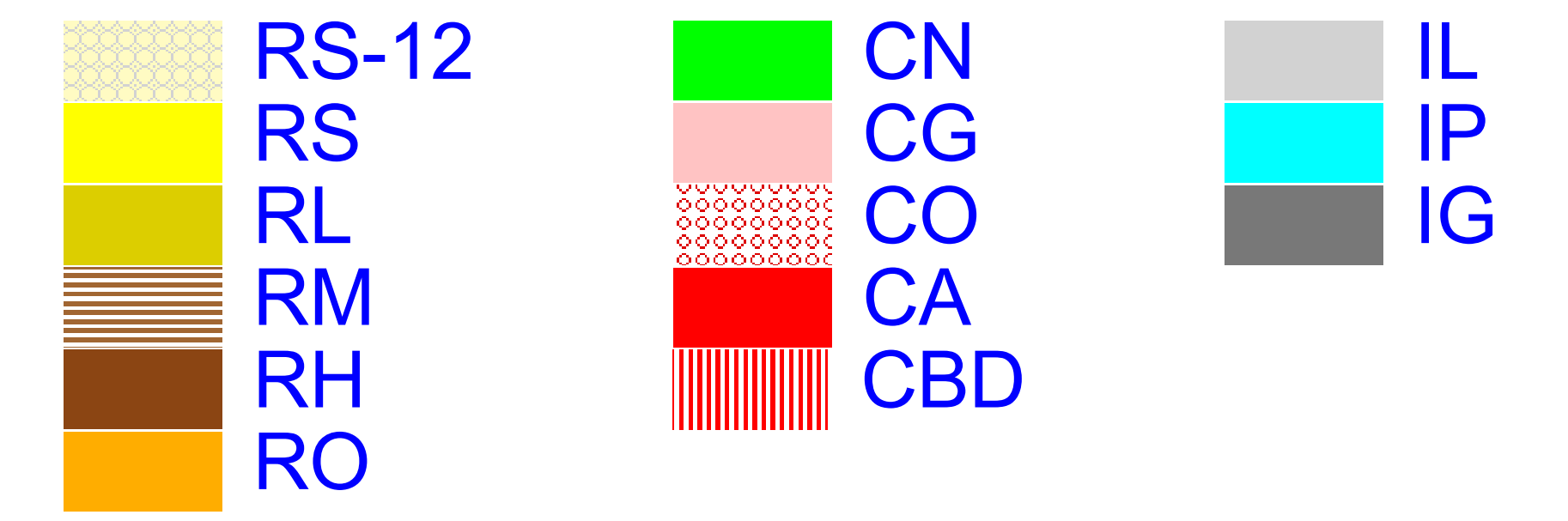
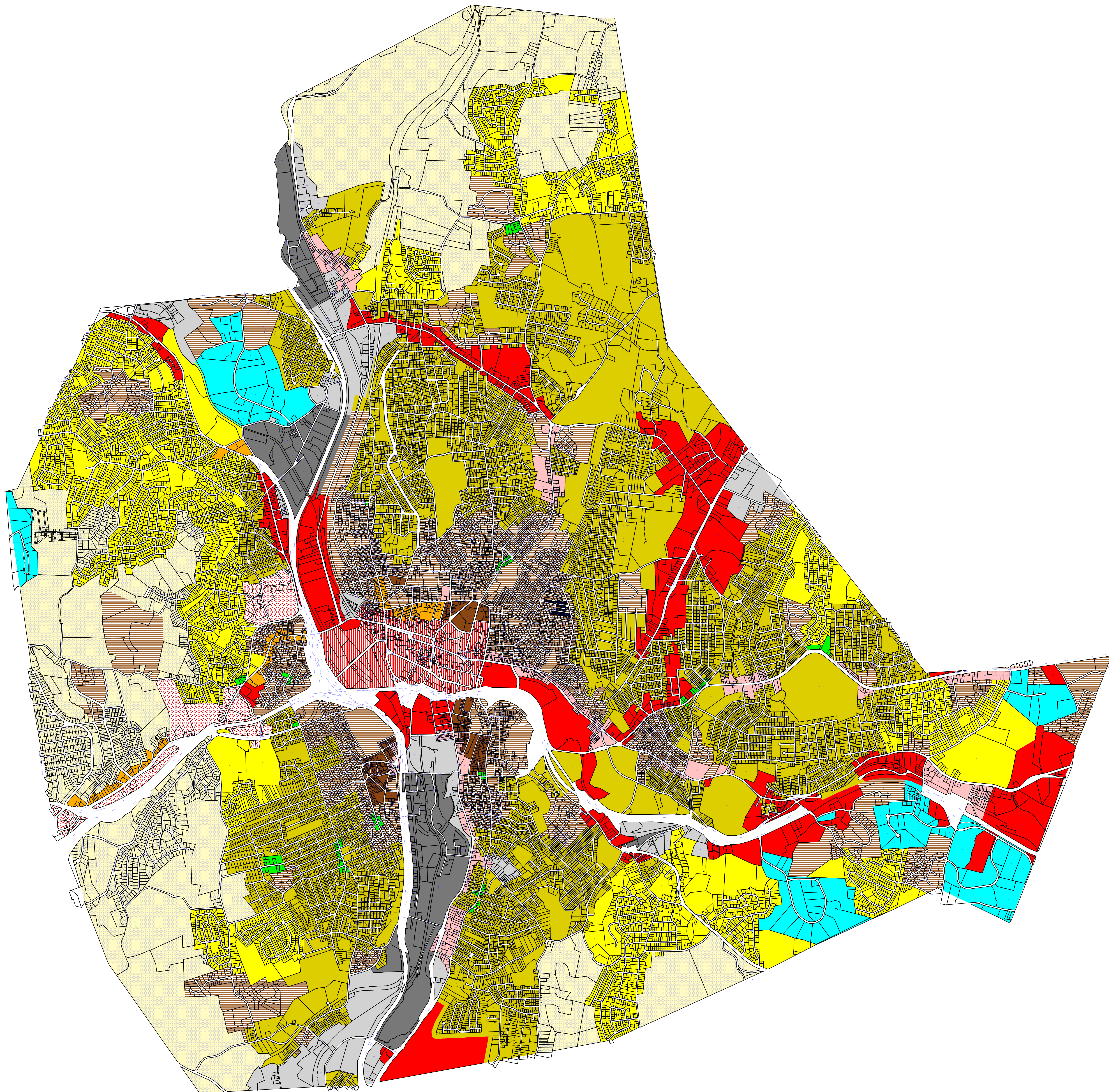


PROPOSED ZONING MAP

LURRP RECOMENDATIONS
WITH MODIFICATIONS BY THE
WATERBURY ZONING COMMISSION ON
JULY 28, 2010



- RS-12: Large Lot Single-Family Residential District**
The RS-12 District is established to provide for low density single-family residential neighborhoods and limited non-residential uses on lots having a minimum area of twelve thousand (12,000) square feet.
- RS: Single-Family Residential District**
The RS District is established to provide for single-family residences and limited non-residential uses on lots having a minimum area of seven thousand five hundred (7,500) square feet.
- RL: Low Density Residential District**
The RL District is established to provide for single family dwellings and limited non-residential uses on lots having a minimum area of six thousand (6,000) square feet.
- RM: Moderate Density Residential District**
The RM District is established to provide for a variety of housing choices and limited non-residential uses. The District allows for moderate density multi-family residences, townhouses, and Residential Campus Developments.
- RH: High Density Residential District**
The RH District is established to provide for medium and high-rise multifamily residential structures at a maximum density of forty-two (42) dwelling units per acre and limited non-residential uses and mixed-use development.
- RO: Residential Office District**
The RO District is established to provide for mixed professional, medical, and similar office uses with residential uses, the conversion of older residences to commercial use, and the development of new low-rise office buildings that are compatible with the surrounding residential neighborhood
- CN: Neighborhood Shopping District**
The CN District is established to provide for commercial uses to meet local neighborhood needs.
- CO: Commercial Office District**
The CO District is established to provide for modern professional office development to accommodate financial, professional, personal services, and other similar office uses and limited residential uses located outside of the downtown area of Waterbury.
- CA: Arterial Commercial District**
The CA District is established to provide suitable locations for a wide variety of retail and service commercial trade uses primarily accessed by vehicle and business services, that function independently from other establishments typically located in central business or neighborhood shopping districts, and limited residential uses.
- CG: General Commercial District**
The CG District is established to provide a mixed-use district similar to the CN District, with higher residential densities.
- CBD: Central Business District**
The CBD District is established in the City center area to allow intensive development of a wide range of uses, including mixed residential, office, and retail uses, serving the entire City and the region.
- IG: General Industrial District**
The IG District is established to provide areas for development of heavy industrial uses.
- IL: Limited Industrial District**
The IL District is established to provide for the location of low-impact light industries such as distribution, fabrication, and warehousing without outdoor storage.
- IP: Industrial Park District**
The IP district is established to provide for industrial parks that offer larger lots and site layout suitable for uses such as light industry, wholesaling, warehousing, and transportation and distribution facilities.



A PUBLIC HEARING HAS BEEN SCHEDULED FOR
OCTOBER 27, 2010
CHASE BUILDING - ROOM 116
246 GRAND STREET
WATERBURY, CONNECTICUT
7:00 PM

PREPARED BY:
WATERBURY ZONING COMMISSION
c/o CITY PLANNING DEPARTMENT
CITY OF WATERBURY
26 KENDRICK AVENUE
WATERBURY, CT 06702
203 574-6817
jsequin@waterburycr.org
JULY 28, 2010