

CHAPTER II  
DISTRICT REQUIREMENTS

SECTION 21 - DISTRICTS

21.1 **Districts:** For the purpose of these Regulations, the City of Shelton is hereby divided into the following classes of districts:

<u>District</u>	<u>Map Code</u>
Residence R-1A District	R-1A
Residence R-1 District	R-1
Residence R-2 District	R-2
Residence R-3 District	R-3
Residence R-4 District	R-4
Residence R-5 District	R-5
Commercial CA-1 District	CA-1
Commercial CA-2 District	CA-2
Commercial CA-3 District	CA-3
Commercial CB-1 District	CB-1
Commercial CB-2 District	CB-2
Industrial IA-1 District	IA-1
Industrial IA-2 District	IA-2
Industrial IA-3 District	IA-3
Industrial IB-1 District	IB-1
Industrial IB-2 District	IB-2
Light Industrial Park	LIP
Office Park District	OPD
River Front District	RFD
Special Development Area	SDA
Planned Development District	PDD
Planned Residence District	PRD
Central Business District	CBD
Aquifer Protection Area	APA

21.2 **Special Development Area:** The Special Development Area is a class of district in addition to and overlapping one or more of the other districts.

21.3 **Planned Development District:** A Planned Development District is a class of district established in accordance with SECTION 34 and located within a Special Development Area.

21.4 **Planned Residence District:** A Planned Residence District is a class of district established

in accordance with SECTION 35 and located within and overlapping a Residence R-1A and/or R-1 District.

- 21.5 **Central Business District**: The Central Business District is a class of district, encompassing a portion of the downtown area, and is in addition to and overlapping one or more of the other districts.
- 21.6 **Restricted Business District**: A Restricted Business District is a class of district encompassing areas of Bridgeport Avenue (Connecticut Route 714) and Old Bridgeport Avenue.
- 21.7 **River Front District**: A River Front District is a class of district established in accordance with Section 33 of these regulations.
- 21.8 **Aquifer Protection Area**: The Aquifer Protection Area (APA) is a class of district in addition to and overlapping one or more of the other districts. The boundaries of the Aquifer Protection Area encompasses all of the area consisting of stratified drift "aquifers" that are existing or designated as potential and important sources of public water supply, based on data established by the U.S. Geological Survey. Aquifer Protection Areas identified as APA-1, APA-2 and APA-3 as delineated on the Shelton Building Zone Map and approved by the Commissioner of Environmental Protection pursuant to 22a-354b to 22a354d of the Connecticut General Statutes, inclusive, are areas within which land uses or activities shall be required to comply with the regulations adopted by the Shelton Inland Wetlands Commission which are titled "City of Shelton, Municipal Regulations, Aquifer Protection Areas" with an effective date of 2/19/09. The purpose of identifying APA-1, APA-2 and APA-3 is to ensure the use of land, buildings and other structures and site development within said APA's are conducted in a manner that protects health and the usability of the groundwater supply resource and avoids degradation of the quality of the water.

## SECTION 22 - BUILDING ZONE MAP

- 22.1 **Map:** The boundaries of the districts specified in SECTION 21 are hereby established as shown on a map entitled "Building Zone Map of the City of Shelton, Connecticut", dated September 25, 2007 as amended from time to time including any special maps and boundary descriptions supplementary thereto and any amendments thereof, which map is hereby declared to be a part of these Regulations.
- 22.2 **Interpretation of Map:** Where a question arises as to exact boundaries of a district, the boundary shall be determined by the Planning and Zoning Commission upon due notice and public hearing as required for adoption of these Regulations.
- 22.3 **Extension of Use:** Where the boundary of a district divides a lot, the existence of which lot is evidenced by deed or deeds recorded in the land records of the City of Shelton on the effective date of these Regulations or on the effective date of any amendment of these Regulations establishing such boundary, the Planning and Zoning Commission, in accordance with the procedures of SECTION 33, may grant a Special Exception to authorize a use of land, buildings and other structures permitted in one district to be extended a distance of not more than 30 feet into another district where such use would otherwise be prohibited under these Regulations.