

P-Z_General_Provisions

ARTICLE ONE

GENERAL PROVISIONS

SECTION 1 - APPLICABILITY AND JURISDICTION

1.3 Purpose: In accordance with the provisions of Chapter 124 of the Connecticut General Statutes, the Zoning Regulations of the Town of Wolcott are made in accordance with a comprehensive plan of zoning encompassing the entire area of the Town, giving due consideration to the adopted Plan of Development Update, and are designed for the following purposes:

1.3.1 to promote the health, safety and general welfare:

1.3.2 to lessen congestion in the streets;

1.3.3 to secure safety from fire, panic, flood and other dangers;

1.3.4 to provide adequate light and air;

1.3.5. to prevent the overcrowding of land;

1.3.6 to avoid undue concentration of population; and

1.3.7 to conserve the value of buildings and encourage the most appropriate use of land throughout the Town of Wolcott, Connecticut.

1.4 Intent: It is the stated intent of these Regulations to facilitate the following objectives of the Town of Wolcott:

1.4.1. To guide the future development of the town in accordance with a comprehensive plan, so that the Town may realize its potentialities as a desirable place in which to live and work, with the best possible relationships among residential, commercial and industrial areas within the Town and with due consideration to a) the particular suitability of each of these areas for various uses and b) existing conditions and trends in population, economic activity, land use and building development.

1.4.2 To encourage an orderly pattern of residential development in the Town in order to facilitate the adequate provision of schools and other public services on an economical basis; to provide suitable areas for desirable commercial and industrial development within the Town and to reserve the best industrial land for industrial use, in order to promote the growth of employment conveniently located for residents of the Town; to facilitate the adequate provision of public services on an economical basis; and to avoid the disorderly and blighting pattern of unguided development.

1.4.3 To help bring about the most beneficial relationship between the uses of buildings and land and the circulation of traffic through and within the Town, with particular emphasis providing adequate, safe and convenient access for traffic to the various uses of buildings and land throughout the Town, and on avoiding congestion in the streets and highways in the Town.

1.4.4 To protect the value of land and the value of buildings appropriate to the various districts established by these Regulations; and to protect and improve the general visual appearance of the Town.

1.4.5 To encourage energy efficient patterns of development and land use, the use of solar and other renewable energy resources and energy conservation in order to minimize dependence upon non-renewable, imported, fossil-based fuels.

1.4.6 To support the concept of least cost housing through the adoption and administration of reasonable zoning regulations consistent with minimum standards

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designed to protect the public health, safety and general welfare, geared to promoting a variety and choice in housing types including manufactured housing, two family dwelling units, conversions of single family dwelling units to contain accessory apartments and multiple family dwelling units and aimed at providing housing opportunities to all citizens regardless of their race, color, creed, sex, age, national origin, marital status, ancestry, physical disability or the number of children in the family.