

Amendments

Zoning Map

<u>Effective Date</u>	<u>References</u>
February 4, 1966	<ul style="list-style-type: none">• R-10 and B-4 to I-2: north side of East Main Street Westbrook line• R-10 and B-4 to I-2: north side of East Main Street from Marine Avenue West• R-10 to B-2: Commerce Street to Indian River
November 4, 1966	<ul style="list-style-type: none">• B-4 to I-1: West Main Street, northwest from Lumberyard Road
September 8, 1967	<ul style="list-style-type: none">• R-40 to R-80: all north portion of town• R-30 to R-80: east portion of town north from I-95• R-30 to R-40: south from I-95 near Route 145
July 11, 1969	<ul style="list-style-type: none">• R-30 to I-2: Route 145 area north of railroad
June 30, 1972	<ul style="list-style-type: none">• R-10 to B-4: East Main Street
September 22, 1972	<ul style="list-style-type: none">• B-4 and R-20 to SC#1: West Main Street
January 1, 1973	<ul style="list-style-type: none">• Supplementary Map #2: Route 81 Shopping-Industrial Area. SC#1 to B-1A: West Main Street
January 19, 1973	<ul style="list-style-type: none">• R-10 to B-4: West Main Street
April 26, 1974	<ul style="list-style-type: none">• R-20 to B-2: Glenwood Road at Hurd Bridge Road• R-10 to B-2: West Main Street at Maple Avenue
August 23, 1974	<ul style="list-style-type: none">• R-10 to B-4: East Main Street
February 20, 1976	<ul style="list-style-type: none">• I-2 to B-4: Boston Post Road
April 2, 1976	<ul style="list-style-type: none">• R-10 to B-2: Corner of Central Avenue and Hull Street
October 19, 1979	<ul style="list-style-type: none">• I-2 to VRD: Route 145 & Route 1
May 5, 1981	<ul style="list-style-type: none">• Main Street Supplementary Map #1
October 5, 1981	<ul style="list-style-type: none">• Main Street/Maple Avenue R-10 to B-4
February 14, 1984	<ul style="list-style-type: none">• IP to R-30: lands on easterly side of Cow Hill Road north of I-95

July 9, 1984 • Revision to 800 and 1600 scale adding CAM Boundary and Property Lines

October 15, 1984 • Carriage Drive and Route 145, from R-30 Zone to VRD

April 30, 1986 • Route 1 East of Commerce Street, from R-10 to B-3

November 14, 1988 • Change from R-10 at property known as 324 East Main Street (Rear) to B-4

April 1, 1989 • Update roads

October 15, 1990 • East Main Street and West Main Street, from B-4 to B-2 Zone and one B-3 to B-2 zone

November 26, 1992 • John Street Extension from I-1 to B-3

November 30, 1993 • Update roads

January 1, 1995 • East Main Street (4.43 acres) Assessor's Map 88, Block 71, Lot 52 from R-10 to B-4.

April 29, 1996 Approved at the April 8, 1996 Regular Monthly Meeting
• 7 Glenwood Road (Buell Property) from R-20 to B-3

May 1, 1996 Approved at the April 8, 1996 Regular Monthly Meeting
• Correct area known as Victoria Manor from VRD (Village Residential District) to R-30 and the area known as Founders Village/Plymouth Court from VRD to R-20

November 7, 1996 Approved at the October 15, 1996 Regular Monthly Meeting
• Settlers Lane/Long Hill Road (Herman Pudler, Jr.) rezone portion of property from I-2 to R-20

December 5, 1996 Approved at the November 12, 1996 Regular Monthly Meeting
• 29 Liberty Street (Beverly Fagan) from R-20/I-2 to R-20

January 1, 1997 Approved at the November 12, 1996 Regular Monthly Meeting
• Creation of Village Zone (VZ)

December 1, 1997 Approved at the October 27, 1996 Special Meeting
• Approximately 24 acre parcel located north side of West Main Street between Highland Drive & Hammonasset River (Frederick C. & Walter Bauer, et al) from I-1 to B04 Zone

June 15, 2001	Approved at the May 14, 2001 Regular Monthly Meeting <ul style="list-style-type: none">• Change all M-2 Zones to Marine (M)• Change all B-1A and B-1B designations to B-1
January 1, 2002	<ul style="list-style-type: none">• Pratt Road and William Street from R-20 and R-40• West end of Cedar Island from R-10 to R-40• Knollwood Drive and Highland Drive from R-10 to R-20• South end of High Street from R-10 to R-20• Waterside Lane to Beach Park Road from R-20 to R-40• South end of College Street from R-10 to R-40• South end of Stanton Road from R-20 to R-10• Stanton Road to Park Drive from R-10 to R-40• Hickory Lane from R-20 to R-10• Corner of East Main Street & Causeway from B-4 to R-40 and R-10 to B-4• East end of Old Post road from R-30 to R-60• East end of Twin Oaks Lane from R-20 to R-60 and R-30 to R-60• Railroad tracks north to I-95, between Liberty Street and North High Street from R-20 and R-60• Liberty Street to corner of Fairy Dell Road and Ninety Rod Road from R-20 to R-60• Long Hill Road, Fairy Dell Road, Brickyard Road, Pleasant Valley Road and Woods Lane from R-30 to R-60• Woods Lane at Glenwood Road from R-20 to R-60• Killingworth Turnpike, Cow Hill Road and Old Schoolhouse Road from R-20 to R-40 and R-30 to R-40• East Shore Drive and Airline Road from R-30 and R-60• Nod Road from R-30 to R-60 and from IP to R-60• East Shore Drive and Town Landfill from R-30 to IP
September 1, 2004	<ul style="list-style-type: none">• 154 West Main Street: Change from M and R-20 to B-4
September 15, 2004	<ul style="list-style-type: none">• Pratt Road and William Street from R-20 and R-40 (Revert from R-40 to R-20)• Waterside Lane to Beach Park Road from R-20 to R-40 (Revert from R-40 to R-20)• Killingworth Turnpike, Glenwood Road and Greyledge Road from R-20 to R-120 (Revert from R-120 to R-20)
July 1, 2007	<ul style="list-style-type: none">• 27 Old Post Road from I-2/R-20 to I-2• 16 Bonny Lane from I-2/R-20 to R-20
August 13, 2007	<ul style="list-style-type: none">• Addition of Aquifer Protection Area to Zone Map

July 1, 2007 • Addition of Clinton Well Field, Level A Mapping for Aquifer Protection Area.

July 1, 2013 • Addition of Level A Mapping for Aquifer Protection Area in the area of Killingworth Turnpike and Glenwood Road.

January 1, 2015 Approved at the October 20, 2014 Regular Monthly Meeting:
 • Alteration of specific areas, in the vicinity of Long Hill Road, north of I-95 and Cedar Road designated R-30 and R-60 to R-20.

February 1, 2015 Approved at the January 12, 2015 Regular Monthly Meeting:
 • 11 Killingworth Turnpike from R-20 to IDZ

June 1, 2015 Approved at the May 11, 2015 Regular Monthly Meeting:
 • Change a portion of 10 & 14 West Main Street from R-10 to B-3; a portion of 10 West Main Street from B-2 to B-3; and a portion of 17 Commerce Street from R-10 to B-2. [Petition to Amend the Zone Map, Darylle & Richard Connelly]

August 15, 2015 Approved at the July 13, 2015 Regular Monthly Meeting:
 • Change a portion of the property known as Assessor's Map 78, Block 70, Lot 9, with frontage on Beach Park Road and Mallard Lane from R-20 to R-10. [Petition to Amend the Zoning Map, Mark Richards]

August 15, 2016 Approved at the June 13, 2016 Regular Monthly Meeting:
 • 8 Liberty Place (Map 54, Block 53, Lot 20): Approved location of AHD-1 District.

May 8, 2021 Approved April 12, 2021 Regular Monthly Meeting:
 • Map 78 Block 68 Lot 7-2 East Main Street: Change from I-2 to B-4

January 6, 2023 Approved December 12, 2022 Regular Monthly Meeting:
 • 7 Central Ave (Map 47 Block 27 Lot 12 Zone I-1) and 20 North High St (Map 44 Block 26 Lot 22 Zone I-1): Change from I-2 to Transit Oriented Development Overlay District ("TODO")