

SECTION ONE

GENERAL

1-01 PURPOSE

These regulations are adopted under the authority of Chapters 124 and 126 of the General Statutes of the State of Connecticut, Revision of 1958, as amended, for the purpose of promoting health, safety, morals, comfort, convenience, prosperity and welfare of the community; for the purpose of lessening congestion in the streets; of providing adequate light and air; of preventing the overcrowding of land and avoiding undue concentration of population; of facilitating adequate, safe and accessible transportation, as well as pedestrian circulation; of facilitating adequate water, sewerage, schools, parks and other public requirements; of conserving the value of buildings and encouraging the most appropriate use of land throughout the town with reasonable consideration for the character of the area and its peculiar suitability for particular uses. To this end the Town of Southington is divided into different districts of zones for the purpose of determining the appropriate use of land in accordance with the present and proposed uses.

1-02 ZONE DISTRICTS

R-80	Residential Zone
R-40	Residential Zone
R-20/25	Residential Zone
R-12	Residential Zone
RO	Residential-Office Zone
R-HD	Residential, High Density
HOD	Housing Opportunity District ¹
CB	Central Business Zone
B	Business Zone
BOZ	Business Overlay Zone
BL	Business Limited Zone
I-1	Industrial Zone
I-2	Industrial Zone
FP	Flood Plain District
AP	Aquifer Protection District

1-03 ZONING MAP

The boundaries of such districts or zones shall be shown on a map entitled “Zoning Map of the Town of Southington, Connecticut,” with the effective date of May 20, 1957 and as amended, which is filed in the office of the Town Clerk. Such map, with all explanatory matter thereon, is hereby declared to be a part of these Regulations as fully as if set out herein.

¹ new ZA #538, effective 9/22/07

1-04 ZONE BOUNDARIES

- 1-04.1 Where zone boundaries are indicated as approximately following the center line of a street, highway, railroad, brook, stream, right-of-way or easement, such lines shall be construed to be such zone boundaries.
- 1-04.2 Where zone boundaries are so indicated that they are approximately parallel to the center lines of streets, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map.
- 1-04.3 Where zone boundaries are indicated as approximately following lot lines, such lot lines of record at the time of adoption of these regulations shall be construed to be such boundaries.
- 1-04.4 In case of uncertainty and no dimensions or official lot lines of record are shown, then the zone boundary shall be determined by the Commission.

1-05 LOTS IN TWO OR MORE ZONE DISTRICTS

Where a lot is divided by one or more zone district boundary lines, the lot and building requirements for the portion of such lot lying within the less restrictive zone may extend not more than thirty (30) feet into that portion of the lot lying within the more restrictive zone, provided the lot has frontage in the less restrictive zone district.

1-06 CONFORMITY OF BUILDINGS AND LAND

No building or structure shall be erected, reconstructed, structurally altered, enlarged, or moved, nor shall any building, structure or land be designed or designated for any use other than the uses permitted in the zone in which such building, structure or land is located.

1-07 LOTS OF RECORD

- 1-07.1 The provisions of these Regulations shall not prohibit the erection of a single-family dwelling and customary accessory uses in any district in which single-family dwellings are permitted, on a lot which is smaller than required, provided such lot is separately recorded by deed in the Office of the Town Clerk prior to May 20, 1957; and provided further that the owner of any such lot did not own sufficient adjoining land at the effective date of the adoption of these Regulations to conform therewith. All structures erected on such lots must be designed and erected in conformance with the provisions of these Regulations and all applicable health and sanitation requirements. Variance of setback requirements shall be obtained only through action of the Zoning Board of Appeals.

1.07.2 The provisions of these Regulations shall not prohibit the erection of a permitted building or establishment of a permitted use on a lot which is smaller than required, subject to the provisions of Sec. 1-07.1, in any district in which single-family dwellings are not a permitted use.

1.07.3 The provisions of these regulations shall not permit the issuance of a building permit for new construction of a single-family dwelling on a lot which is located on an abandoned road, paper street, or right-of-way unless such right-of-way was recorded in the office of the Town Clerk and constructed (i.e., paved) before the passage of these Regulations.

1-08 REDUCTION OF LOT AREA

No lot shall be diminished in area nor shall any yard, or open space be reduced except in conformity with the provisions of these Regulations.

1-09 PRINCIPAL BUILDING

No lot shall be occupied by more than one permitted principal building, but in the case of a public, institutional, commercial, or industrial building, a group of separate buildings under the same ownership or under different ownership in the case of condominium development may be considered as occupying the same lot if, in the opinion of the Planning and Zoning Commission, following public hearing by special permit, such buildings and uses are deemed compatible.

1-10 DISCRETIONARY PUBLIC HEARINGS

At any time the Planning and Zoning Commission deems it necessary, they shall have full discretion to call for public input or a public hearing if such action is approved by a two-thirds (2/3) affirmative vote.

Notice of the time and place of discretionary public hearings so approved by the Commission shall be published in the form of a legal advertisement appearing in a newspaper having a substantial circulation in the Town of Southington, at least twice at intervals of not less than two days, the first not more than fifteen days nor less than ten days, and the last not less than two days before such hearing, and a copy of such proposed regulation or boundary shall be filed in the Office of the Town Clerk for public inspection at least ten days before such hearing.