

QUICK REFERENCE TO THE NEW LONDON ZONING ORDINANCE¹

Zone District	Frontage		Lot Depth	Minimum Lot Area**	Density ²	Solar Setbacks	Yard/Setback Requirements				
	Road	Lake					Front Setback	Rear Setback	Side Setback	Corner Lot Setback	Lake Setback
R-1 with water & sewer	100 ft.	-	100 ft.	10,000 SF	1 Family/10,000 SF	See page 120 for solar setbacks	25 ft.	15 ft.	15 ft.	25 ft. from each ROW	-
R-1 w/o water & sewer	150 ft.	-	-	2 ac.	1 Family/acre		25 ft.	15 ft.	20 ft.	25 ft. from each ROW	-
R-2	150 ft.	-	-	2 ac.	1 Family/2 acres		25 ft.	15 ft.	20 ft.	25 ft. from each ROW	-
R-2 - Shoreland Overlay	150 ft.	200 ft.	-	2 ac.	1 Family/2 acres		25 ft.	15 ft.	20 ft.	25 ft. from each ROW	50 ft.
ARR	200 ft.	-	-	4 ac.	1 Family/4 acres		50 ft.	25 ft.	25 ft.	50 ft. from each ROW	-
ARR - Shoreland Overlay	200 ft.	200 ft.	-	4 ac.	1 Family/4 acres		50 ft.	25 ft.	25 ft.	50 ft. from each ROW	50 ft.
Conservation	200 ft.	-	-	10 ac	1 Family/10 acres		50 ft.	50 ft.	50 ft.	50 ft. from each ROW	-
Conservation - Shoreland Overlay	200 ft.	300 ft.	-	10 ac.	1 Family/10 acres		50 ft.	50 ft.	50 ft.	50 ft. from each ROW	50 ft.
Forest Conservation	400 ft.	-	-	25 ac.	1 Family/25 acres		50 ft.	50 ft.	50 ft.	50 ft. from each ROW	-
Commercial	Min. = to width of Structure	-	-	-	1 Family/5,000 SF		30 ft.	10 ft.	10 ft.	30 ft. from each ROW	-
College Institutional	-	-	-	SEE Article X			25 ft.	SEE Article X			-
Hospital Institutional	-	-	-	-	-		25 ft.	25 ft.	25 ft.	25 ft. from each ROW	-
Recreational Institutional	-	-	-	-	-		25 ft.	25 ft.	25 ft.	25 ft. from each ROW	-
Theater Institutional	-	-	-	Same as R-1				Same as R-1			-

¹ Note: this “quick reference” is not intended as a substitute for the full zoning ordinance.

² The number of dwellings per parcel may be limited by more than that shown under “Minimum Lot Area” and “Density” above due to provisions in specific sections of the Zoning Ordinance or Subdivision Regulations. Property owners should make no decisions based on this quick reference guide but should consult with the Zoning Administrator or Town Planner for further guidance.