

TOWN OF WATERFORD

ZONING MAP

| Zone | Zone District |
|--------|--|
| VR | VILLAGE RESIDENTIAL DISTRICT |
| R-20 | MEDIUM DENSITY RESIDENTIAL DISTRICT |
| R-40 | LOW DENSITY RESIDENTIAL DISTRICT |
| RU-120 | RURAL RESIDENTIAL DISTRICT |
| RMF | RESIDENTIAL MULTIFAMILY DISTRICT |
| CMF | COMMERCIAL MULTIFAMILY DISTRICT |
| IMF | INDUSTRIAL MULTIFAMILY DISTRICT |
| C-TMF | CIVIC TRIANGLE MULTIFAMILY DISTRICT |
| NB | NEIGHBORHOOD BUSINESS DISTRICT |
| NBPO | NEIGHBORHOOD BUSINESS PROFESSIONAL OFFICE DISTRICT |
| C-G | GENERAL COMMERCIAL DISTRICT |
| C-R | REGIONAL COMMERCIAL DISTRICT |
| CT | CIVIC TRIANGLE DISTRICT |
| I-G | GENERAL INDUSTRIAL DISTRICT |
| IC | INDUSTRIAL COMMERCIAL DISTRICT |
| IP-1 | GENERAL INDUSTRIAL PARK DISTRICT |
| IP-3 | SPECIAL ACQUFER INDUSTRIAL PARK DISTRICT |
| MCOD | MEDICAL CAMPUS OVERLAY DISTRICT |
| WD | WATERFRONT DEVELOPMENT DISTRICT |
| SDD | SPECIAL DEVELOPMENT DISTRICT |
| SPD | SEASIDE PRESERVATION DISTRICT |
| OS | OPEN SPACE DISTRICT |
| PDD-1 | PLANNED DESIGN DISTRICT 1 |
| PDD-2 | PLANNED DESIGN DISTRICT 2 |
| MPD | MAGO POINT DISTRICT |
| HOD | HOUSING OPPORTUNITY DISTRICT |

REVISIONS

| LOCATION | FROM | TO | ADOPTED | EFFECTIVE |
|-----------------------------|------------------|------------|----------------|----------------|
| 877 RTE 85 | C-G / I-G | R-40 / SDD | JAN. 1, 1984 | DEC. 1, 1982 |
| DRIVE IN | IMF / C-G | R-40 / SDD | JAN. 1, 1984 | JAN. 30, 1984 |
| MAGO PT. | I-POS | R-40 / SDD | JAN. 1, 1984 | JAN. 30, 1984 |
| MAGO PT. | R-20 / WD | R-40 / SDD | JAN. 1, 1984 | JAN. 30, 1984 |
| MAGO PT. | I-P | R-40 / SDD | JAN. 1, 1984 | JAN. 30, 1984 |
| SHOPPING CTR. | R-40 / C-G | R-40 / SDD | MAR. 12, 1984 | MAR. 12, 1984 |
| 30 CLARK LANE | R-20 / NB | R-40 / SDD | FEB. 1984 | MAR. 1984 |
| VAUGHAN | R-40 / R-20 | R-40 / SDD | JAN. 1985 | JAN. 1985 |
| CROSS ROAD | IMF / R-20 | R-40 / SDD | MAY 1985 | MAY 1985 |
| CLARK LANE | NB / NBPO | R-40 / SDD | JULY 31, 1989 | SEPT. 1, 1989 |
| BOSTON POST RD | NB / NBPO | R-40 / SDD | FEB. 15, 1990 | MAR. 6, 1990 |
| 80 & 80 ROPE FERRY RD | VR-15 / NBPO | R-40 / SDD | MARCH 26, 1990 | MAY 1, 1990 |
| 4 WEST STREET | R-20 / WD | R-40 / SDD | JULY 2, 1990 | AUG. 1, 1990 |
| 11 & 13 NANTIC RIVER RD | R-20 / WD | R-40 / SDD | JULY 2, 1990 | AUG. 1, 1990 |
| 4 & B LANE | R-40 / VR-15 | R-40 / SDD | JUNE 10, 1990 | JULY 1, 1991 |
| RTE 85 | IMF / IP-3 / C-R | R-40 / SDD | MARCH 16, 1992 | MAY 1, 1992 |
| CLARK LANE | R-20 / RMF | R-40 / SDD | MARCH 12, 1993 | MAY 4, 1993 |
| ROUTE 85 | R-120 / C-G | R-40 / SDD | OCT. 16, 2000 | NOV. 7, 2000 |
| 90 DOUGLAS LANE | C-G / I-G | R-40 / SDD | DEC. 20, 2000 | JAN. 21, 2001 |
| ROUTE 85 | R-40 / SDD | R-40 / SDD | NOV. 19, 2001 | DEC. 18, 2001 |
| 1 SUTTON CAR ROAD | NB / VR-15 | R-40 / SDD | SEPT. 24, 2001 | NOV. 1, 2001 |
| 10 & 12 MAGONK POINT ROAD | RU-120 / R-40 | R-40 / SDD | AUG. 26, 2002 | SEPT. 17, 2002 |
| 11 MAGONK POINT ROAD | RU-120 / R-40 | R-40 / SDD | AUG. 26, 2002 | SEPT. 17, 2002 |
| BOSTON POST ROAD | C-G / VR-15 | R-40 / SDD | MARCH 6, 2004 | APRIL 5, 2004 |
| 38 SHORE ROAD | RU-120 / SPD | R-40 / SDD | JUNE 9, 2003 | JULY 16, 2003 |
| 1585 HARTFORD TURNPIKE | RU-120 / I-G | R-40 / SDD | SEPT. 27, 2004 | OCT. 22, 2004 |
| 529 & 531 BOSTON POST ROAD | IP-1 / R-20 | R-40 / SDD | APRIL 25, 2005 | MAY 23, 2005 |
| 851 HARTFORD TURNPIKE | R-40 / SDD | R-40 / SDD | JULY 25, 2005 | AUG. 15, 2005 |
| 87, 89 & 91 CROSS ROAD | R-20 / IP-1 | R-40 / SDD | JAN. 5, 2006 | FEB. 9, 2006 |
| 376 BOSTON POST ROAD | R-40 / C-G | R-40 / SDD | NOV. 20, 2006 | DEC. 18, 2006 |
| 153 SPITHEAD ROAD | C-G / R-40 | R-40 / SDD | NOV. 20, 2006 | DEC. 18, 2006 |
| 62 & 64 UPPER BARTLETT ROAD | IP-1 / R-40 | R-40 / SDD | JULY 9, 2007 | AUG. 1, 2007 |
| 969 HARTFORD TURNPIKE | C-G / CMF | R-40 / SDD | OCT. 15, 2007 | NOV. 7, 2007 |
| 22 ANDER LANE | C-G / RMF | R-40 / SDD | JAN. 20, 2008 | FEB. 16, 2008 |
| BROAD STREET EXTENSION | R-20 / NB | R-40 / SDD | SEPT. 8, 2008 | OCT. 1, 2008 |
| HARTFORD TURNPIKE | I-G / C-G | R-40 / SDD | SEPT. 24, 2008 | OCT. 15, 2008 |
| 475 BOSTON POST ROAD | MCOD | R-40 / SDD | APRIL 26, 2010 | JUNE 1, 2010 |
| 122-124 BOSTON POST ROAD | PDD-1 | R-40 / SDD | MAY 23, 2016 | JUNE 16, 2016 |
| MAGO POINT | WD / MPD | R-40 / SDD | SEPT. 28, 2016 | OCT. 17, 2016 |
| CT DISTRICT | CT | R-40 / SDD | APRIL 10, 2017 | MAY 1, 2017 |
| HOD DISTRICT | HOD | R-40 / SDD | APRIL 9, 2018 | MAY 1, 2018 |
| 394 & 394 WILLETTS AVE EXT | C-G / CMF | R-40 / SDD | SEPT. 28, 2020 | OCT. 21, 2020 |
| 48 GREAT NECK ROAD | I-G / PDD-2 | R-40 / SDD | MAY 24, 2022 | JUNE 22, 2022 |
| 61 & 61A MYROCK AVE | CG R20 / C-MF | R-40 / SDD | AUG. 9, 2022 | AUG. 30, 2022 |

Zoning Districts

| RESIDENTIAL | COMMERCIAL | OTHER DISTRICTS |
|---------------------|------------------------------|----------------------|
| R-MF | C-R | Business/Residential |
| Village Residential | SDD | C-T |
| R-20 | C-G | MCOD |
| R-40 | Neighborhood Business | SPD |
| RU-120 | WD | PDD-1, PDD-2 |
| HOD | INDUSTRIAL | |
| OS | Industrial (IC, IG) | |
| | Industrial Park (IP-3, IP-1) | |

