



City of Middletown

Department of Planning, Conservation & Development

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Middletown, CT 06457
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MEMORANDUM

TO: The Middletown Planning & Zoning Commission

FROM: Marek Kozikowski, AICP, City Planner

A handwritten signature in blue ink, appearing to read "Marek Kozikowski".

DATE: March 8, 2021

RE: **Re-Adoption of the Middletown Zoning Map (Z2021-2)**

Proposal

PCD Staff submitted an updated zoning map for the Planning and Zoning Commission to re-adopt as the Official Zoning Map of the City of Middletown pursuant to Sections 11.02 and 71 of the Middletown Zoning Code.

Current Zoning Map

The zoning map was last re-adopted in 2004. The online zoning map panels seem to be produced from the 2004 map. The zoning map was reprinted in 2010 and this re-print has been the basis for zone determinations. The only updated version of this map is located on the wall in the PCD Office. The digital (GIS version) of this map cannot be found so updates can only be created by hand on the map on the wall. The map has been updated 8 times since the 2004 adoptions including 5 times since the 2010 reprint.

Draft Map

By readopting the proposed draft map, PCD Staff would be able to do the following:

1. Have and save a digital map that can be updated using mapping software.
2. Update the zoning map on the City website.
3. Correct errors and continually update the zoning layer in the City's online-public GIS service.
4. Simplify the zoning map so that distracting features that are not related to defining zoning districts.
5. Produce a clean zoning map for distribution to the Commission and the public.
6. Establish fresh clean zoning map to use as a base for future zoning map and text amendments.

The draft map includes the following changes:

1. Remove excess elements not related to the zoning districts.
2. Adjustments to the zone code designations.
3. Depict most up to date property lines.
4. Removed depiction of waterbodies.

5. Depict zoning designation in waterbodies.
6. Snap zone boundaries to property line in many cases to reduce possible split zoned properties of smaller lots.

2020 Plan of Conservation and Development

Re-adoption of the map is not required not nor necessarily recommended by the 2020 Plan of Conservation and Development. The POCD lists approximately 21 action items to be completed related to amending the zoning code, which will substantially how the City regulates land use in the City. The Zoning Map is the basis of the Zoning Code and before the Commission embarks on revising the code to address the POCD, re-adoption map seems appropriate to re-establish the base.