

LEGAL NOTICE

Notice is hereby given that by a majority vote of the New Britain Common Council at the Regular Meeting held on June 14, 2023, eighteen (18) zoning resolutions amending the Local Zoning Ordinances were adopted, and signed by Mayor Erin E. Stewart on June 15, 2023.

Resolution # 36089. Re: to change the OP (Office and Public Buildings) district generally located to the north and to the east of Walnut Hill Park to RO (Residential and Office) district

Resolution # 36090. Re: to change the B-1 (Neighborhood Business) district located along Allen Street to B-3 (Secondary Business) district from approximately Wilcox Street to Dixon Street, and to change the T (Residential) district located on the rear portion of 361 Allen Street to B-3 (Secondary Business) district

Resolution # 36091. Re: to change the CBD (Central Business District) located along Broad Street to the B-3 (Secondary Business) district from approximately Beaver Street to Gold Street and to change the rear portion of the property located between Broad Street and Orange Street from the A-2 (Residential) district to B-3 (Secondary Business) district

Resolution # 36092. Re: to change the A-2 (Residential District) located along Myrtle Street to B-3 (Secondary Business) district from approximately Curtis Street to Burritt Street, and to change the I-2 (General Industry) district located along Bond Street to A-2 (Residential) district

Resolution # 36093. Re: to change the B-1 (Neighborhood Business) district located along Osgood Avenue to B-3 (Secondary Business) district from approximately Corbin Avenue to Osgood Park, and to change the S-3 (Residential) district located on and around 2005 Corbin Avenue to B-3 (Secondary Business) district

Resolution # 36094. Re: to change the B-1 (Neighborhood Business) district located along South Main Street to B-3 (Secondary Business) district at business focused intersections including South Whiting Street, Ellis Street, Roberts Street, and Buell Street; to change B-1 (Neighborhood Business) district to A-2 (Multifamily Residential) district at residential focused areas located between South Whiting Street and Ellis Street, Trinity Street and Roberts Street, and Roberts Street and Buell Street; and to change select parcels from B-1 (Neighborhood Business) district to T (Residential) district that contain residential uses

Resolution # 36095. Re: to change the B-3 (Secondary Business) district located along West Main Street to B-1 (Neighborhood Business) district from approximately Corbin Avenue to the Plainville town line, and to change the B-1 (Neighborhood Business) district located along West Main Street to B-3 (Secondary Business) district from approximately Vine Street to Corbin Avenue

Resolution # 36096. Re: to amend sections of the zoning ordinances regarding permitted uses in the I-1, I-2 and I-3 districts

Resolution # 36097. Re: to amend sections of the zoning ordinances to establish more descriptive zoning district designations for certain residential and business districts

Resolution # 36098. Re: to amend sections of the zoning ordinances to allow home professional office use as a special exception in residential districts and as an accessory use in certain business districts

Resolution # 36099. Re: to amend sections of the zoning ordinances to add multifamily and home professional office as special exception uses, reduce certain dimensional standards, and add new parking standards in the RO district.

Resolution # 36100. Re: to amend a section of the zoning ordinances to add three-family as a permitted use and home professional office as a special exception in the T district

Resolution # 36101. Re: to amend a section of the zoning ordinances to make a use correction to the East Main TOD Zone by switching single family use from TOD-EM-1 to TOD-EM-2 district

Resolution # 36102. Re: to amend a section of the zoning ordinances to correct a numbering error in the B-1R district

Resolution # 36103. Re: to amend sections of the zoning ordinances to create a tiered industrial use classification, move certain motor vehicle uses from B-3 to B-1, reduce front yard setback requirement in the B-1, and incorporate design standards in the B-3

Resolution # 36104. Re: to amend a section of the zoning ordinances to require minimum building height along certain primary corridors in the CBD

Resolution # 36105. Re: to amend sections of the zoning ordinances to add subsection 230-40-20 requiring front yard areas not occupied by legal driveway, parking or walkway surfaces to be either lawn or appropriate and attractive landscaping consisting primarily of vegetative groundcover

Resolution # 36106. Re: to amend sections of the zoning ordinances to reflect changes to the state statutes made during the 2022 legislative session and to clarify distance requirements

ATTEST: Mark H. Bernacki, Town & City Clerk, June 16, 2023