

ARTICLE 4

ESTABLISHMENT OF ZONING DISTRICTS

Section 4.1 Zoning Districts Named

For the purpose of this ordinance, the Town of New London and the extraterritorial area are divided into seven (7) zoning districts with the designations and purposes as herein listed:

R-A	Residential Agriculture District
N-R	Neighborhood Residential
G-R	General Residential
N-B	Neighborhood Business District
H-B	Highway Business District
M-1	General Manufacturing District
M-2	Heavy Manufacturing District

Section 4.2 Zoning Map Interpretation

For purposes of interpretation of district boundaries as shown on the zoning map, the following rules shall apply:

- 4.2.1 Boundaries indicated as approximately following the center line of streets, highways, or alleys shall be construed to follow such center lines.
- 4.2.2 Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- 4.2.3 Boundaries indicated as approximately following corporate limits shall be construed as following such corporate limits.
- 4.2.4 Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- 4.2.5 Boundaries indicated as parallel to or extensions of features indicated in this Section shall be construed as such. Distances not specifically indicated on the Official Zoning Map shall be determined by the scale of the map.
- 4.2.6 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 the Section, the Board of Adjustment shall interpret the district boundaries.

Section 4.3 Prohibited Uses

Only those uses listed in Section 4.6 as "Permitted Uses", "Permitted Use with Conditions", or "Permitted with a Special Use Permit" shall or may be permitted. All uses not specifically listed as a "Permitted Use", "Permitted Use with Conditions", or "Permitted with a Special Use Permit" shall be prohibited in each zoning district in accordance with the regulations of this Ordinance as herein described.

C:\Users\Tate Daniels\Documents\160D Article 4 - Establishment of Zoning Districts-Revised 07-09-2024 -Final 2024 Changes.docx

Section 4.4 Zoning Districts Described

4.4.1 N-R Neighborhood Residential

The regulations of the N-R Neighborhood Residential are intended to ensure that development not having access to public sewer system will occur at sufficiently low densities to provide for a safe and sanitary environment. ***Neighborhood Residential District shall have a minimum lot size of 30,000 sf.***

4.4.15 G-R General Residential

The regulations of the G-R General Residential are intended to insure that development having access to public water and sewer systems will occur at sustainable densities to provide for a safe and orderly development without causing land use sprawl. ***General Residential District shall have a minimum lot size of 20,000 sf.***

4.4.3 R-A Residential-Agriculture District

The regulations of the *R-A Residential-Agriculture District* are intended to encourage the continuance of agricultural uses as well as to ensure that a residential development not having access to public water and/or sewer will occur at a density low enough to provide a safe and sanitary health environment. ***Residential-Agriculture District shall have a minimum lot size of 44,000 sf.***

4.4.4 N-B Neighborhood Business District

The regulations of the *N-B Neighborhood Business District* are intended to provide for the retailing of goods and service for convenience to the community. In order to protect the area from large-scale development, the maximum permitted gross floor area of any particular use is limited to 5,000 square feet. In addition, screening will be required for all lots which abut residentially zoned areas.

4.4.5 H-B Highway Business District

The *H-B Highway Business District* is primarily intended for properties located along major arteries in the community and provides for a wide variety of retail and commercial needs.

4.4.6 M-1 Light Manufacturing District

The *M-1 Light Manufacturing District* is established for those areas where the principal land use is for manufacturing, industrial and warehousing uses. These uses by their nature may create some nuisances especially for adjoining non-manufacturing land uses. Thus, these uses normally are located in outlying areas of the community where the operations involved will not normally distract from the development potential of nearby properties.

4.4.7 M-2 Heavy Manufacturing District

The *M-2 Heavy Manufacturing District* is established for heavier manufacturing and industrial uses. Like the M-1 District, the district is typically located in outlying areas of the community.

Section 4.5 Dimensional Requirements

	Minimum Lot Size (in Square Feet)	Minimum Lot Width (in Feet)	Minimum Yard Requirement (in Feet)			Maximum Height (in Feet)
			Front	Side	Rear	
N-R District						
-Single-Family Residences	30,000	100	50	15 (b) (h)	40	35
-Two-Family Residences	35,000	100	50	15 (b) (h)	40	35
-Other Principal Uses	30,000	100	50	15 (b) (h)	40	35
G-R District						
-Single-Family Residences	20,000	80	35	15 (b) (h)	25	35
-Two-Family Residences	25,000	80	35	15 (b) (h)	25	35
-Other Principal Uses	20,000	80	35	15 (b) (h)	25	35
R-A District						
-Single-Family Residences	44,000	100	50	15 (b) (h)	40	35
-Two-Family Residences	66,000	100	50	15 (b) (h)	40	35
-Other Principal Uses	44,000	100	50	15 (b) (h)	40	35
N-B District						
-All Uses	NONE	NONE	30 (e)	10 (e)(g)	20 (e)(g)	35
H-B District						
-All Uses	NONE	NONE	40 (e)	20 (e)(g)	20 (e)(g)	35
M-1 District						
-All Uses	NONE	NONE	50 (f)	50 (g)	50 (g)	35
M-2 District						
-All Uses	NONE	NONE	50 (f)	50 (g)	50 (g)	35

Notes:

- (a) Not Used
- (b) All side yards shall be increased by ten (10) feet on corner lots.
- (c) Not Used
- (d) Not Used
- (e) Vehicular parking may be allowed in any portion of the required yard.
- (f) Vehicular parking in the required front yard is not permitted. This area shall be landscaped, as a minimum, in accordance with Section 9.6
- (g) Screening shall also be provided where required, in accordance with Section 9.5
- (h) Flag lots must have 35' front width (lots with an easement on them)

Section 4.6 Table of Permitted Uses

Uses								
	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted								
Agricultural Uses								
Agricultural Industry	-	-	-	-	-	-	-	
Agriculture, bona-fide farms, including processing or sale of products grown on the same zoning lot, excluding agricultural industry	X	-	-	-	-	X	X	
Agriculture implement sale, repair, rental or storage	-	-	-	-	X	X	X	
Livestock Sales and Storage	-	-	-	-	-	SU	SU	6.21
Commercial Uses								
Adult Establishments	-	-	-	-	-	-	SU	6.1
Amusements, commercial, indoor	-	-	-	-	X	-	-	
Amusements, commercial, outdoor	-	-	-	-	-	SU	SU	6.2
Arts and Craft Studio	-	-	-	X	X	-	-	
Automatic Teller Machine	-	-	-	X	X	-	-	
Banking and Financial Services	-	-	-	X	X	-	-	
Bed and Breakfast Establishments	X	SU	SU	-	-	-	-	6.5
Broadcast Studios (radio and television)	-	-	-	-	X	-	-	
Building Materials Supply	-	-	-	-	X	-	-	
Car Wash	-	-	-	-	X	-	-	
Construction Vehicle Sales, Repair, Leasing, Maintenance, or Storage	-	-	-	-	X	-	-	
Convenience Store	-	-	-	X	X	-	-	
Dry Cleaning and Laundry Services	-	-	-	X	X	-	-	
Farmers Market	-	-	-	-	X	-	-	
Feed and Seed Stores	-	-	-	-	X	X	X	
Flea Markets	-	-	-	-	X	-	-	
Food Stores	-	-	-	-	X	-	-	
Fuel Dealer	-	-	-	-	-	X	X	
Gasoline Station	-	-	-	-	X	-	-	
General Retail	-	-	-	X	X	-	-	
Heavy Machinery Sales, Repair, Leasing, Maintenance or Storage	-	-	-	-	-	X	X	
Home Occupations	X/C	X/C	X/C	-	-	-	-	6.16
Home Occupations, Rural	X/C	-	-	-	-	-	-	6.17
Internet Sweepstakes	-	-	-	X/C	-	-	-	6.18
Kennel	SU	-	-	-	-	-	-	6.19

Uses								
	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted								
Laundromats	-	-	-	X	X	-	-	
Mini Storage	-	-	-	-	X	-	-	
Motel	-	-	-	-	X	-	-	
Motor Vehicle Paint or Body Shop	-	-	-	-	X	SU	SU	6.26
Motor Vehicle Parts, Used	-	-	-	-	-	X	X	
Motor Vehicle Repair and Maintenance	-	-	-	-	X	SU	SU	6.28
Motor Vehicle Sales, Rental and Leasing	-	-	-	-	X	SU	SU	6.27
Motor Vehicle Storage Yard	-	-	-	-	-	SU	SU	
Nursery, Lawn and Garden Supply Store, Retail	-	-	-	-	X	X	-	
Outdoor Display and Sales of Merchandise	-	-	-	-	X	-	-	
Parking Lot as the Principal Use	-	-	-	-	-	X	X	
Pawn Shop	-	-	-	-	X	X	-	
Restaurant, with Drive-through Service	-	-	-	-	X	-	-	
Restaurant, without Drive-through Service	-	-	-	X	X	-	-	
Retail, Non-store	-	-	-	-	X	-	-	
Retail Store, Large (>5,000 sf.)	-	-	-	-	X	-	-	
Retail Store, Small (<5,000 sf.)	-	-	-	X	X	-	-	
Shopping Center, Large (>25,000 sf.)	-	-	-	-	SU	-	-	6.42
Shopping Center, Small (<25,000 sf.)	-	-	-	-	SU	-	-	6.43
Shooting Range, Indoor	SU	-	-	-	-	-	-	6.41
Small Equipment (Lawnmowers, chainsaws, grass trimmers) Sales and Service	-	-	-	-	X	-	-	
Theater, Indoor	-	-	-	-	X	-	-	
Veterinary Services	-	-	-	X	X	-	-	
Industrial Uses								
Asphalt and Concrete Plant and Contractors	-	-	-	-	-	-	X	
Auto Wrecking Yards, Building Material Salvage Yards and Scrap Metal Processing yards	-	-	-	-	-	-	SU	6.4
Building Contractors, General	-	-	-	-	X	X	X	

Uses									
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions	
Building Contractors, Heavy	-	-	-	-	-	X	X		
Bulk Storage of Petroleum Products	-	-	-	-	-	-	X		
Dry Cleaning and Laundry Plants	-	-	-	-	X	X	X		
Feed and Flour Mills	-	-	-	-	-	X	X		
Laboratory, Research and Testing	-	-	-	-	-	-	SU	6.20	
Manufacturing or Processing A: Manufacture of foodstuffs, apparel, beverages, textiles, electrical components or tobacco products; fabrication of wood, leather, paper, water or plastic products	-	-	-	-	-	X	X		
Manufacturing or Processing B: Fabrication or assembly of products from pre-structured materials or components.	-	-	-	-	-	X	X		
Manufacturing or Processing C: Processing, fabrication, or manufacture of products or material (including, but not limited to, animal or vegetable matter, chemicals or chemical compounds, glass, metals, minerals, or other products converted from raw materials, and including those processes with significant air or water discharge).	-	-	-	-	-	SU	SU	6.25	
Meat Packing Plant	-	-	-	-	-	X	X		
Monument Works and Sales	-	-	-	-	X	X	X		
Printing or Binding	-	-	-	-	X	X	X		
Quarries or other Extractive Industries	-	-	-	-	-	-	SU	6.51	
Sawmills	-	-	-	-	-	SU	X	6.40	
Terminal, Freight	-	-	-	-	-	SU	SU	6.45	
Tire Recapping Shops	-	-	-	-	SU	SU	SU	6.46	
Warehousing (Excluding Self-Storage)	-	-	-	-	X/C	X/C	-	6.48	
Warehousing, Self-Storage	-	-	-	-	X/C	X/C	-	6.49	
Wholesale Trade A	-	-	-	-	-	X	X		
Wholesale Trade B	-	-	-	-	-	X	X		
Governmental and Institutional Uses									
Church or Religious Institution	SU	SU	SU	X	X	-	-	6.7	
Civic, Fraternal, Cultural, and Community Facilities not otherwise listed	SU	SU	SU	SU	SU	-	-	6.8	

Uses									
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions	
Club or Lodge, Private Non-Profit	SU	SU	SU	-	SU	-	-	6.9	
College or University	SU	-	-	-	-	-	-	6.10	
Community Center	X	SU	SU	SU	X	-	-	6.11	
Congregate Care Facility	SU	SU	SU	-	-	-	-	6.12	
Daycare, Center	SU	SU	SU	X	X	-	-	6.13	
Daycare, Small Home	X	X	X	-	-	-	-		
Designated Emergency Shelters	X	X	X	X	X	X	X		
Funeral Home	X	-	-	-	X	-	-		
Government Offices, Courthouses, and Similar Governmental Facilities not otherwise listed	-	-	-	X	X	-	-		
Group Home	X/C	X/C	X/C	-	-	-	-	6.15	
Library, Public	X	-	-	X	X	-	-		
Museum or Art Gallery	-	-	-	X	-	-	-		
Nursing Care Institution	SU	-	-	-	-	-	-	6.30	
Post Office	-	-	-	X	X	-	-		
Progressive Care Facility	SU	-	-	-	-	-	-	6.32	
Public Safety Stations including police, fire, and rescue services	-	-	-	X	X	-	-		
Public Works Facility	SU	SU	SU		X	X	X	6.33	
Schools, Elementary and Secondary, including school stadiums	X	-	-	-	-	-	-		
Schools, Vocational or Professional	X	-	-	-	-	X	X		
Telecommunication Tower	SU	SU	SU	SU	SU	SU	X	6.44	
Utilities, Above Ground	SU	SU	SU	SU	X	X	X	6.47	
Utilities, Below Ground	X	X	X	X	X	X	X		
Yard Waste Composting Facility	SU	-	-	-	-	-	-	6.50	
Professional Office and Medical Uses									
Clinics	-	-	-	X	X	-	-		
Health Services, Miscellaneous	-	-	-	X	X	-	-		
Hospital	-	-	-	-	-	-	-		

Uses								
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions
Medical and Surgical Offices	-	-	-	X	X	-	-	
Offices, Business, Professional and Public	-	-	-	X	X	-	-	
Optical Services	-	-	-	X	X	-	-	
Medical Supply Houses	-	-	-	-	X	X	-	
Pharmacy	-	-	-	X	X	-	-	
Recreational Uses								
Assembly Halls, Coliseums, Armories, Ballrooms, Reception Halls and Exhibition Buildings	SU	-	-	-	SU	SU	SU	6.3
Park and Open Space Areas including Athletic Fields	X	SU	SU	X	X	-	-	6.31
Recreational Facilities, Public or Private	X	SU	SU	SU	X	-	-	6.34
Recreation Services, Indoor	X	SU	SU	SU	X	-	-	6.35
Recreation Services, Outdoor	X	SU	SU	SU	X	-	-	6.35
Recreational Vehicle Park and Campground	SU	-	-	-	-	-	-	6.36
Riding Stables	SU	-	-	-	-	-	-	6.39
Residential Uses								
Boarding or Rooming House for up to 3 boarders	X	-	-	-	-	-	-	
Cluster Subdivisions	X	X	X	-	-	-	-	
Manufactured Home, Class A or Class B	X	-	-	-	-	-	-	
Manufactured Home Park	SU	-	-	-	-	-	-	6.22
Manufactured Home Subdivision	SU	-	-	-	-	-	-	6.23
Manufactured Home, Temporary	SU	SU	SU	-	-	-	-	6.24
Residential Building, Two-Family	X	X/C	X/C	-	-	-	-	6.38
Residential Building, Multi-Family	SU	-	-	-	-	-	-	6.37

Uses								
X = Permit from Zoning Administrator SU = SUP from Board of Commissioners X/C = Permit from Zoning Administrator; use must meet additional conditions “-“ = not permitted	R-A	N-R	G-R	N-B	H-B	M-1	M-2	Additional Conditions
Residential Building, Single-Family	X	X	X	-	-	-	-	
Residential Building, Townhouse	X	-	-	-	-	-	-	
Service Uses								
Cemetery	SU	SU	SU	-	-	-	-	6.6
Personal Services	-	-	-	X	X	-	-	
Services A, Business	-	-	-	X	X	-	-	
Services B, Business	-	-	-	-	X	-	-	
Terminal, Bus or Taxi	-	-	-	-	X	-	-	
Miscellaneous Uses								
Accessory Communication Antennae	-	-	-	X	X	X	X	
Airports	X	-	-	-	-	-	-	
Donation Drop Boxes	-	-	-	X/C	X/C	-	-	6.14
Fairgrounds	X	-	-	-	-	-	-	
Heliport	X	-	-	-	-	-	-	
Outdoor Advertising Signs	-	-	-	-	X	X	X	
Recycling Center	-	-	-	-	-	X	X	
Temporary Seasonal Uses and Structures, including Seasonal Markets	-	-	-	-	X	-	-	