Article III.
Establishment of Zoning Districts and Map

Section 300 List of Districts
(Amended 09/30/08)

For purposes of this regulation the City of New London is divided into the following Zoning Districts.

R-1 and R-1A	Single Family Low Density Residential
R-2	Two Family Medium Density Residential
R-3	Multi-Family Medium Density Residential
R-4	Multi-Family – Office – High Density
NB	Neighborhood Business
C-1	General Commercial
C-2	Limited Commercial District
CBD -1	Central Business District (1)
CBD - 2	Central Business District (2)
WD	Waterfront Development
WCI -1	Waterfront Commercial / Industrial (1)
WCI -2	Waterfront Commercial / Industrial (2)
MD	Maritime District
LI-O	Light Industrial Office
INST	Institutional
OS	Open Space
IHZ	Incentive Housing Zone Overlay District
HDO	Historic District Overlay

Section 310 Zoning Map and Zoning District Boundaries

310.1 Zoning Map

The boundaries of these districts are hereby established as shown on the Zoning Map of the City of New London dated November 3, 1983, and amendments thereto, which map and amendments are hereby declared to be a part of this regulation.

310.2 Extent of Districts

It is the intent of these regulations that all areas of the City of New London, including all land and land under water, be included in the zoning districts established by these regulations.

310.3 District Boundaries

Where uncertainty exists with respect to the boundaries of any of the aforesaid districts shown on the Zoning Map, the following rules shall apply:

1) Where district boundaries are within the right-of-way of a street, highway, railroad, brook, stream, or easement, the center lines of such rights-of-way shall be construed to be such district boundaries.

2) Where district boundaries are so indicated that they are approximately parallel to the right-of-way lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map.

3) Where district boundaries are so indicated that they are approximately perpendicular to the center line or right-of-way lines of streets, such lines shall be construed as being perpendicular thereto.

4) Where district boundaries are indicated as approximately following lot lines of record at the time of adoption of these regulations, such lot lines shall be construed to be such boundaries. Where a question arises and no dimensions or official lot lines of record are shown, then the district boundaries shall be determined by the Zoning Official. An appeal may be taken to the Zoning Board of Appeals.

5) Where district boundaries are dimensioned on the Zoning Map, they shall be measured from the street or right-of-way line.

6) Where zoning districts abut the Thames River, the boundaries of said districts shall extend to the City of New London Boundary limit unless specifically designated otherwise on the Zoning District Map.

Section 320 <u>Interpretation of Use Regulations</u>

320.1 Any uses not specifically permitted shall be deemed to be prohibited. Any list of prohibited uses contained in any section of this regulation, shall be deemed to be not an exhaustive list, but to have been included for the purpose of clarity and emphasis, and to illustrate by example, some of the uses frequently proposed that are deemed undesirable and incompatible in the particular district.

320.2 Prohibition of noxious uses regardless of any other provisions of this regulation any use that is noxious with regard to its impact on air or water, or which creates noxious noise, vibration, or glare shall be prohibited.

320.3 Municipal and Governmental Uses of the City of New London – All municipal and governmental uses of the City of New London, including public schools and libraries, are permitted in each and every zoning district.

Section 330 Summary of Dimensional Requirements

To facilitate understanding of this Regulation and for the better administration thereof, the limitation on the size of lots, percent of coverage of land by buildings, and the location, arrangement, height and size of buildings, required open spaces, and other lot and bulk requirements, for each of the districts established by Article III of this regulation, are summarized in the schedule designated as Section 330.1, Summary of Lot and Bulk Regulations. *(Amended 1/22/01)*

Article III, Section 330.1 – Summary of Lot and Bulk Requirements

MINIMUM LOT REQUIREMENTS					MINIMUM YARD REQUIREMENTS				
ZONING DISTRICT	LOT AREA (SQUARE FEET)	LOT AREA PER DWELLING UNIT (SQUARE FEET)	FRONTAGE (FEET)	WIDTH (FEET)	COVERAGE (Maximum.)	FRONT (FEET)	SIDE (FEET)	REAR (FEET)	MAX. HEIGHT (STORIES)/ (FEET)
R-1	7,500	N/A	75	75	25%	25 (a)	10	25	2.5/35
R-1A	5,000	N/A	50	50	25%	25 (a)	6	25	2.5/35
R-2	5,000	2,000	50	50	30%	25 (a)	6	25	2.5/35
R-3	5,000	2,000 (b)	50	50	40%	25 (a)	10	25	4/55
R-4	5,000	1,000 (b)	50	50	40%	25 (a)	10 (c)	25	7/70
NB	5,000	2,000	50	50	50%	10 (a & c)	10 (c)	10	3/35
C-1	5,000	1,000 (c)	50	50	80% (c)	10 (c)	6 (c)	10 (c)	40 (c)
C-2	20,000	N/A	50	50	40%	25	25	25	40 (c)
CBD-1	5,000	N/A (c)	50	50	**N/A (c)**	0	N/A (c)	N/A (c)	N/A (c)
CBD-2	5,000	N/A (c)	50	50	**N/A (c)**	0	N/A (c)	N/A (c)	N/A (c)
WD	20,000	N/A (c)	50 (c)	50	50%	20 (c)	10 (c)	20 (c)	25 (c)
WCI-1	10,000	N/A (c)	75	100	50%	20 (c)	10 (c)	20 (c)	45
WCI-2	10,000	N/A (c)	75	100	50%	20 (c)	10 (c)	20 (c)	45 (c)
LI-O	20,000	1,000 (c)	100	150	80%	10 (c)	6 (c)	10 (c)	70 (c)
INST	40,000	N/A (c)	150	150	30% (c)	40 (c)	25	40	6/75
OS	217,800 (c)	N/A (c)	**150**	**150**	35%/10%	40 (c)	25 (c)	5/60	N/A
MD	10,000	N/A (c)	75 (c)	100	50% (c)	10 (c)	10	10 (c)	50 (c)

(1) See Article VI, Section 605.G.4
(2) 1,000 square feet for each rooming unit
(3) Refer to text for variations permitted in this district
(Amended 10/24/18)
See Article VI, Section 605.G.4
(1) 1,000 square feet for each rooming unit
(2) Refer to text for variations permitted in this district