

Effective Date: 2/1/05

SECTION 03. DISTRICTS

03.01.

In order to carry out the provisions of this ordinance, the Town is hereby divided into the following use districts:

03.01.01. Durham Zoning Districts:

MR	Main Street - Residential District
FR	Farm - Residential District
C1/C2	Commercial Districts
HID	Heavy Industrial District
LI	Light Industrial District
DDD	Design Development District
AP	Aquifer Protection
FP	Flood Plain

03.02. Zoning Map and Zone Boundaries:

03.02.01.

The boundaries of all districts, as established herein and amended from time to time, are those shown on the Zoning Map, Town of Durham, Connecticut, and Zoning Map, Main Street Area, Town of Durham, Connecticut, filed in the Office of the Town Clerk and signed by the Chairman of the Durham Planning and Zoning Commission, which map is part of these regulations. Any facsimile maps, including the one printed herewith, are not official and are for convenience only.

03.02.02.

When in accordance with the provisions of the General Statutes of Connecticut, changes are made in district boundaries, such changes shall be made on the Zoning Maps after the amendment has been approved by the Commission, together with an entry on the Zoning Map as follows: "Amended to: (date)," such date to be that of the most recent amendment.

03.02.03.

Where uncertainty exists as to the boundaries of districts as shown on the Zoning Maps, the following rules shall apply:

03.02.03.01.

Where district boundaries are indicated as approximately following the center lines or similar

rights-of-way of streets, waterways, railroads, lot lines or Town boundaries of such lines extended , such lines shall be construed to be said boundaries.

03.02.03.02.

Where district boundaries do not follow such established lines, the location of district boundaries are shown on the Zoning Map by a specific dimension expressing its distance in feet from a street line or other established line as indicated.

03.02.03.03.

Boundaries indicated as parallel to or extensions of features indicated in Subsections 03.02.03.01 and 03.02.03.02 above shall be so construed. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.

03.02.03.04.

In case of uncertainty as to the true location of a district boundary line in a particular instance, the determination thereof shall be made by the Planning and Zoning Commission.

03.02.04.

All applications for change of zone (except those initiated by the Planning and Zoning Commission) for which a public hearing has been scheduled shall be required to have a minimum of one (1) sign posted on the property in question to notify the public of the hearing relating to the application (see requirements as defined in Section 13.05.05.01.).

03.02.05.

All applications for change of zone to a Commercial District shall include a conceptual Development Plan as defined as follows:

Conceptual Development Plan

The applicant shall submit a conceptual development plan for the entire parcel which includes the following information:

- (1) boundary survey of the property certified by a Connecticut Registered Land Surveyor to the A-2 level of accuracy.
- (2) natural features including topography, wetlands, watercourses and other unique natural features.
- (3) location and dimensions of all proposed buildings, lots, roads, utilities, rights-of-way and proposed topography.
- (4) information on the location, availability, capacity, and feasibility of service of proposed

utilities, including sewer, water, electricity, telephone.

- (5) proposed phasing of development, if any, and projected time table for completion of each such phase.
- (6) Preliminary architectural plans.
- (7) Such other information the Commission deems necessary to determine the impact of the proposal.