

# Town of

P.O. Drawer 519

Zoning Department

*William Mulholland,*  
Zoning Official



# East Lyme

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MEMO TO: East Lyme Zoning Commission

FROM: William Mulholland, Zoning Official *WM*

RE: Proposed Zoning Regulations  
Text Amendment CB Zone – Building Bulk-Mixed Use

DATE: January 31, 2023

The Zoning Commission's subcommittee on Building Bulk/Mixed Use met on a number of occasions to review this issue. The discussion was diverse and various options were presented such as leaving the regulations as they are, making drastic changes and making minor modifications.

The committee after some debate agreed to offer the following text amendment for consideration and possible action.

Specifically, it is proposed to:

DELETE: From Section 9 CB Commercial Districts – Section 9.2.3 – Mixed Use Developments and - From Section 25.5 – CB Zone under Mixed Use.

It is further proposed to Add Section 9.2.3 which would state:

9.2.3 Mixed Use – Existing Buildings.

Add to Section 25.5

CB Zone Mixed Use

1. Second floor residential units over existing 1<sup>st</sup> floor commercial uses in existing buildings.
2. \*? Square footage to be 'no greater' than the existing first floor area.
3. Second floor residential units may be added as a new second floor addition to existing one story building.
4. Parking in accordance with Section 22.
5. Height as per Section 9.
6. Subject to Section 34 Architectural Design Review
7. Municipal Sewer and Water must be provided.