

NEW ZONING REGULATIONS GO INTO EFFECT NOVEMBER 4, 2023

- Revisions that were made to the regulations have no major changes in content; lot requirements, sizes, setbacks, etc. All are unchanged, the revisions are primarily a reorganization to improve user friendliness.
- Applications submitted **prior** to the effective date of November 4th, 2023 shall adhere to the current regulations that are in place.
- Applications submitted **on or after November 4th, 2023** shall adhere to the new regulations.
- The new Zoning Regulations document now includes **“Click Links”** and is **“Searchable”**, to make locating a specific regulation that much easier. (See below)
- Please refer to the **“Quick Start Guide”** in the beginning of the document.
- **[“Click here to view the new Southington Zoning Regulations EFFECTIVE 11/4/2023”](#)**

All blue wording throughout the document is “clickable”

Side tabs are categorized by sections & are “clickable”

Use the PDF Search feature to find any word or terms throughout.

Effective Date - 11/4/23

Section 2.A
BUSINESS ZONES
Purposes

2 BUSINESS ZONES

QUICK LINKS	
2.A	Purposes
2.B	Permitted Principal Uses & Structures
2.C	Permitted Accessory Uses & Structures
2.D	Area & Dimensional Standards
2.E	Special Provisions


Please see Section 4 for the following zoning districts:

- [West Street Business](#)
- [Mixed Use Transition](#)

2.A Purposes

1. The various business districts are intended to provide suitable areas for business development appropriate to overall community and regional needs, the location and characteristics of the land, and the characteristics of the area.
2. The differentiation among the business districts is intended to provide for variety in the size and intensity of business development appropriate to community needs and desires.
3. The principal uses in business zones are commercial, devoted mainly to retail trading and service although some business zones may allow for certain non-business uses when it can be demonstrated that they shall be compatible with nearby uses and enhance neighborhood and community characteristics.
4. The Business Overlay Zone (BOZ) is an overlay zoning district which authorizes uses in addition to those allowed in the underlying zoning district and is not intended to prohibit the use of land as prescribed in the underlying zoning district.

Central Business (CB) Business (B)



11