

## **MEMORANDUM**

**To:** City of Middletown

**Date:** March 1, 2017

**From:** Wendy E. Moeller, AICP  
Compass Point Planning

**Re:** *Summary Memorandum Regarding the Draft Zoning Map*

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The purpose of this memorandum is to summarize how the draft zoning map contains changes from the existing zoning map. As noted on the summary memorandum of changes posted on [www.MiddletownByDesign.com](http://www.MiddletownByDesign.com), a number of changes were made to the zoning district structure in Middletown to simplify and modernize requirements without changing what people are allowed to do with their properties under the existing regulations. While the names and abbreviations of many districts have changed, this was only an attempt to reflect the typical zoning nomenclature found in the vast majority of modern zoning codes in other communities. The table at the end of this memorandum illustrates how the names have changed but in the majority of cases, only the name has changed and the existing uses and lot standards have remained the same, meaning the majority of land owners can still do the same thing with their properties after adoption as they could under the existing code. In fact, in cases where existing zoning districts were consolidated, the less restrictive zoning district was used as the basis for the newly consolidated district, often enhancing what many property owners can do with their lands.

For ease of understanding, the draft map that is currently posted shows colors for the new zoning districts but also includes a note on what the actual district change was in white text on the map.

The following are some changes made to the zoning district structure that are more significant than a name change:

- The existing D-3 residential zoning district was split into two new residential zoning districts. The new R-4 District allows for the same residential uses but on smaller lots reflective of the typical lot sizes found in the older neighborhoods of Middletown. Currently, the vast majority of residential lots surrounding downtown are around 5,000 square feet in lot area but the D-3 zoning district requires a minimum lot size of 9,000 square feet, meaning thousands of existing residential lots are nonconforming lots. The new R-4 District will help reduce the number of nonconforming lots. The new R-5 District is simply a name change and has the same lot and use requirements as the existing D-3 District.
- The existing P-1 and P-2 Districts were consolidated into a single office district as there was not much of a difference between the two districts. A similar consolidation was made with the existing C-2 and C-3 commercial districts.

- The City of Middletown currently has a Use Modified Supplemental District that is similar to what most other communities consider a planned development district. The difference is that in Middletown, the City would simply attach a “P” at the end of a zoning district even though the original zoning district may not reflect the use that was approved. For example, a D-3P District would appear to be residential but may allow for use that was individually approved by the Planning Commission. We have revised this approach and made it a stand-alone Planned Development District that will still be subject to board review.

Please note that the draft map available for review is still subject to further refinements pending the final public hearings for adoption. No significant change in direction or requirements is anticipated from these refinements unless additional feedback from the public directs such changes.

## ZONING DISTRICT TRANSITION TABLE

ZONING DISTRICTS ESTABLISHED PRIOR TO <> (EFFECTIVE DATE OF THIS CODE) <sup>1</sup>		ZONING DISTRICTS ESTABLISHED IN THIS CODE AS OF <> (EFFECTIVE DATE OF THIS CODE)	
ABBREVIATION	DISTRICT NAME	ABBREVIATION	DISTRICT NAME
<b>RESIDENTIAL DISTRICTS</b>			
DS	Suburban Dwelling District	R-1	Suburban Residential District
D-1	Low Density Dwelling District	R-2	Low-Density Residential District
D-2	Low Density Dwelling District	R-3	Medium-Density Residential District
D-3	Medium Density Dwelling District	R-4	Urban Residential District
		R-5	Attached Residential District
<b>NONRESIDENTIAL DISTRICTS</b>			
P-1	Professional-Institutional District	O-1	Office District
P-2	Professional-Service District		
CP	Commercial-Professional Office Park District	O-2	Office Park District
C-1	Convenience Commercial District	B-1	Neighborhood Business District
C-2	Roadside Commercial District	B-2	Community Business District
C-3	Community Commercial District		
C-4	General Commercial District	B-3	General Business District
BC	Business Center District	BC	Business Center District
BCI	Business Center Interchange Subdistrict	BC-I	Business Center Interchange Subdistrict
BCH	Business Center Hub Subdistrict	BC-H	Business Center Hub Subdistrict
BCO	Business Center Office Subdistrict	BC-O	Business Center Office Subdistrict
BCR	Business Center Residential Subdistrict	BC-R	Business Center Residential Subdistrict
BCF	Business Center Flex Subdistrict	BC-F	Business Center Flex Subdistrict
UC	Urban Core District	UC	Urban Core District
UCC	Urban Core Central Subdistrict	UC-C	Urban Core Central Subdistrict
UCS	Urban Core Support Subdistrict	UC-S	Urban Core Support Subdistrict
I-1	Industrial Park District	I-1	Industrial Park District
IPO	Industrial Park Office District		
I-2	General Industrial District	I-2	General Industrial District
P-3	Hospital District	PI	Public and Institutional District
<b>SPECIAL DISTRICTS</b>			
P	Use Modified Supplemental District [I]	PD	Planned Development District
<b>OVERLAY DISTRICTS</b>			
H	Hillside Supplemental District	H-O	Hillside Overlay District
<b>NOTE:</b> [I] Some zoning districts that had the “P” Use Modified Supplemental District prior to the effective date of this code were rezoned to a base zoning district rather than transitioned to a PD District.			

<sup>1</sup> The effective date of this update will be inserted to replace the <> placeholders after adoption.