size alignment and handicap space provision shall be governed by applicable sections of these regulations.

e) Except as otherwise expressly stated in these Historic Area Overlay District Regulations, all new parking facilities shall meet the requirements of Section 614 of these regulations.

440.7 Residential Structure Design Standards. All uses proposed to be brought forth by an applicant under the regulations of this Section 440 respecting any existing building or structure in the Historic Area Overlay District shall be required to comply with the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, initially published in 1976 and as revised and amended ("CT SHPO Regulations"). Irrespective of the continuation of the particular property involved in the Historic Homes Rehabilitation Tax Credit Program, all exterior work on buildings for which a use under this Section 440.7 has been approved shall specifically follow and be consistent with the exterior work approved under the 'Certification of Proposed Rehabilitation Work' by the CT SHPO referenced in Section 440.3 (1) (c) above. Any modification to the exterior work shall require approval by the CT SHPO. Prior to the zoning authorization for the issuance of a Certificate of Occupancy, a copy of a 'Certificate of Completed Rehabilitation Work' shall be submitted to the Zoning Enforcement Officer who will consult with the CT SHPO to validate the completed status of the exterior work previously approved. Should the exterior work on the subject building/property no longer be governed by the Historic Homes Rehabilitation Tax Credit Program, the Zoning Enforcement Officer may approve a zoning authorization for the issuance of a Certificate of Occupancy after determination by the Zoning Enforcement Officer, as advised by a State of Connecticut registered architect selected by the City whose services shall be paid for by the applicant in accordance with the provisions of subsections (b) through (e) of Section 17-51 of the City of New London Code of Ordinances, that the exterior work has been satisfactorily completed according to the 'Certification of Proposed Rehabilitation Work' and the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for

rehabilitating Historic Buildings. Such determination shall also require a confirmation by Zoning and Planning Commission.

a) Fire escapes required to provide a second means of egress not available (or not State of Connecticut Fire and Building Code compliant) within a building as of June 15, 2015 shall not exceed the minimum size needed to comply with the State of Connecticut Building and Fire Safety Codes and shall be treated with paint or other covering, which treatment shall be approved by the CT SHPO or if such treatment is not required by CT SHPO then it shall require the approval of the Planning and Zoning Commission.