

**Bold is added** - *italicized and underlined is deleted*

**AN ORDINANCE DELETING SECTION 9.2.1 (I), ADDING SECTION 9.2.3 (b) AND AMENDING SECTION 9.8 OF APPENDIX A, ZONING, OF THE CODE OF ORDINANCES OF NORWICH, CONNECTICUT WITH RESPECT TO MIXED USE IN THE GENERAL COMMERCIAL DISTRICT.**

**BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH** that Sections 9.2.1 (I) be deleted, Section 9.2.3 be added and 9.8 of Appendix A, Zoning, of the Code Ordinances of Norwich, CT, be amended as set forth herein to require that any new residential use within the General Commercial District be permitted only as part of a mixed use development and be subject to the special permit process.

Sec. 9.2.1 (I) *Mixed use commercial and multi-family residential in accordance with the provisions of section s 8.3.1 (d) and 9.8 hereof.* **Reserved.**

**Sec. 9.2.3 (b) Mixed residential/commercial use in accordance with the provisions of section 9.8 hereof.**

Sec. 9.8. Mixed residential/commercial use.

A principal building designed for both permitted residential and commercial uses may be allowed **by special permit in accordance with Section 17.2**, within the applicable commercial district, provided that:

9.8.1. Any such building, lot or use shall adhere to the provisions of section 3.13 and chapter 15 hereof.

9.8.2. No commercial building shall be constructed on any lot whereon there exists a building originally constructed or presently used for residential purposes.

9.8.3 No building with a mixed residential and commercial use shall have residential uses allowed on, **below or beneath** the first floor, **except that residential storage shall be permitted in a basement and/or cellar.**

**9.8.4** *All buildings as described in section 9.8.3 must conform to applicable fire and safety requirements of the State of Connecticut Building Code.* **No garage or filling station as prescribed in section 6.2 hereof shall be used for residential purposes.**

**9.8.5** *No garage or filling station as prescribed in section 6.2 hereof shall be used for residential purposes.* **Each residential dwelling unit shall be a minimum of three rooms with minimum floor area as follows:**

- (a) **One bedroom: 800 square feet**
- (b) **Two bedroom: 1000 square feet**
- (c) **Three bedroom: 1,200 square feet**

**9.8.6. Each residential dwelling unit shall contain its own designated kitchen and bath facilities.**

**9.8.7. The square footage in residential use shall not exceed the square footage in commercial use. The square footage of any basement, cellar, attic, accessory use or accessory building shall not be included in the computation.**

Purpose: To amend section 9.2.1 (l) to eliminate new residential-only uses in the General Commercial District. New residential uses shall be permitted only as part of a mixed use building and shall require a special permit application and be subject to enumerated conditions.

**Alderman Mark Bettencourt**

**ORDINANCE**        **1619**  
**ADOPTED**        **6/15/09**  
**PUBLISHED**      **6/18/09**

**AN ORDINANCE CONCERNING THE INCREASE IN SUBDIVISION FEES**

**WHEREAS**, the City has experienced an increase in the cost of administering subdivisions and;

**WHEREAS**, the City has not increased the fee structure for subdivisions 1988 and;

**WHEREAS**, the City has surveyed these fee structures in other similarly-sized Connecticut municipalities and wishes to have its fee structure be comparable to those other municipalities.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**, that, effective July 1, 2009, the following portions of the City of Norwich Code of Ordinances be and hereby are amended:

*Chapter 19 STREETS, SIDEWALKS AND SUBDIVISIONS*

**ARTICLE II. SUBDIVISIONS**

***Sec. 19-23. Preliminary plan submission procedures; preliminary plan option.***

Prior to the filing of an official application for approval of a final subdivision plan, any subdivider may, at his option, submit an application, signed by the owner of the subdivision site, to the commission for consideration of a preliminary subdivision plan. Said submission shall also comply with the requirements of section 19-26 of these regulations. The commission shall not be required to consider an application for approval of a subdivision if the same or substantially the same parcel is pending before the commission.

(1) Copies, timing and fees. One copy of the application form and eight copies of the maps, plans, profiles, and other required documents shall be submitted by the subdivider to the secretary of the commission at least 14 days prior to a regularly scheduled commission meeting at which it is to be considered. All applications for approval of preliminary subdivision plans shall be accompanied by a fee of [~~\$100.00~~] \$300.00 [or] and [~~\$20.00~~] \$100.00 per lot [, whichever is greater].

**BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**, that these fees and penalties shall be in addition to any fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

**City Manager Alan H Bergren**

**AN ORDINANCE CONCERNING THE INCREASE IN PLANNING AND ZONING PERMIT FEES AND PENALTIES**

**WHEREAS**, the City has experienced an increase in the cost of administering planning and zoning permits and;

**WHEREAS**, the City has not increased the fee and penalties structures for planning and zoning permits since 2003 and;

**WHEREAS**, the City has surveyed these fee structures in other similarly-sized Connecticut municipalities and wishes to have its fee structure be comparable to those other municipalities.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**, that, effective July 1, 2009, the following portions of the City of Norwich Code of Ordinances be and hereby are amended:

***APPENDIX A –ZONING, CHAPTER 17. SITE PLAN REVIEW AND SPECIAL PERMITS, Sec. 17.1. Site plan review authorization and approval.***

In all cases where this ordinance requires site plan review, no permit shall be issued by the zoning enforcement officer except in conformity with this section.

17.1.1.Site plan application.

(a) Each request for site plan approval shall be accompanied by the following:

1. Application provided on a form approved by the commission. Such application shall contain the signature of the applicant and the owner of the property or a letter authorizing the applicant to submit such application signed by the owner of the property. Site plan applications must be submitted 21 working days prior to the regularly scheduled meeting.
2. Cost estimate of all site work prepared by a professional engineer licensed in the State of Connecticut.
3. Ten sets of site plans, prepared by a professional engineer and/or land surveyor licensed in the State of Connecticut as applicable. Plans must contain embossed stamp and original signatures.
4. Elevation drawings and general floor plans of all proposed buildings.
5. Letters of review from any agency outside of the city as applicable and deemed necessary by the commission, including, but not limited to, state department of transportation, local historic district commission, and department of environmental protection.

6. Application fee in accordance with the following schedule:

[\$100.00] ~~\$200.00~~ application fee:

Multifamily development ten units or less.

Commercial or industrial development or structures used for other than residential development with buildings containing less than 10,000 square feet of area.

Parking lots and/or site work not required as part of the construction of a building.

[\$200.00] ~~\$300.00~~ application fee:

Multifamily development over ten units.

Commercial or industrial development or other such development with structures containing over 10,000 square feet of area.

***Sec. 17.2. Special permits.***

A special permit pertains to a use that may be generally compatible with the uses permitted as of right within a particular zoning district; however, the nature of such use is such that the precise location and mode of operation must be individually regulated based on criteria outlined in section 17.2.3 of these regulations.

The zoning enforcement officer shall not issue a zoning permit for those special permitted uses until such time the commission on the city plan approves the use pursuant to the procedures outlined in these regulations.

17.2.1. Application procedure. A special permit application shall be submitted to the commission on the city plan at least 14 working days prior to the regularly scheduled commission meeting. Information to be provided by the applicant shall include the following:

- (a) Fee in the amount of [~~\$300.00~~] \$500.00.
- (b) Application on a form provided by the commission on the city plan.
- (c) Additional information as requested by the commission in order to ensure compliance with the special permit criteria outlined in section 17.2.3 of these regulations

***APPENDIX A –ZONING, CHAPTER 18. ENFORCEMENT AND ADMINISTRATION, Sec. 18.2. Zoning permit required.***

No building or structure shall be erected, added to or structurally altered until a zoning permit has been issued by the zoning enforcement officer. All applications for such zoning permits shall be in accordance with the requirements of this ordinance. The building inspector shall not issue a building permit until such time as a zoning permit has been issued.

18.2.1. Matter accompanying application. There shall be submitted with all applications for zoning permits, two copies of a layout or plot plan drawn to scale showing the actual dimensions of the lot to be built upon, the exact size and location on the lot of the principal buildings to be erected, and such other information as the zoning enforcement officer shall deem necessary to ascertain whether the proposed buildings comply with the provisions of this ordinance. For all applications other than single-family dwellings, all plot plans shall be certified by an engineer and/or land surveyor registered in the State of Connecticut, whichever is applicable. For single-family home development, where there is question regarding lot size, lot dimension, building setback or location in relation to a designated wetland, watercourse or floodplain, the zoning enforcement officer may require that a registered land surveyor verify lot size, site elevation, dimension, setback, or distance for such single-family home development.

18.2.2. Waiver of plot plan. The zoning enforcement officer may waive the filing of a layout or plot plan, or the requirement for certification by an engineer and/or land surveyor, required in section 18.2.1 if the proposed work is of a minor nature or consists of minor repairs, provided the scope of the proposed work is adequately described in the application.

18.2.3. Payment of fee. One copy of such layout or plot plan shall be returned when approved by the zoning enforcement officer together with such permit to the applicant upon payment of the established fees as noted below:

- (a) Single-family residential . . . \$50.00
- (b) Multifamily residential . . . [~~\$100.00~~] \$200.00
- (c) Industrial/commercial . . . [~~\$100.00~~] \$200.00
- (d) Residential accessory/addition . . . \$25.00

(e) Conversion permits . . . [~~\$25.00~~] \$100.00

***APPENDIX A –ZONING, CHAPTER 19. ZONING BOARD OF APPEALS, Sec. 19.3. Fee.***

All applications and appeals shall be accompanied by a fee of [~~\$300.00~~] \$500.00. Said fee shall be paid to the secretary of the zoning board of appeals at the time of filing the application.

**BE IT FURTHER ORDAINED BY THE COUNCIL OF THE CITY OF NORWICH**, that these fees and penalties shall be in addition to any fees, penalties and surcharges which the City of Norwich is required to collect and remit to the State of Connecticut.

**City Manager Alan H Bergren**