

I.0 ADMINISTRATION

I.1 Enacting Clause and Short Title

A. The Woodbridge Town Plan and Zoning Commission, acting under authority of Chapter 124, Section 8-3 of the Connecticut General Statutes, hereby amends and codifies the “Zoning Ordinance for the Town of Woodbridge” which was effective December 24, 1932, as amended so that the same shall read as is set forth below. The provisions of said Ordinance and the amendments thereto, as far as they are consistent with these Regulations, are not repealed but are codified in these Regulations. All provisions of said Ordinance as amended which are inconsistent with these Regulations are hereby repealed, but such repeal shall not affect (a) any violation which occurred before the date as of which these Regulations (or any amendments thereof) were adopted or exists on such date, or (b) any penalty incurred, and any such violation may be prosecuted under said Ordinance as amended.

I.2 Purpose

A. These Regulations are designed to promote the purposes authorized by Chapter 124, Section 8-2 of the Connecticut General Statutes, including, among others, the following: to regulate the height, number of stories and size of buildings and other structures, the percentage of the area of the lot that may be occupied, the size of yards, courts and other open spaces, the density of population and the location and use of buildings, structures and land for trade, industry, residence and other purposes; to regulate the height, size and location of advertising signs and billboards within the limits of the Town; to divide the Town into districts of such number, shape and area as may be best suited to carry out the purposes of the statute, to regulate the erection, construction, reconstruction, alteration or use of buildings or structures and the use of land in accordance with a comprehensive plan; to lessen congestion in the streets; to secure safety from fire, panic and other dangers, to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; to facilitate adequate provision of transportation, water, sewerage, schools, parks and other public requirements with

full consideration of the character of the districts and their suitability for particular uses; to conserve the value of buildings and encourage the most appropriate use of land throughout said town.

B. All references to the Connecticut General Statutes refer to the Revision of 2017, as amended.

I.3 Basic Requirements

- A. No building or structure shall be erected, reconstructed, structurally altered, enlarged, moved, or maintained, nor shall any building, structure or land be used or be designed for any use other than as permitted by these Regulations in the district in which such building, structure or land is located.
- B. In their interpretation and application, the provisions of these Regulations shall be held to be adopted for the purposes stated herein. It is not intended by these Regulations to repeal, abrogate, annul, or in any way impair or interfere with any restrictive covenants or with any existing provisions of law other than zoning laws, or with any permits previously issued pursuant to law; provided that where any conflict arises between the provisions of these Regulations and any other law, ordinance, regulation or permit, the provision that imposes the highest standard or establishes the greatest restriction upon the use of the land, form of buildings, structures, or site shall control.

I.4 Amendments, Validity, Boundaries, and Effective Date

A. Amendments

These Regulations may be amended, changed, or repealed as provided Connecticut General Statutes, as amended from time to time.

B. Publication of Notice

Notice of the time and place of a hearing on a proposed amendment to these Regulations, and/or the Zoning Map, shall be published at least twice in a newspaper having a substantial circulation in the Town. Such publication shall be 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 amendment shall be filed in the Office of the Town Clerk at least ten days before

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such hearing. Such additional notice shall be given as the Commission may prescribe.

C. Protest

If a protest against such change is filed at such hearing and such protest is signed by the owners of twenty percent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change such change shall not be adopted except by a vote of two-thirds of all the members of the Commission.

D. Application Requirements

No application for a change in zone boundaries shall be received unless accompanied by a map drawn to a scale by licensed engineer or land surveyor, showing the property or properties involved.

E. Application Fee

A fee as set forth in Chapter 5, Article VIII of the Ordinances of the Town of Woodbridge entitled Schedule of Land Use Fees, as amended from time to time, shall be charged for each application to the Commission for a change of these Regulations or zoning boundaries and this fee must be paid at the time of submitting the application. All fees so collected shall be remitted to the Treasurer of the Town.

F. Validity

If any section or provision of these Regulations as contained herein or as amended hereafter is declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of these Regulations as a whole or any other part thereof other than the part so declared to be invalid.

G. Repealer

The provisions of the Zoning Regulations of the Town of Woodbridge, as adopted _____ and subsequently amended, are hereby repealed as of the effective date of these Zoning Regulations, *except that all terms and conditions attached to Special Permits, Site Plans, Planned Unit Developments, and Variances granted under prior regulations shall remain in effect.*




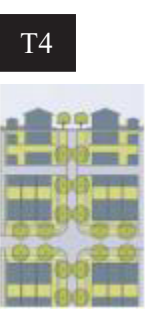
H. Boundaries

The boundaries of these districts are hereby established as shown on a map entitled "Town of

Woodbridge, Zoning Map", dated December 1962 _____ 2018 or any amendments thereof ("Zoning Map"), which is hereby made part of these Regulations.

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TABLE I.1 ZONING DISTRICTS AND BOUNDARIES
The Town of Woodbridge is divided into districts as follows:

	<p>T-1 RURAL</p> <p>Natural Zone consists of lands approximating or reverting to a wilderness condition, including lands unsuitable for development due to topography, hydrology, or vegetation.</p>
	<p>T-2 RURAL</p> <p>Rural Zone consists of sparsely settled lands in open or cultivated states. These include woodland, agricultural land, grassland, and sports fields.</p>
	<p>T-3 SUB-URBAN [T3-C, T3-D, T3-BB]</p> <p>Sub-Urban Zone consists of low density residential areas adjacent to higher zones that have some mixed use. Home occupations and outbuildings may be permitted.</p>
	<p>T-4 GENERAL URBAN</p> <p>Mixed-Use Zone consists of mixed uses including residential, commercial, and retail. It may have a wide range of building types. Blocks are typically walkable with sidewalks, curbs, and designed streetscapes.</p>
<p>Residence A District</p>	<p>Low Density Residential with a minimum gross lot size of 65,000sf</p>
<p>Residence B District</p>	<p>Low Density Residential with a minimum gross lot size of 15,000sf</p>
<p>BI</p>	<p>Business and Industrial District that allows small to mid-sized businesses, including professional offices, laundries, lodging, and farms, but no residential uses.</p>
<p>GB</p>	<p>General Business District that <i>does not</i> allow residential uses.</p>
<p>GBA</p>	<p>General Business District Overlay that allows limited residential uses.</p>
<p>Flood Hazard Zone</p>	<p>Overlay zone determined by FEMA Flood Insurance Maps</p>
<p>Special District 1 (Dev 2)</p>	<p>Special District 1 consists of mixed-use industrial district with commercial, limited residential in apartment style, and walkable links between passive and active recreation.</p>
<p>Park (P)</p>	<p>Park District These districts are established to set aside and protect areas that are publicly or semi-publicly owned and are designed as parks and open spaces.</p>
<p>Woodbridge Village District</p>	<p>WVD consists of an overlay and is an area with distinctive character, landscape, or historic value. This district gives added definition to the design and placement of buildings; maintenance of public views; paving materials and placement of public roadways, and; other elements appropriate to maintain and protect the character of the village district.</p>

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- A. Where uncertainty exists with respect to the boundaries of any of the Districts shown on the previously mentioned map, the following rules shall apply:
 - i. Unless otherwise indicated on the Zoning Map, the District boundary lines are property lines, centerlines of streets, the middle of channel of waterways, or the centerlines of utility rights-of-way;
 - ii. Where District boundaries are shown graphically following property lines indicated on the Zoning Map, such boundaries shall be the property lines as described by a deed duly recorded, and on file with the Town Clerk of the Town of Woodbridge at the time of passage of these Regulations, or any amendment thereto changing the boundary affecting such property.

I.5 Reserve for future use

I.6 Interpretation + Intent of Regulations

- A. Any principal use of land, buildings or structures not expressly permitted by these Regulations in the various Districts is prohibited;
- B. Any use not expressly permitted in the Regulations is prohibited;
- C. For a principal use permitted by these Regulations, accessory uses that are customarily incidental and are subordinate thereto are permitted;
- D. No accessory use shall be established on a property until a principal use has first been established.

Where documents are referred to within these Regulations, unless otherwise expressly stated, each such document shall be assumed to be the most current effective version.