

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JANUARY 16, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Application for a subdivision consisting of 3 lots (or parcels), located off East Street by William H. Mahland.
2. Application for a subdivision consisting of 3 lots, located off Margarite Road by Dorothy H. Anderson.
3. Application for a subdivision consisting of 6 lots (or parcels), located off Livingston and Margarite Roads by Luella A. McCutcheon.
4. Application for resubdividing the previously approved (1968) Wild Apple Farm Subdivision, off East Street, to remove a 50 foot right-of-way from lot number 10. Applicant A.R.C.
5. In joint session with the Redevelopment Agency: at 8:00 P.M.
  - A. Request for special exceptions to permit multi-family dwellings at locations within the Redevelopment Agency's project area, proponent Carabetta Enterprise Inc., as follows:
    - (a) Site at the southwest corner of South Main Street and re-located Church Street - proposed for 128 units.
    - (b) Site at the northeast corner of William and Hamlin Streets - proposed for 56 units.
    - (c) Site at the southwest corner of Main and College Streets - proposed for 82 units.
    - (d) Site at southwest corner of College Street and proposed extended DeKoven Drive - proposed for 320 units.
  - B. Text Amendments to Zoning Code which would be required to implement the proposals of Carabetta Enterprise Inc., in the Redevelopment Project area.
    - (a) Off-street parking requirement for multiple family dwelling - add to Item 40.04.14, "except in B-3 zones where one space per dwelling unit shall be required and 50% limitation on use of lot shall not apply."
    - (b) Drive-in establishment, such as drive-in bank, - add the B-3 zone to Items 61.02.04 and 44.08.12.
    - (c) Parking ratio for dormitories - change Item 40.04.06 to read one parking space for each three (3) students.
  - C. Map Amendments to Zoning Code
    - (a) Change zone from R-4 to B-3 in area bound by William Street on the south, Hamlin Street on the west, Broad Street on the east and mid-block property line (approx. 210' from William

P.O. 26656 Above legal notice to appear in the Middletown Press TWICE.

Saturday January 5, 1974

1974 2 10 11

- Street) on the north.
- (b) Change zone from R-4 to B-3 in area at the southwest corner of South Main Street and relocated Church Street bound on the west by Hubbard Street on the south by a property line approx. 320' south of Church Street.
  - (c) Change zone from R-4 to I-1 in area bound by Union Street on the north, Route 9/17 off ramp on the east, Sumner Creek on the south and properties of Y.M.C.A., Zion Church and City owned open space on the west.
  - (d) Change zone from R-4 to B-3 in area bound by Sumner Street on the west, Route 9 on the east, Union Street on the south and existing B-3 on the north.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

Ralph H. Shaw, II, Chairman  
PLANNING AND ZONING COMMISSION

P.O. #26656 Above legal notice to appear in  
the Middletown Press TWICE.

Saturday January 5, 1974  
Sunday January 12, 1974

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING STARTING AT 7:00 P.M. ON MARCH 13, 1974, IN THE AUDITORIUM OF THE MIDDLETOWN HIGH SCHOOL OFF NEWFIELD STREET, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. A. A text amendment to the Zoning Code which would add to Section 61.02, Special Exception Uses, as Item 61.02.18, a major horse racing facility for thoroughbred and harness racing together with all necessary appurtenances and appurtenant uses including, but not limited to, living quarters for employees required to be in residence at the track, fire station, incinerator and restaurants.

B. And further a text amendment to Section 44.08, Standards for Special Exceptions, as Item 44.08.24 the following:

44.08.24 Thoroughbred and Harness Racing Facilities are permitted uses in all I-2 zones subject to the conditions enumerated hereunder:

- A. The entire facility shall be located on a site containing not less than 350 acres.
- B. The facility shall be connected to an interstate highway system in such a way as to provide for direct access to said facility from said interstate highway system for patrons entering said facility, and direct access from said facility to said interstate highway system for patrons leaving said facility.
- C. The facility shall be served by public utilities including electricity, telephone, public or quasi-public water, and sanitary sewers; the utilities and their maintenance shall be in accordance with the requirements and regulations of the appropriate municipal authority having jurisdiction thereof.
- D. The facility shall be entirely self-contained, and in connection therewith, shall provide, at its expense, and be serviced by, its own, on-site security and firefighting forces, incineration facility, and a maintenance force to handle general maintenance, including, but not limited to snow removal and repairs.
- E. Where a proposed facility abuts a Residential Zone, there shall be provided a sixty (60) foot buffer area, and a ten (10) foot landscaped buffer strip, included therein.
- F. All parking areas and driveways shall be paved with concrete or asphaltic surfacing.
- G. No vehicular entrance or exit shall be within five hundred (500) feet along streets from any school, public playground, church, hospital, library or institution for dependents or for children.
- H. The facility shall be operated and maintained in accordance with the requirements, standards, specifications and regulations of the appropriate state department, commission or authority having

P.O. #26656

ABOVE LEGAL NOTICE TO APPEAR  
IN THE MIDDLETOWN PRESS twice

Saturday March 2, 1974  
Saturday March 9, 1974

jurisdiction thereof, including, but not limited to the Connecticut Commission on Special Revenue.

- I. Adequate lighting shall be provided if the parking facilities are used at night. If the parking facilities abut residential land, the lighting shall be installed and arranged so as not to reflect or cause glare onto the abutting residential land.
- J. No buildings in excess of eighty (80) feet in height.

- C. Also a text amendment to Section 40, Off-Street Parking and Off-Street Loading Regulations, as Item 40.04.22 Major Horse Racing Facility the following:

40.04.22 Major Horse Racing Facility

Parking facilities for not less than eight thousand (8,000) motor vehicles, provided however that, in the event said facility is located on a parcel in excess of 350 acres, parking shall be provided for an additional twenty-three (23) motor vehicles for each acre over 350 acres.

- D. Also a text amendment to Section 36, I-2 Restricted Industrial Zone by adding to Item 36.02, Height, the following:

"...and in Section 44.08.24 Major Horse Racing Facility."

2. A request for the granting of a Special Exception, in accordance with the provisions of Section 44 for the purpose of constructing and operating a major horse racing facility for thoroughbred and harness racing on premises situated on the westerly side of Interstate I-91 and the easterly side of Middle Street, as more particularly shown on the site plan and accompanying data filed with the Planning and Zoning Commission.

Applicants for each proposal are Attorneys Harold F. Keith and John J. Carta on behalf of proponent Ronald H. Mooney.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD IN SEQUENCE ESTABLISHED BY A SPEAKERS LIST BEING COMPILED IN THE OFFICE OF THE PLANNING COMMISSION, 201 MUNICIPAL BUILDING, DEKOVEN DRIVE. THE LIST WILL ALSO BE AVAILABLE FOR ADDITIONAL NAMES AT THE HIGH SCHOOL AUDITORIUM DURING THE HEARING.

RALPH H. SHAW, II, CHAIRMAN  
PLANNING AND ZONING COMMISSION

## LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING MAY 8, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Proposed Zoning Code text and map amendments as follows:
  - (a) A provision to authorize establishment of historic preservation zones as a special exception.
  - (b) A provision to permit professional and business offices, as a special exception, in R-3 and R-4 zones and further to exclude any offices in R-1 or R-2 zones other than as home occupations.
  - (c) A requirement for developer to provide recreational equipment for housing projects.
  - (d) A provision for sign regulations.
  - (e) Change of zone from R-4 on north side of Washington Street by extending adjacent B-3 zone approximately 250 feet west and following rear property lines on the north.
  - (f) A change of the maximum height of building, in the B-3 Central Business Zone from twenty (20) stories to twelve (12) stories.

A copy of the proposed text amendments are filed in the Office of the Town Clerk.

2. Application for a Special Exception to permit a private club in an R-1 zone as provided for in Item 60.02.05 of the Zoning Code. Applicant is the Ancient Order of Hibernians. Locations is the former Staddle Hill School property at the northeast corner of Butternut and Hendly Streets.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

Ralph H. Shaw, II, Chairman  
PLANNING AND ZONING COMMISSION

P.O. #26656 Above legal notice to appear  
in the Middletown Press TWICE

Saturday April 27, 1974  
Saturday May 4, 1974

PROPOSED  
ZONING CODE TEXT AMENDMENT

SECTION 11            Establishment of Zones  
                      11.01    Add C. other zones; HP Historic Preservation

ARTICLE III            Non-Residence Zones  
                      Add Section 38   HP Historic Preservation

38.00    Description of Zone

The zone is composed of land and/or buildings and structures recommended by the Connecticut Historical Commission as having historic or architectural significance.

38.01    Uses

No land or structure shall be altered, reconstructed or used except for any use which is indicated in the HP column of the Use Schedule, Section 61 of this Code.

38.02    Lot Area, Width and Yard Requirements

The following minimum requirements shall apply:

Net	Lot	Front	Side Yard	Rear
Lot Area	Width	Yard	Width	Yard
None	None	None	None	None

No lot shall be reduced below its currently recorded size when proposed for this zoning designation.

38.03    Lot Coverage

No maximum set

38.04    Off-Street Parking and Off-Street Loading Requirements

Off-street parking and loading shall be provided in accordance with the provisions of Section 40. Off-street parking requirement may be met at a site beginning within 500 feet from the HP site.

SECTION 61            61.02    Special Exception Uses

Add 61.02.18 (number might change since this item is also proposed for racetrack)

Adaptive use harmonious with the physical characteristics and originally designed use of the structure.

PROPOSED ZONING CODE TEXT AMENDMENT

SECTION 44

Special Exception

44.08 Standards for Special Exceptions

Add as 44.08.24 Historic and/or Architecturally Sites and Structures.

- A. The site proposed shall be specifically recommended for preservation by the Connecticut Historical Commission by reason of having been placed in its survey inventory according to the sites national, statewide, regional or local importance.
- B. Permitted use of a site and structures shall be harmonious with the physical characteristics and originally designed use of the structure: i.e. a structure designed for a residence may be used as an office. No structure shall be proposed for an adaptive public assembly use.
- C. A written agreement shall be filed with the Commission stipulating that the exterior of the structure and the site will be restored and maintained in accordance with the historic time period the structure was erected.
- D. In the event the proposed historic preservation structure is located in a fire district with which its materials of construction are incompatible application, via the Planning Commission, shall be made to the legislative body, to change the boundaries of the fire district so that the Historic Preservation Zone is designated as outside fire limits in terms of the State Building Code. The proposed historic preservation structure shall not be less than thirty (30) feet from any structure in a contiguous fire district.

ZONING CODE TEXT AMENDMENT

PROPOSAL FOR OFFICES IN R-3 & R-4 ZONES

SECTION 60 RESIDENTIAL ZONES

60.01.13 Delete "Medical and dental practitioner's offices R-1, R-2"

60.02 Special Exception Uses

60.02.08 Delete "Medical and dental practitioner's offices R-1, R-2"

Substitute "Professional and business offices R-3, R-4"

SECTION 44 SPECIAL EXCEPTIONS

44.08.08 Delete total text "Medical and Dental Practitioner's office Uses....etc."

Substitute, "Professional and Business Offices Uses are permitted uses R3 and R4 Zones subject to the general regulations of those zones and in addition to the conditions hereunder:

A. Professional and Business Office uses shall be limited to accountants, architects, engineers, dentists, physicians, podiatrists, chiropractor, lawyers, real estate and insurance agents, psychologists, osteopaths, and surveyors.

B. The proposed location shall not constitute the first non-residential use on a street within an individual block.

RECOMMENDED SIGN SECTION FOR INCLUSION  
IN THE CITY OF MIDDLETOWN ZONING CODE

A comprehensive set of sign controls should be incorporated into the Middletown Zoning Code. To accomplish this, the following revisions should be made:

SECTION 16 DEFINITIONS

Delete in their entirety, the following three sign definitions:

- "16.02.03 Billboard or Signboard"
- "16.04.02 Display Sign"
- "16.19.01 Sign"

ARTICLE IV SUPPLEMENTARY REGULATIONS

Immediately following Section 47 SWIMMING POOLS, add a comprehensive new sign section to read as follows:

"SECTION 48 SIGNS

48.00

GENERAL REQUIREMENTS

The following regulations and standards are established to assure compatibility of signs with surrounding land usage, to conserve property values in all zones, and to strengthen the economy of the City. All signs hereafter erected or maintained, except official, traffic and street signs, shall conform with the provisions of this section.

48.01

DEFINITIONS

For the purposes of this section, certain terms or words used herein shall be interpreted in accordance therein in the regulation of signs.

48.01.01

Sign

Any letters, figures, design, symbol, trademark, or illuminating device intended to attract attention to any place, subject, person, firm, corporation, public performance, article, machine or merchandise whatsoever and painted, printed or constructed and displayed in any manner whatsoever out of doors for recognized advertising purposes. However, this shall not include any official court or public notices nor the flag, emblem or insignia of a government, school or religious group when displayed for official purposes.

48.01.02

Sign, Area of

The entire area within a continuous perimeter, including the extreme limits of actual copy area. It does not include any structural or framing elements lying outside the limits of such sign and not forming an integral part of the display. Only one side of a double-faced sign shall be used in computing the total area of said double-faced sign.

The area of a sign composed of characters or words attached directly to a large, uniform building wall surface shall be the smallest rectangle which encloses the whole group.

48.01.03 Sign, Animated

A sign which rotates, moves or in any way simulates motion; except for clocks.

48.01.04 Sign, Business

A sign which directs attention only to a business, commodity, service, activity, or product sold, conducted or offered upon the premises where such sign is located.

48.01.05 Sign, Flashing

An illuminated sign on which the artificial light is not kept stationary or constant in intensity at all times when in use. Illuminated signs which indicate the time, temperature, date or similar public service information shall not be considered "flashing signs."

48.01.06 Sign, Outdoor Advertising

A sign which directs attention to a business, product, activity or service which is generally conducted, sold or offered elsewhere than upon the premises where such sign is located.

48.01.07 Sign, Projecting

A sign which is attached to the building wall and which extends more than fifteen (15) inches from the face of such wall.

48.01.08 Sign, Temporary

A banner, pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard or other like materials and intended to be displayed for a limited period of time.

48.01.09 Sign, Wall

A sign which is attached to the wall of a building, with the face in a plane parallel to such wall, and not extending more than fifteen (15) inches from the face of such wall.

48.02 EXEMPTIONS

The following types of signs are exempted from all provisions of this section, except for construction and safety regulations and the following requirements:

48.02.01 Public Signs

Signs of a non-commercial nature and in the public interest, erected by, or on the order of, a public officer in the performance of his public duty, such as safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest and the like.

48.02.02 Institutional Signs

Signs setting forth the <sup>name</sup> ~~name~~ or any simple announcement for any public, charitable, educational or religious institution, located entirely within the premises of that institution, up to an area of twenty-four (24) square feet. Such signs may be illuminated in accordance with the regulations contained hereinafter. If building mounted, these signs shall be flat wall signs and shall not project above the roof line. If ground mounted, the top shall be no more than six (6) feet above ground level.

- 48.02.03 Integral Signs  
Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of bronze, aluminum or other permanent type construction and made an integral part of the structure.
- 48.02.04 Private Traffic Direction Signs  
Signs directing traffic movement onto a premise or within a premise, not exceeding three (3) square feet in area for each sign. Illumination of these signs shall be permitted in accordance with the regulations contained hereinafter. Horizontal directional signs on and flush with paved areas are exempt from these standards.
- 48.02.05 Small Signs  
Signs not exceeding two (2) square feet in area, attached flat against the building, stationary and not illuminated, announcing only the name and occupation of building tenant.
- 48.02.06 Rental Signs  
Signs on the premises announcing rooms for rent, table board, apartment or house for rent and not exceeding four (4) square feet in area.
- 48.02.07 Vehicle Signs  
Signs on vehicles of any kind, provided the sign is painted or attached directly to the body of the original vehicle and does not project or extend beyond the original manufactured body proper of the vehicle.
- 48.02.08 Political Signs  
Signs on residential premises associated with political campaigns within a time period of ninety (90) days before and thirty (30) days after an election.
- 48.03 TEMPORARY SIGNS  
The following signs shall be permitted anywhere within the City and shall not require a permit:
- 48.03.01 Construction Signs  
Signs which identify the architects, engineers, contractors and other individuals or firms involved with the construction, but not including any advertisement of any product, and signs announcing the character of the building enterprise for which the building is intended, during the construction period, to a maximum area of twelve (12) square feet for each firm. The signs shall be confined to the site of the construction and shall be removed within thirty (30) days of the beginning of the intended use of the project.
- 48.03.02 Real Estate Signs  
Signs advertising the sale, rental or lease of the premises or part of the premises on which the signs are displayed, up to a total area of twelve (12) square feet. Such signs shall be removed within fourteen (14) days of the sale, rental or lease.

48.03.03 Street Banners

Banners advertising a public entertainment or event, if specially approved by the Planning Commission and only for locations designated by the Planning Commission during and for fourteen (14) days before and seven (7) days after the event.

48.03.04 Show Window Signs

Signs in a window display of merchandise when incorporated with such a display. They need not be related in content with the display.

48.04 SIGN STANDARDS BY ZONE

The following sign standards by zone are intended to include every zone in the City. Only signs as described herein and as may be described above under subsections 48.02 and 48.03 as Exemptions and Temporary Signs will be permitted to be erected in each particular zone.

48.04.01 Restricted Residence Zone

- A. One sign not exceeding two (2) square feet in area identifying the owner or occupant of a building or dwelling unit. Such sign shall be attached flat against the building and shall not be illuminated.
- B. One sign for each separate street frontage of a lot and pertaining to the lease or sale of a building or property; non-illuminated and not exceeding four (4) square feet in area. Such sign shall be removed within thirty (30) days after such building or land is leased or sold.
- C. One non-illuminated sign identifying an engineer, architect, or contractor engaged in the construction of a building, provided such sign shall not exceed twelve (12) square feet in area; is no more than fifteen (15) feet nor less than two (2) feet above ground and is removed within thirty (30) days following occupancy of the building.
- D. One identification (institutional) sign, not to exceed twenty-four (24) square feet in area for each building devoted to the following uses: church, school, library, museum, hospital, other permitted community facility use or special exception use. Such signs shall be solely for the purpose of identifying the institution and its services or activities and may be illuminated.
- E. Private traffic directional signs not exceeding three (3) square feet in area for each sign, used solely for the control of traffic and parking.
- F. No sign shall be permitted to project above the roof line if building mounted, and if free-standing (ground mounted) no sign shall be erected to exceed an overall height of fifteen (15) feet above ground level.

- G. No free-standing sign described above shall be erected within ten (10) feet of any front lot line.
- H. Animated signs, flashing signs, projecting signs and outdoor advertising signs shall not be permitted to be erected in any Residence Zone.

48.04.02 General Residence Zones

In R-2, R-3 and R-4 General Residence Zones, signs are permitted subject to the following limitations:

- A. Signs as permitted and as regulated under subsection 48.04.01 for the Restricted Residence Zone.
- B. For garden apartment and multi-family dwellings, one or more additional signs totalling six (6) square feet in area in the R-2 zone and twelve (12) square feet in area in R-3 and R-4 zones shall be permitted.

48.04.03 B-1 Waterfront Business Zone

In the B-2 Waterfront Business Zone, signs are permitted subject to the following limitations:

- A. Signs as permitted and as regulated under subsection 48.04.02 for General Residence Zones.
- B. The total area of all business signs on a lot shall not exceed the sum of two (2) square feet for each linear foot of lot frontage, but the maximum total area of all permitted signs for any establishment shall not exceed three hundred (300) square feet for each separate street frontage.
- C. Signs may be flat wall signs and located anywhere on the surface of the building. Signs may be projecting signs only where, in compliance with this Zoning Code. There is no required front yard and, then, may project no more than six (6) feet beyond the front lot line, but no closer than two (2) feet to a curb line and must have a minimum clearance of ten (10) feet above a public sidewalk and fifteen (15) feet above driveways or alleys.
- D. Where a building does not cover the full area of the lot, a sign may be freestanding or ground supported and may be located anywhere back of the street lines except as may be further limited by this Zoning Code. Such a sign may extend up to twenty-four (24) feet above the average ground level at the base of the sign except as may be required by this Zoning Code.
- E. Signs may be on the vertical faces of marquees and may not project below the lower edge of the marquee. The bottom of marquee signs shall be no less than ten (10) feet above the sidewalk or grade at any point. No part of the sign shall project above the vertical marquee face.

- F. No wall or projecting sign shall be located in such a manner as to obstruct the light and vision of a window, nor extend higher than forty-eight (48) inches above the roof or parapet line of the building to which attached.
- G. Signs may be illuminated but no animated, flashing, roof or outdoor advertising signs shall be permitted to be erected in the B-1 zone.

48.04.04 B-2 General Business Zone

In the B-2 General Business Zone, signs are permitted as permitted and as regulated under subsection 48.04.03 above for B-1 zones, with the following modifications and exceptions:

- A. The total area of all business signs on a lot, not to exceed three (3) in number, shall not exceed the sum of three (3) square feet for each linear foot of lot frontage. No single business sign shall exceed three hundred (300) square feet in area, nor shall two (2) or more smaller business signs be so arranged and integrated as to create an area in excess of three hundred (300) square feet. No wall sign shall project above the roof or parapet line more than six (6) feet, nor extend more than eighteen (18) inches from the wall to which attached into any required yard.
- B. One projecting sign shall be permitted for each street frontage of a business occupancy not to project more than six (6) feet from the face of the building into the public way.
- C. In addition to business signs as regulated above in the B-2 zone, outdoor advertising sign structures are permitted but are limited to not more than one for a lot having fifty (50) linear feet of street frontage or less and to only one additional for one hundred (100) feet of additional lot frontage or major fraction thereof. Such structure shall not contain over two (2) signs per facing, neither sign exceeding an area of three hundred (300) square feet; provided that in lieu of two (2) signs, one sign per facing shall be permitted, in which event no such sign shall exceed an overall length of forty-eight (48) feet nor a vertical dimension of fourteen (14) feet, exclusive of cutouts and/or embellishments.
- D. No outdoor advertising sign shall be permitted to be erected within fifty (50) feet of an adjoining Residence Zone if designed to face directly into such zone and be visible therefrom.
- E. No free-standing sign described above shall exceed an overall height of thirty-five (35) feet above ground level or the pavement level of the street to which it is oriented, whichever is higher. Roof signs are permitted provided that no sign shall be allowed to be erected more than twenty-five (25) feet above the roof at the point of mounting and, provided further, that a clearance of at least five (5) feet shall be maintained between the bottom edge of such sign and the roof level.

- F. Signs may be illuminated but no animated or flashing sign shall be permitted to be erected.

48.04.05 B-3 Central Business Zone

In the B-3 Central Business Zone, signs are permitted as permitted and as regulated under subsection 48.04.04 above for B-2 zones, with the following modifications and limitations:

- A. The total area of business signs on a lot, not to exceed four (4) in number, shall not exceed the sum of four (4) square feet for each linear foot of lot frontage.
- B. No outdoor advertising sign shall be permitted to be erected in the B-3 zone unless a Special Exception is granted pursuant to all requirements of Section 44 of this Zoning Code. In addition to the standards specified for such Special Exception under Section 44 of this Zoning Code, the standards and limitations of this Section 48 shall also apply.
- C. No business sign attached to the roof of any building shall extend more than thirty-five (35) feet above such roof at the point of mounting.

48.04.06 I-1 Service Industrial Zone

In the I-1 Service Industrial Zone, signs are permitted as permitted and as regulated under subsection 48.04.04 for the B-2 General Business Zone.

48.04.07 I-2 Restricted Industrial Zone

In the I-2 Restricted Industrial Zone, signs are permitted as permitted and as regulated under subsection 48.04.04 for the B-2 General Business Zone, with the following modifications:

- A. The total area of all business signs on a lot or tract, unlimited in number, shall not exceed the sum of three (3) square feet for each linear foot of lot frontage and no single business sign erected in the required front yard shall exceed three hundred (300) feet in area.
- B. No outdoor advertising sign structure to be located within six hundred sixty (660) feet of and to be visible from any Interstate Highway (including I-91) shall be permitted to be erected within five hundred (500) feet of any other such structure on the same side of the road.

48.04.08 I-3 Special Industrial Zone

In the I-3 Special Industrial Zone, signs are permitted as permitted and as regulated under subsection 48.04.03 for B-1 zones and no outdoor advertising sign, no roof sign, no flashing sign and no animated sign shall be permitted to be erected.

48.05

STRUCTURAL REQUIREMENTS

All signs shall comply with the pertinent requirements of the Public Works Ordinance of the City of Middletown.

48.06

NON-CONFORMING SIGNS

Signs existing at the time of the enactment of this ordinance and not conforming to its provisions but which were constructed in compliance with previous regulations shall be regarded as non-conforming signs. No non-conforming sign shall be altered by increasing its overall dimensions. If damaged to the extent of one-half of its fair market value, no non-conforming sign shall be reconstructed; provided that nothing contained herein shall prevent customary maintenance, repainting or posting of such signs or structures.

48.07

SIGN PROHIBITIONS AND GENERAL REQUIREMENTS

The construction of any type of sign shall conform to the requirements of the State Building Code and to any other municipal regulation governing the construction of signs. In addition, the following prohibitions and general requirements shall apply in all zones:

- A. No sign shall be attached to or obstruct any window, door, stairway or other opening intended for ingress or egress or for needed light and ventilation. Nor shall any sign be attached to any tree, fence or utility pole or be permitted to be painted directly upon the wall or roof of any building.
- B. All signs and components thereof shall be kept in good repair and in a safe, neat, clean and attractive condition.
- C. Any sign now or hereafter existing which no longer advertises a bona fide business conducted, product sold or activity or campaign being conducted shall be taken down and removed by the owner, agent or person having the beneficial use of the building, structure or lot upon which such sign may be found within thirty (30) days of such cessation. Upon failure to comply within the time specified, the Building Inspector is hereby authorized to order removal of such sign, within thirty (30) days of a written notification, and expense incident thereto shall be paid by the owner of the building, structure or lot to which such sign is attached.
- D. Illuminated signs, including outdoor advertising signs, shall be so designed and arranged that any external illumination is so effectively shielded that no direct light is cast into residential areas or public streets. External lighting fixtures shall be permitted on indirectly illuminated signs, provided such fixtures do not extend more than six (6) feet beyond the sign structure and are so attached that such illumination is directed upon the face of the sign and does not reflect directly into adjoining property of public streets.

- E. The exposed back of every outdoor advertising sign shall be effectively shielded from view from a public street by: an adjacent building, other substantial structure or evergreen planting; by another sign facing on the same structure of comparable size; or by the painting of such exposed back by the sign owner in a neutral color. Unless topographically impractical, new or rebuilt outdoor advertising ground structures shall be of the cantilever type to lessen possibility of unsightly "A" frame construction.
- F. No light, sign or other advertising structure or device shall be erected in such a manner or location as to be confused by reason of position, shape or color with any authorized traffic sign, signal or device.
- G. Neon lighting and tubing may be used on permitted signs, but it is not permitted to outline buildings or structures or ornamental features by use of exposed neon tubing, strings of lights or otherwise."

ZONING CODE TEXT AMENDMENT

PROPOSAL FOR RECREATIONAL EQUIPMENT AT  
HOUSING PROJECTS

(Apartments)

44.08.21 F add (e): Part of the required open space shall be developed with recreational equipment at the ratio of not less than 625 sq. ft. for each 10 dwelling units proposed.

Specific recreation equipment shall be related to the proposed occupancy of the units. Proposals for Commission approval may include sand boxes, slides, swings, blocks, climbing apparatus, game tables, and other similar items.

(PRD'S)

44.08.22 C add 21: Same as above.

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING JULY 10, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Application for a Special Exception to permit professional and business offices in R-3 Zone. Applicant Paul Logiudice. Location 412-414 South Main Street.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

Ralph H. Shaw, II, Chairman  
PLANNING AND ZONING COMMISSION

P.O. #26656 Above Legal Notice to appear  
in the Middletown Press TWICE.

Saturday June 29, 1974

Saturday July 6, 1974

**.LEGAL NOTICE**

**THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING AUGUST 14, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:**

- 1. Application for a Special Exception to permit professional and business offices in a R-3 Zone, Section 60, Item 60.02.08 and/or to permit a neighborhood store in a R-3 Zone, Section 60, Item 60.02.09, for Paul Logiudice, located at 412-414 South Main Street.**
- 2. Application for a proposed expansion of a non-conforming land use in a R-1 Zone. An addition and enlargement of parking area to the Cypress Grill, located on South Main Street. Owner James V. Carta.**

**ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD**

**Ralph H. Shaw, II, Chairman  
Planning and Zoning Commission**

**P.O. # 29513 Above legal notice to appear  
in the Middletown Press TWICE.**

**Saturday August 3, 1974**

**Saturday August 10, 1974**

LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING SEPTEMBER 11, 1974, STARTING AT 7:30 P.M. IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Application for a Special Exception to permit removal of Natural Resources in an I-1 Zone. Applicant Samuel Levitsky. Location 1582 Saybrook Road.
2. Application for a Special Exception to permit a package store in a B-2 Zone. Applicant Anthony Crescimano. Location Saybrook Road.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD.

RALPH H. SHAW, II, CHAIRMAN  
PLANNING AND ZONING COMMISSION

P.O. # 29513

ABOVE LEGAL NOTICE TO APPEAR IN  
THE MIDDLETOWN PRESS TWICE.

AUGUST 31, 1974  
SEPTEMBER 7, 1974

## LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING SEPTEMBER 25, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. Application for a Special Exception to permit removal of Natural Resources in an I-1 Zone. Applicant Samuel Levitsky. Location 1582 Saybrook Road.
2. Application for a Special Exception to permit a package store in a B-2 Zone. Applicant Anthony Crescimano. Location Saybrook Road.
3. Application for a Special Exception to alter a building containing 2 apartments to create a third apartment in a R-4 Zone. Applicant Albert S. Cubeta. Location 169-171 Liberty Street.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

RALPH H. SHAW, II, CHAIRMAN  
PLANNING AND ZONING COMMISSION

ABOVE LEGAL NOTICE TO APPEAR IN  
THE MIDDLETOWN PRESS TWICE.

FRIDAY, SEPTEMBER 13, 1974  
FRIDAY, SEPTEMBER 20, 1974

## LEGAL NOTICE

THE MIDDLETOWN PLANNING AND ZONING COMMISSION WILL HOLD A PUBLIC HEARING DECEMBER 11, 1974, STARTING AT 7:30 P.M., IN THE COUNCIL CHAMBER, MUNICIPAL BUILDING, DEKOVEN DRIVE, MIDDLETOWN, CONNECTICUT, to consider proposals for the following:

1. The sheet size for all drawings and prints submitted to the Office of the Commission associated either with Zoning or Subdivision Regulations shall be either 36 inches by 24 inches or 18 inches by 12 inches. All other sizes shall be refused.

Specific references in the Zoning Code to sheet size include:

Item 55.04.01 A; and Item 71.02.02 D.

2. Proposed Zoning Code map amendment as follows:  
Change zone from R-4 on the west side of Broad Street to B-3 Zone at 141 Broad Street.  
Applicant Linda L. Neely.

ANY AND ALL PERSONS INTERESTED MAY APPEAR AND BE HEARD

Ralph H. Shaw, II, Chairman  
PLANNING AND ZONING COMMISSION

P.O. # 30336

Above legal notice to appear in  
the MIDDLETOWN PRESS TWICE

NOVEMBER 29, 1974

DECEMBER 6, 1974