

Section 31- RF zone (Riverfront Recreation Zone)

31.00- Purpose and Intent- It is the intent of this section to protect the natural character of the Connecticut River Greenway and insure that any development within the zone proceeds in an environmentally sensitive manner. Therefore, tree clearance and other alterations within the zone shall be held to a minimum, as determined by the Commission.

31.01- Location and Description of the RF zone- This zone is composed of the Connecticut River and the strip of land paralleling the river from the northern (at Wilcox Island) to southern municipal boundary. The northern, eastern and southerly boundary is the municipal line. The western boundary, at the northerly end, is the railroad track which parallels State Highway 9. At Silver Street, at River Road, the 100 year flood plain line becomes the boundary line continuing to a point south of the wetland at the mouth of Hubbard Brook where the 100 year flood plain line intersects a line 200 feet west of the center line of the railroad right of way. Then continuing southerly along that line paralleling the centerline of the railroad right of way until reaching the northern limit of a parcel known as Map 57 Block 50-1 Lot 103 in the City Tax Assessor's Office on the effective date of this amendment. The boundary then runs easterly approximately 100 feet along the northern limit of that parcel to the western limit of the railroad right of way, then south along the western limit of the railroad right of way approximately 1250 feet to the southern limit of a parcel known as Map 57 Block 50-1 Lot 110 in the City Tax Assessor's office on the effective date of this amendment, and then westerly to point 200 feet west of the centerline of the railroad right of way and then southerly along a line paralleling the centerline of the railroad right of way to the City boundary.

31.02- Uses- Permitted uses are limited to water oriented and other recreational uses and those uses permitted in the Flood Area Management Regulations (Section 46).

31.03- Height- The maximum height of any new structure in this zone shall not exceed twenty (20) feet with the exception of the Immediate Harbor Area in which the maximum height of any new structure shall not exceed thirty-five (35) feet. The Immediate Harbor Area is defined as that area bounded North by the Middletown-Portland bridge; East by the municipal line; South by Sumner Brook; and West by State Highway 9.

31.04- Lot Area, Width and Yard Requirements-

Lot Area	Lot Width	Yards
No Min.	100 ft.	No Min.

31.05- Lot Coverage- Thirty (30) percent (30%) of lot area.

31.06- Off Street Parking and Off Street Loading Requirements- In accordance with Section 40.

31.07- Application- All applications for site development shall adhere to the goals and standards of the Connecticut River Assembly or the City. The more restrictive of the standards shall apply. Any proposed use requiring referral to the Connecticut River Assembly shall require a local Planning and Zoning public hearing. In addition to all requirements for site plan approval in Section 55, the applicant shall provide as part of the application pre and post-construction renderings that display the view of the site from the opposite shore of the Connecticut River.

Special Exception Uses

Public Utility Buildings (60.02.11)

Adaptive Historic Preservation (60.02.16)

Restaurants (60.02.18)

Marinas & Boatyards – permitted use if adjacent to industrial zone (60.02.19)

Outdoor Recreation (60.02.27) – defined, including golf courses

Bus Stop Shelter (60.02.32)

RF