ZONING REGULATIONS

FOR

THE TOWN OF OLD LYME

Adopted:	Initial Adoption of Zoning: January 11, 1941
	Comprehensive Revision: February 13, 2008
Effective:	Initial Adoption of Zoning: January 11, 1941 Comprehensive Revision: March 7, 2008
Amended: Effective:	March 9, 2009 April 1, 2009
Adopted:	School District (April 13, 2009) Effective May 1, 2009
Adopted:	Change to Section 4.10 Conservation Zone requirements – Gateway. Re: Height, Building Height definition Effective October 1, 2009
Adopted:	Registry Regulations and amended Section 11.19 Seasonal Use, Year Round Use (November 9, 2009) Effective December 31, 2009
Adopted:	Section 5 Use Regulations to add Alternative Energy Systems subject to 11.13 to Sections 5.1.3, 5.2.3 and 5.12.3
Adopted:	Section 11.13 Special Regulations, Alternative Energy Systems Effective June 1, 2010
Amended: Effective:	Section 4.2.12 and Section 4.3 on July 12, 2010 August 1, 2010
Amended: Effective:	Section 11.19A.3 Table of SLPOA Year Round Residents May 9, 2011

Zoning Commission
Old Lyme, Connecticut

OLD LYME ZONING COMMISSION

PRESENT MEMBERS

Chairman:	Jane Cable
Vice Chairman:	Tom Risom
Secretary:	Jane Marsh
Members:	John Johnson
	Patrick Looney

ALTERNATES

Ted Kiritsis
Joan Bozek
Vacancy

STAFF

Ann C. Brown, Zoning Enforcement Officer
Kim N. Barrows, Administrative Assistant
Mark K. Branse, Counsel

SECTION 1 - PREAMBLE

1.1 **Title.** The regulations which follow shall be known as and may be cited as "Zoning Regulations of the Town of Old Lyme, Connecticut" and are hereinafter referred to as "Zoning Regulations" or "these Regulations".

1.2 **Purpose.**

WHEREAS, the Zoning Commission of the Town of Old Lyme has, over a period of years, conducted studies of the physical, social, economic and governmental conditions and trends of said Town, both by itself and with the assistance of the Old Lyme Planning Commission and technical and expert guidance; and

WHEREAS, said Commission has held hearings and given opportunity for all the citizens of said Town and other parties in interest to state their opinion thereon, and as a result of said studies and of its own knowledge and experience on said subjects, said Commission has reached certain conclusions and made certain recommendations for the most desirable use of land within said Town for residential, recreational, commercial, industrial and other purposes, for the most desirable density of population in the several parts of said Town, for a system of principal thoroughfares, bridges, streets and other public ways, for parks, playgrounds, and other public grounds, for general location, relocation and improvements of public buildings, for the general location and extent of public utilities, water, sewage, light, power, transit and other purposes, for the extent and location of various types of housing and other related matters beneficial to said Town.

NOW, THEREFORE, the Zoning Districts and Regulations herein set forth are hereby promulgated:

- to preserve the rural character of the Town of Old Lyme;
- to establish a comprehensive plan to promote with the greatest efficiency and economy the coordinated development and growth of the Town of Old Lyme and the general welfare and prosperity of its people;
- to lessen congestion in the streets;
- to secure safety from fire, panic, flood and other dangers;
- to promote health and the general welfare;
- to provide adequate light and air;
- to prevent the over-crowding of land and to preserve and protect the value thereof;
- to avoid undue concentration of population;
- to facilitate the adequate provision for transportation, water, sewerage, schools, parks and other public requirements and other purposes necessary or incidental thereto;
- with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Town of Old Lyme;
- to the extent consistent with soil types, terrain, infrastructure capacity, and the Plan of Conservation and Development for the Town, provide for cluster development, as defined in Conn. Gen. Stats. §8-18, in residential zones;
- to encourage the development of housing opportunities, including opportunities for multifamily dwellings, consistent with soil types, terrain, and infrastructure capacity, for all residents of the Town and the region;
- to promote housing choice and economic diversity in housing, including housing for both low and moderate income households, and to encourage housing which will meet the

housing needs identified in the housing plan prepared pursuant to Conn. Gen. Stats. §8-37t and in the housing component and the other components of the State Plan of Conservation and Development prepared pursuant to Conn. Gen. Stats. §16a-26;

- to exercise reasonable consideration for the impact of the Regulations on agriculture; and, with reasonable consideration for the protection of historic factors;
- to exercise reasonable consideration for the protection of existing and potential public surface and ground drinking water supplies;
- to make proper provision for soil erosion and sediment control pursuant to Conn. Gen. Stats. §22a-329;
- to encourage energy efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation;
- to exercise reasonable consideration for restoration and protection of the ecosystem and habitat of Long Island Sound, and designed to reduce hypoxia, pathogens, toxic contaminants, and floatable debris in Long Island Sound; and,
- to attain all of the other goals and objectives as set forth in Connecticut General Statutes Section 8-2, as the same may be amended from time to time.

1.3 **Comprehensive Plan**. These Zoning Regulations divide the Town of Old Lyme into Districts in accordance with a comprehensive plan: a) with due Consideration for the recommendations of the Plan of Conservation and Development of the Town; b) with a view to conserving wetlands and other natural resources and the value of buildings and to encouraging the most appropriate use of land throughout the Town; and, c) with reasonable consideration for the character of each District, development of housing opportunities for all citizens of the Town and protection of historic factors and existing and potential drinking water supplies.

[From former Section 1, Amended Effective 3-7-08]