

Revised Zoning Maps for Salisbury

Responding to Current Needs

09/19/2022

Plan of Conservation and Development

(POCD – Master Plan for the community revised every ten years)



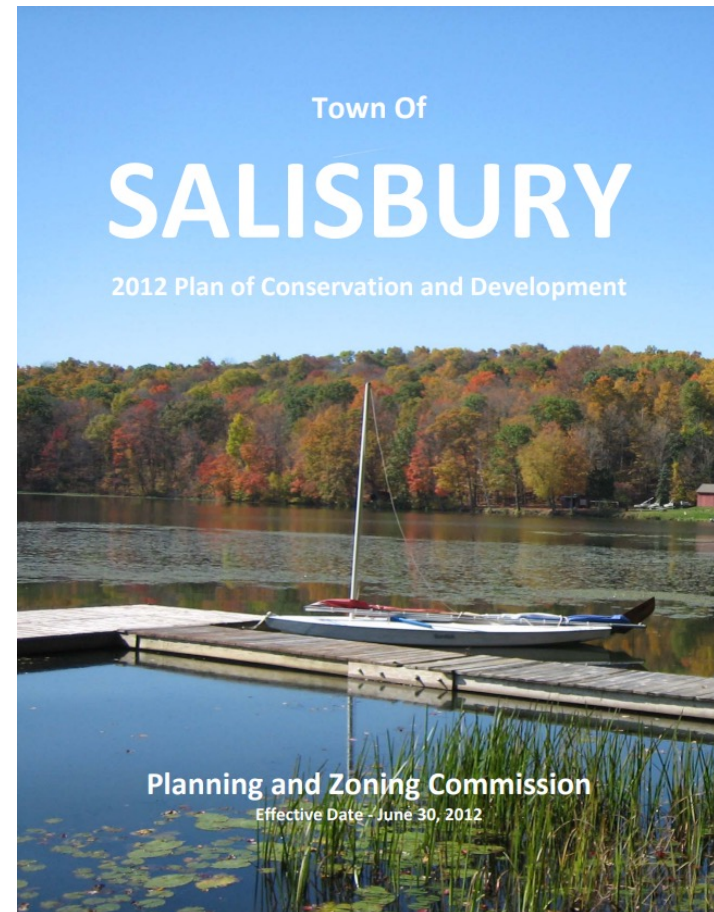
Comprehensive Plan

Zoning Maps + Zoning Regulations
Needs to reflect the POCD

This Plan of Conservation and Development is a guide for the future of Salisbury. It is prepared by the Planning and Zoning Commission in accordance with Section 8-23 of the Connecticut General Statutes (CGS).

While the Plan primarily addresses physical issues, it is also intended to influence the social and economic development of the community.

- Current plan adopted summer of 2012
- 2022 POCD Survey
- New 2022 Plan, in process



In order to accomplish objectives provided in Section 8-2 of the Connecticut General Statutes, these Zoning Regulations shall:

- a. Divide the Town into zones and overlay districts of such type, number, size, shape and area to implement the above stated purposes and the Town Plan of Conservation and Development;
- b. Regulate the density of population, the location, the use of buildings, structures, land for businesses, industries, residences and other purposes
- c. Regulate the construction, reconstruction, alteration, use of buildings/structures and the use of buildings and land in each zone and overlay district;
- d. Permit certain classes of uses or types of buildings and structures only after approval of a special permit;
- e. Regulate the height, number of stories and size of buildings and other structures and the percentage of the lot area developed, the area of yards, open spaces and buffer strips;
- f. Regulate height, size, location of signs, parking, landscaping, lighting and other uses of land;
- g. Regulate development to minimize erosion and sedimentation, ground and surface water pollution and adverse impact on wetlands, watercourses, lakes and ponds, flood hazard areas, steep slopes, ridgelines and other sensitive and significant features of the natural environment

**ZONING REGULATIONS
Town of Salisbury
Connecticut**

Planning and Zoning Commission

Effective July 25, 2022

Current Zones

Single Family Residential Zones (R-10, R-20) - These zones are designed to provide for the orderly development of the residential neighborhood housing in the Salisbury and Lakeville village centers consistent with the historic rural New England character of these village centers.

Single Family Residential Zones (RR-1-V, RR-1, RR-3) - The purpose of these zones, which encompass most of the geographic area of the Town, is to provide for residential housing, agricultural and other uses compatible with the rural residential – agricultural character of the Town and consistent with topographic, soil, wetland and water resource development limitations. The RR-1-V zone is a transition area between small lot village residential zones (R-10 and R-20) and larger lot rural residential zones (RR-1 and RR-3) where public water and sewer service may permit housing clusters designed to maintain open space entry-ways to the village centers.

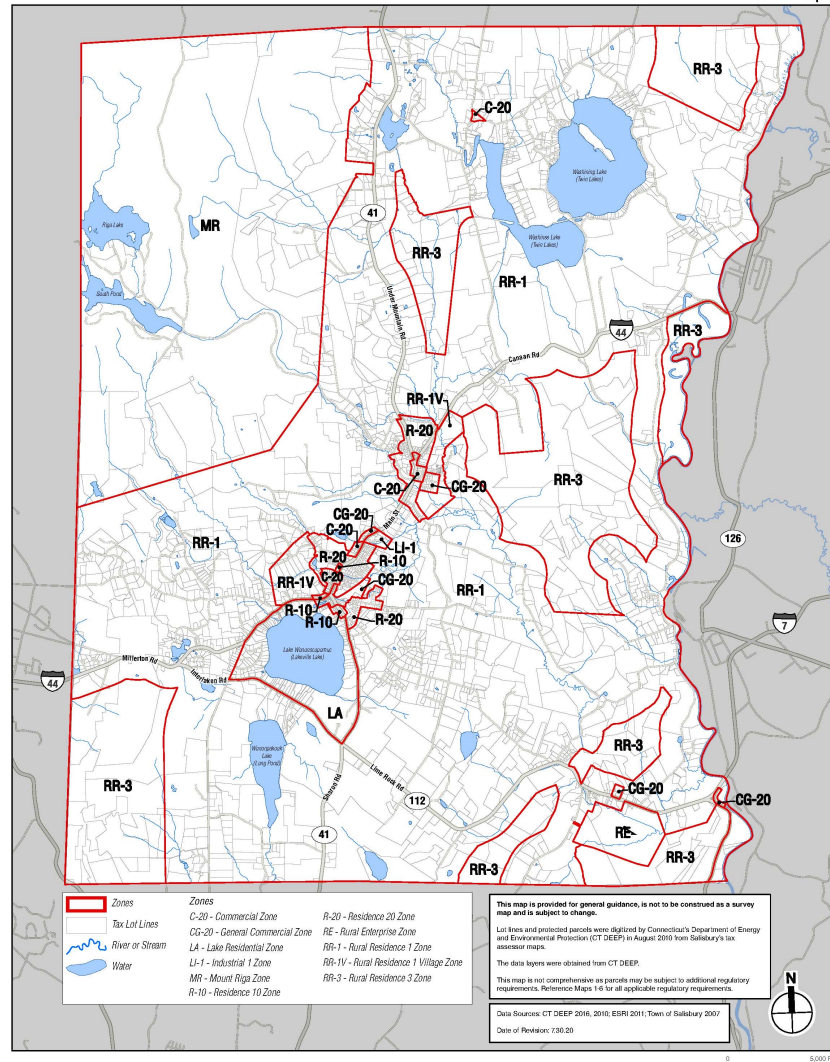
Single Family Residential Zones – Mount Riga Zone (MR) and Lake Residential Zone (LA) - The purpose of this single family residential zone established in the area around Mount Riga is to provide for uses and standards consistent with the development limitations in this rugged, remote mountain area location. The purpose of this single family residential zone established around Lake Wononscopomuc is to permit development under standards designed to reduce the effects of eutrophication (weed and algae growth in the lake) and protect lake and ground water quality.

Rural Enterprise Zone (RE) - The purpose of this zone is to provide for a mixture of uses – residential, recreational, commercial and other in a location removed from the village center in a manner compatible with the soils and topography limitations of the district subject to requirements designed to protect the neighboring residential property values.

Village Center Commercial Zones (C-20, CG-20) - The primary purpose of these zones is to provide centralized, compact areas for local and area retail, office, business and specialized uses and services, accessory residential, and associated parking, pedestrian circulation and landscaping. The requirements for these districts are aimed at maintaining the historic rural New England character of the Salisbury and Lakeville village centers. Residential uses are intended to be supportive of the commercial uses and, where feasible, should be located above the first floor when located in a prime retail or restaurant corridor.

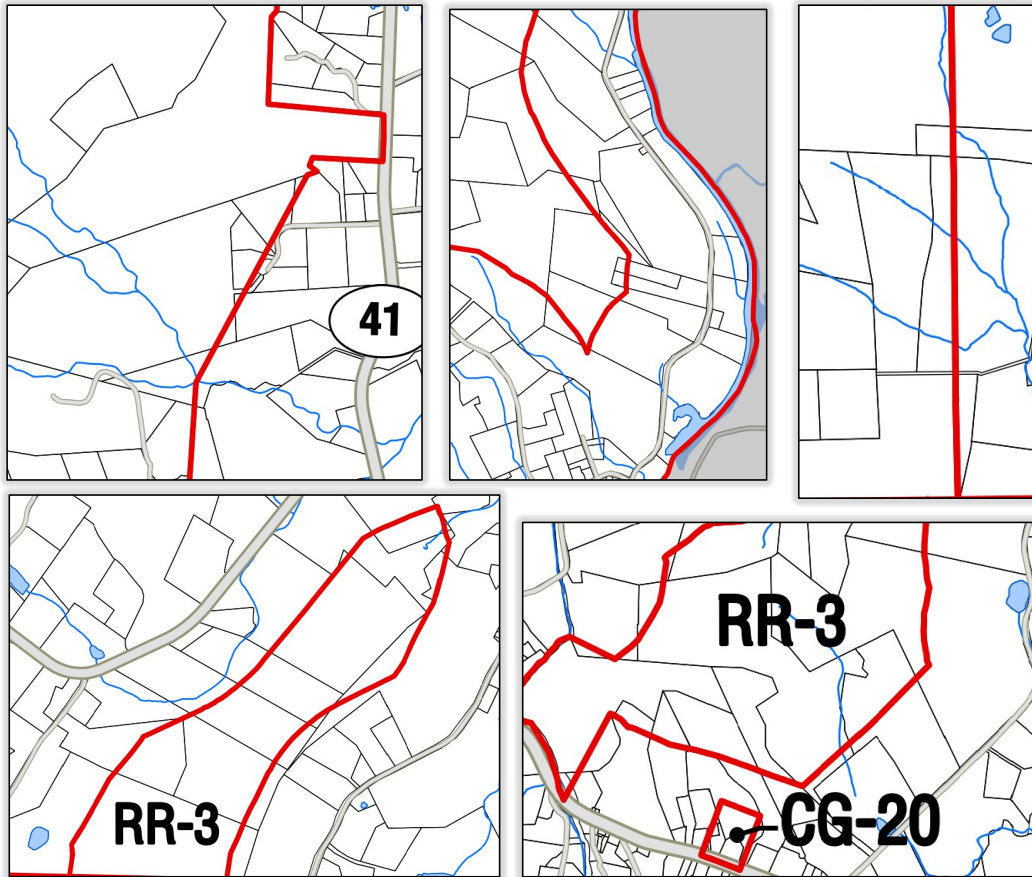
Industrial Zones (LI-1) - The purpose of this zone is to provide appropriate locations for offices, manufacturing, warehousing and research uses in existing industrial areas along major highways where major utilities are available.

Current Zoning Map

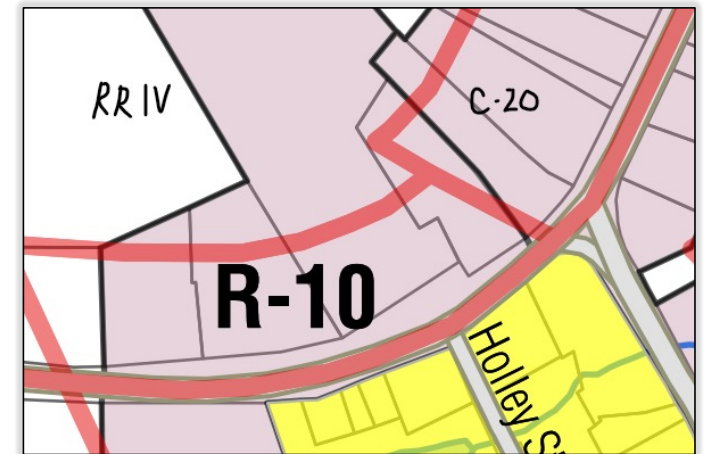


[Map 1 Underlying Zones.pdf \(secureservercdn.net\)](http://Map 1 Underlying Zones.pdf (secureservercdn.net))

User Challenges:



1. Hundreds of parcels fall in multiple zones; two or three different zones encompassing a single parcel
2. Parcels must be visually identified based on shape; they do not have street or map/lot/block numbers, nor do they show existing structures and development.



7 Millerton Road – 0.92AC Lot – Located in three zones

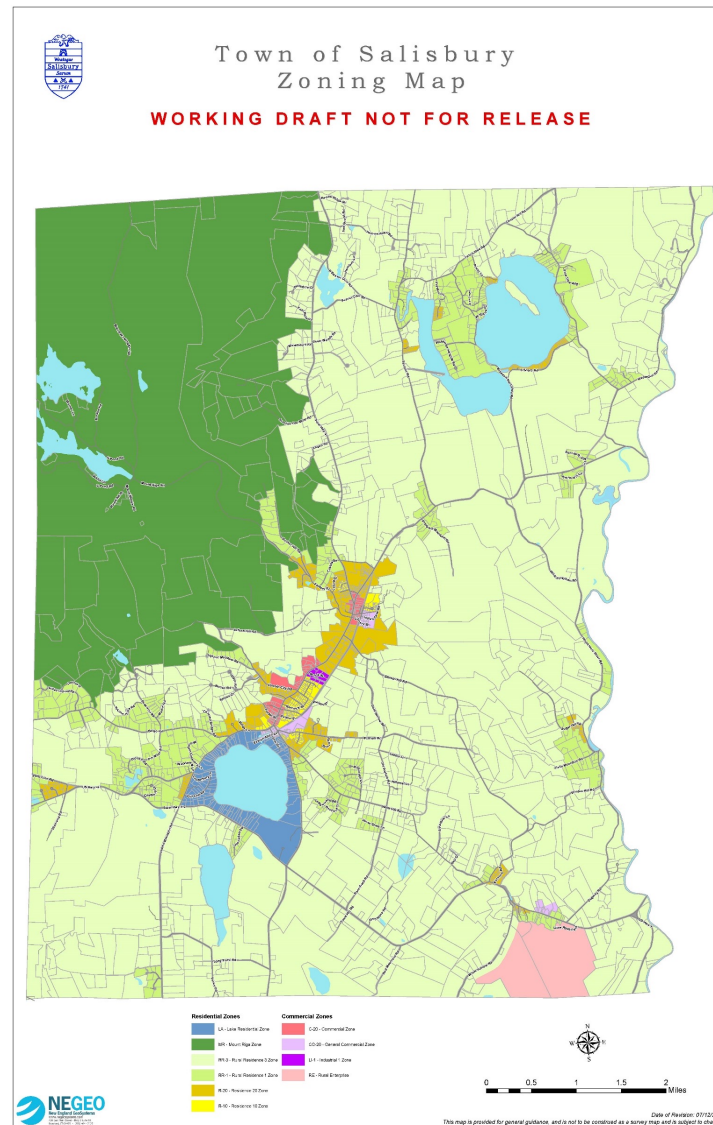
Town of Salisbury GIS

A geographic information system (GIS) is a system that creates, manages, analyzes, and maps all types of data. GIS connects data to a map, integrating location data (where things are) with all types of descriptive information (what things are like there). This provides a foundation for mapping and analysis that is used in science and almost every industry. GIS helps users understand patterns, relationships, and geographic context. The benefits include improved communication and efficiency as well as better management and decision making. Source: ESRI



[Town of Salisbury GIS - ArcGIS Server Parcel Application \(mapxpress.net\)](http://mapxpress.net)

Proposed Zoning Map



[Zoning_Map08102022.pdf](#)
([secureservercdn.net](#))

Example - South Shore Road

CURRENT

Currently designated RR-1.

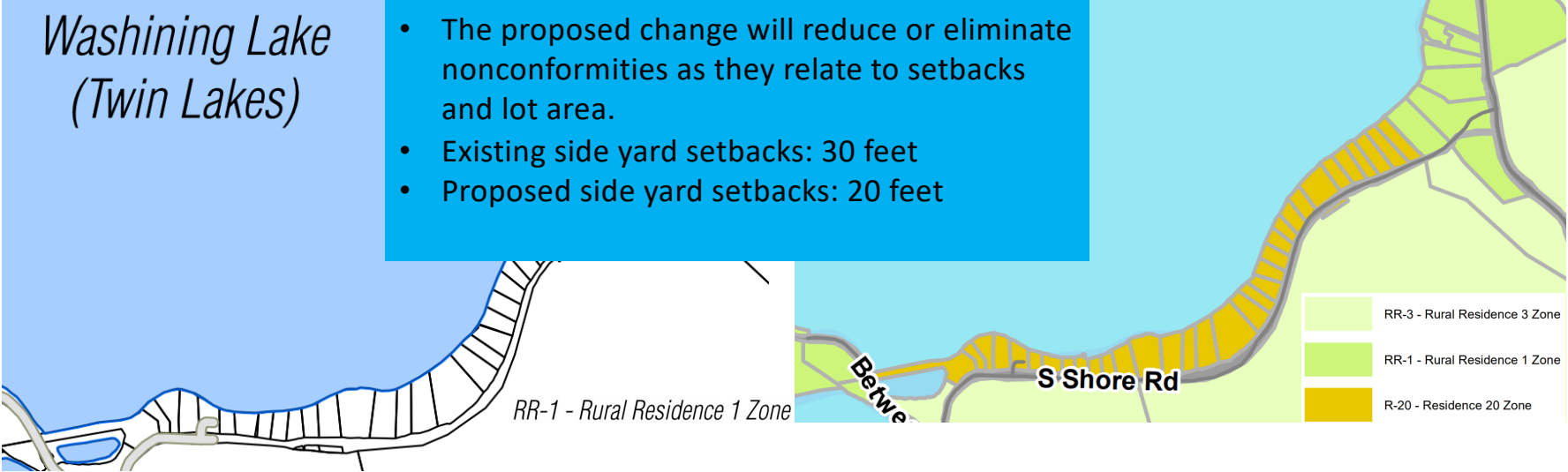
Minimum Lot Requirement: 80,000 sq ft or 1.84 AC

Average lot size: 32,403 sq ft or 0.74 AC

PROPOSED

Proposed designated R20.

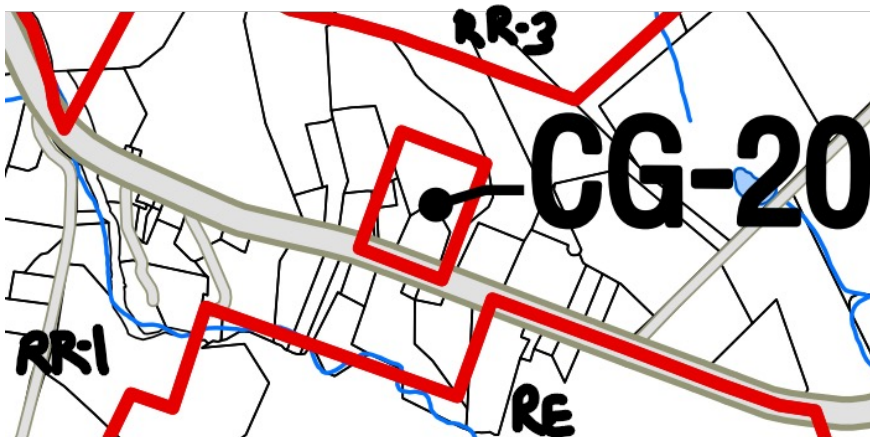
Minimum Lot Requirement: 20,000 sq ft or 0.46 AC



Example – Lime Rock

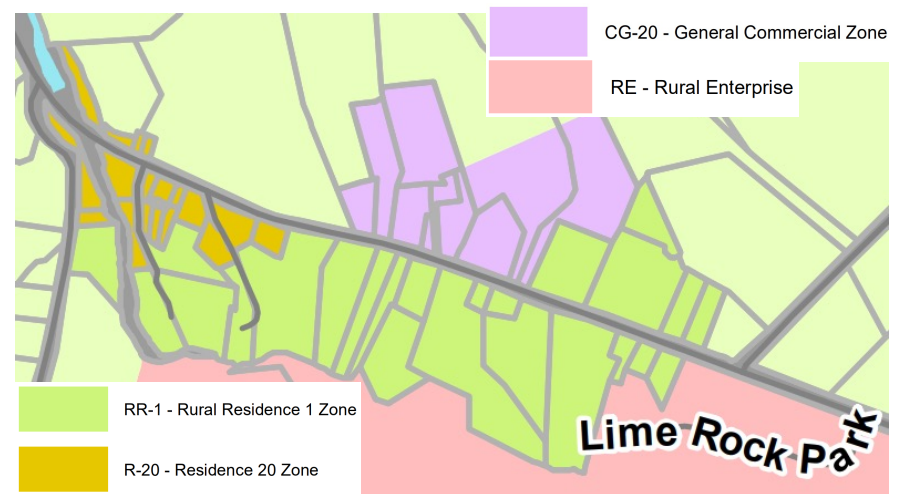
CURRENT

- Undersized lots burdened by RE and RR-1 dimensional requirements
- CG-20 splitting commercial-use parcels



PROPOSED

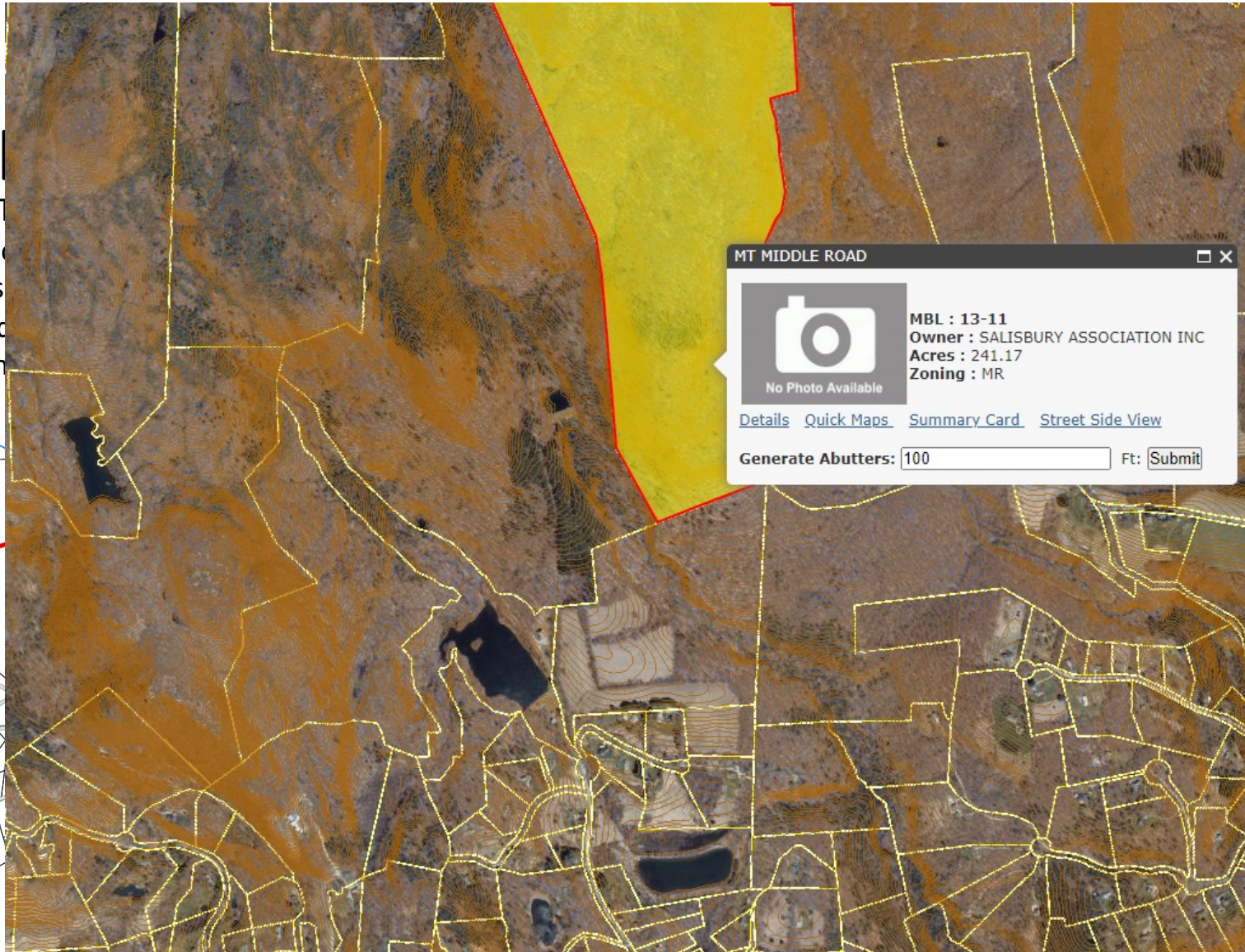
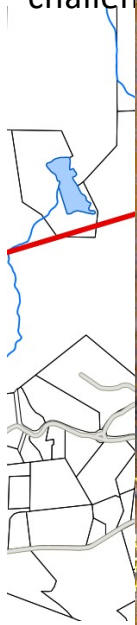
- Downzoning undersized lots providing relief from setbacks
- Include commercial use properties in CG-20
- Include large residential use parcels in RR-1



Exampl

CURRENT

- Large lot
- lands s
- Limited
- challen



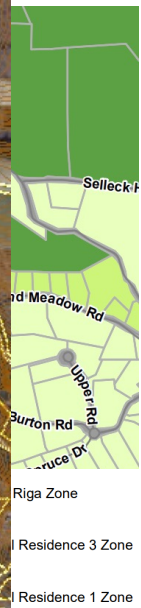
MT MIDDLE ROAD

No Photo Available

MBL : 13-11
Owner : SALISBURY ASSOCIATION INC
Acres : 241.17
Zoning : MR

[Details](#) [Quick Maps](#) [Summary Card](#) [Street Side View](#)

Generate Abutters: Ft:

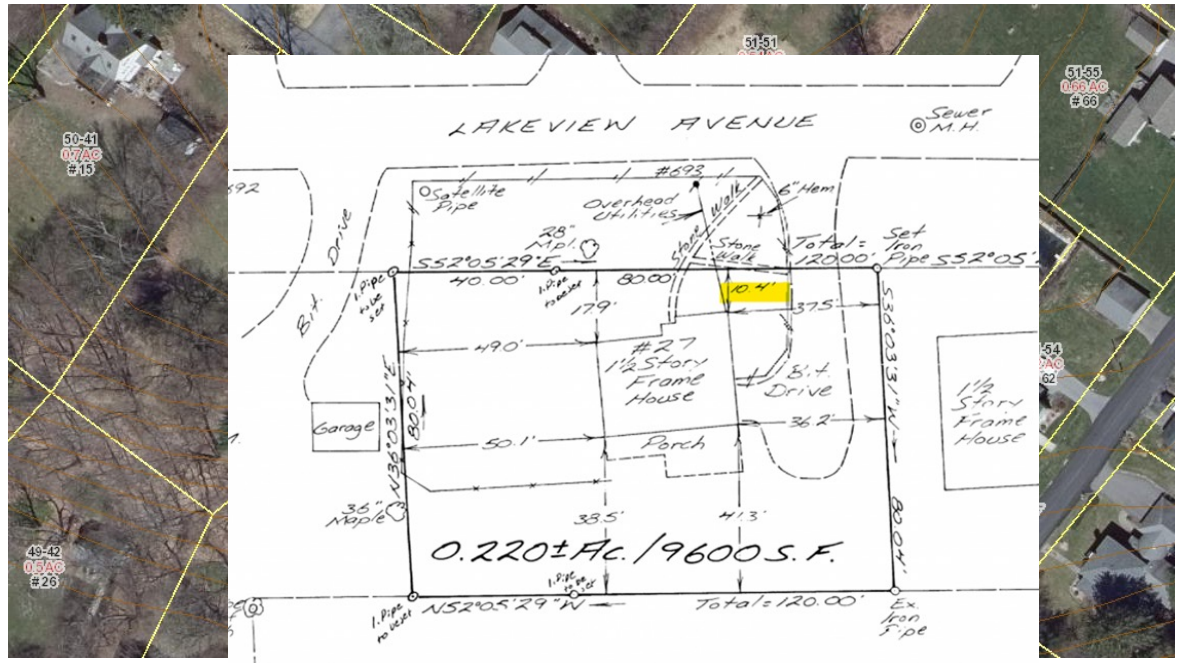
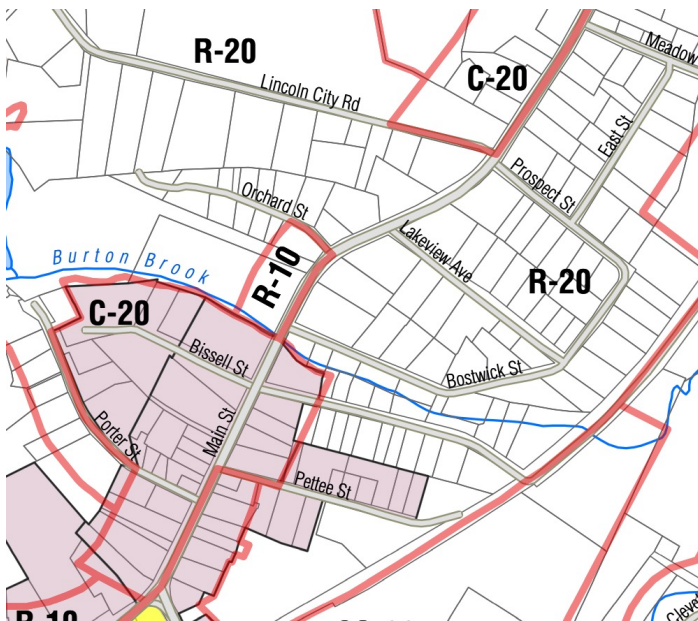


Example – Housing Density in Village Centers

CURRENT - Preexisting lots constrained by dimensional requirements of underlying zoning. In the R-20 between Lakeview and Prospect:

Minimum Lot = 20,000 sq ft or .459 AC

Average lot = 18,295 sq ft or 0.42 AC



Example – Housing Density in Village Centers

PROPOSED

Downzoning to provide relief for undersized lots

