

Z O N I N G R E G U L A T I O N S

of the

Town of Redding, Connecticut

Article I

AUTHORITY

1.1 Regulations Adopted

Pursuant to the General Statutes of Connecticut, Chapter 124 (as amended), and all judicial delegations of authority now and hereafter made, the following regulations are hereby adopted as the amended Zoning Regulations of the Town of Redding.

1.2 Commission Responsibility

The Redding Zoning Commission is the legally constituted zoning authority of the Town. The Zoning Commission shall exercise the powers and responsibilities conferred on it by law, except where specified powers are delegated to others by these Regulations.

Article II

STATEMENT OF PURPOSE

In accordance with the Connecticut General Statutes, Chapter 124, the following purposes govern these regulations:

- 2.1 To preserve the predominant residential, rural and agrarian characteristics of the Town of Redding, and to protect the health, safety and general welfare of its inhabitants;
- 2.2 To guide the growth and development of the Town in accordance with a comprehensive plan designed to promote the most appropriate use of the land and most beneficial locations for residential, commercial, public facility, conservation and other needs of the community, especially as recommended in the adopted Town Plan of Development;
- 2.3 To provide adequate light, air and privacy for all sites;
- 2.4 To prevent the overcrowding of land, and to avoid undue concentration of population;

## STATEMENT OF PURPOSE

- 2.5 To secure safety from fire, panic, flood, erosion, air pollution, water pollution, and other dangers;
- 2.6 To conserve the value of land and buildings throughout the Town and the various Zones established therein;
- 2.7 To protect the character and economic stability of the Town, by assuring that development is commensurate with available roads and other public facilities, and with the capacity of the land to support safe water supply and sewage disposal;
- 2.8 To bring all land and buildings to eventual conformity with these regulations, and to minimize future conflicts among the various uses of land and buildings;
- 2.9 To promote the orderly and economic development of the community by lessening traffic congestion, by controlling nuisances, and by encouraging energy-efficient and soundly-planned public and private facilities;
- 2.10 To prevent contamination of groundwater and of surface water, including all streams, ponds, wetlands, aquifers, flood plains, well fields and water supply sources, and to control the erosion and siltation of water courses; and
- 2.11 To conserve and protect the Town's natural and cultural resources including: historic structures and sites; areas of scenic beauty, recreational potential, and major ecological significance; and basic resources such as soil, water, atmosphere, vegetation and wildlife; in recognition of the indispensable contribution of each of these resources to a livable environment of the community.
- 2.12 To permit the adaptive re-use and redevelopment of central Georgetown for multiple use(s) and multi-family housing commensurate with the adequacy of roads and utilities to support such re-uses(s) and redevelopment.