ARTICLE I.

Purpose, Authority, and Application

Section 100 Short Title

This regulation shall be known and cited as the Zoning Regulations of the City of New London, 1983.

Section 110 Purpose and Authority

The purpose of these zoning regulations is to encourage the most appropriate use of land and to protect important environmental features; to conserve and stabilize the value of property; to provide adequate open spaces for light and air; to prevent fires; to prevent undue concentrations of population; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks, and other public requirements; to conserve energy; to protect the integrity of the City's historic and cultural heritage; to promote health, safety, and general welfare; and to that end to designate, regulate, and restrict the location and use of buildings, structures, and land for residential, commercial, industrial, or other purposes; to regulate and limit the height, size, and bulk of buildings and structures, hereafter erected or altered; to regulate and determine the size of yards and other spaces; to regulate the percentage of the area of the lots that may be occupied by buildings or structures; and to regulate and limit the density of population, to protect historically, architecturally, and culturally significant buildings and sites, to encourage energy efficient patterns of development, encourage use of solar and other renewable forms of energy, protect subsurface water supplies and protect against sedimentation of waterways and control erosion caused by wind, rain, and water movement; and for said purposes to divide the City into zoning districts of such number, shape, and area as may be deemed best suited to carry out this regulation and provide for its enforcement, in accordance with Chapter 124, Section 8-2 of the Connecticut General Statutes, 1958 Revision, as amended.

Section 120 Application of Regulations

120.1 No building or structure shall be erected, reconstructed or structurally altered in any manner, nor shall any building or land, or the space above or beneath, be used for any purpose, other than is permitted by and in conformance with this

regulation and all other regulations and ordinances, laws and maps referred to herein.

120.2 Completion of structures for which building permit has been issued. Nothing in this regulation shall be deemed to require any change in the plans, construction, or designated use of any building or structure if a building permit therefore was duly and legally issued prior to the effective date of this regulation and actual construction pursuant thereto was lawfully begun prior to said effective date and has been diligently carried on.

For purposes of this section, actual construction is defined to be the actual placing of construction materials in their permanent position and location, fastened in a permanent manner, except that where demolition or removal of an existing building or structure has been substantially begun preparatory to rebuilding, such demolition and removal shall be deemed to be actual construction. Similarly, whenever a district shall be changed hereafter, the provisions of this regulation with regard to building permits duly and legally issued prior to the effective date of this regulation shall apply to building permits duly and legally issued for construction in such changed district prior to the effective date of the amendment effecting such change.

120.3 The designations, locations, and boundaries of the zoning districts established are delineated on the map entitled "City of New London, Connecticut, Zoning Map" dated November 3, 1983, as amended, which map and all notations and information thereon are hereby made a part of this regulation by reference and said map is on file in the office of the City Clerk, City of New London, Connecticut. Any land within the incorporated limits of the city and not designated or indicated on the zoning map shall be placed in the proper zoning district by the Planning and Zoning Commission of the City of New London, Connecticut.

120.4 DELETED (09/25/09)

Section 130 <u>Interpretation</u>

When interpreting and applying the provisions of this regulation, they shall be held to be the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience, and general welfare. Except as specifically herein provided, it is not intended by the adoption of this regulation to repeal, abrogate, annul or in any way to impair or interfere with any existing provisions adopted or issued, or which shall be adopted or issued pursuant to law relating to the erection, construction, maintenance, establishment, moving, alteration, or enlargement of any building or improvement; nor is it intended by this regulation to interfere with or abrogate or annul any easement, covenant or other agreement between parties; provided, however, that in cases in which this regulation imposes a greater restriction upon the erection, construction, maintenance, establishment, moving, alteration, or enlargement of buildings, or the use of any such buildings or premises in said several districts or any of them than is imposed or required by such existing provisions of law or regulation or by such rules, regulation, or permits or by such easements, covenants, or agreements, then in such case the provisions of this regulation shall control.