

1. INTRODUCTION

1.1. *Authority*

These Regulations are adopted under the authority of Chapter 124 of the Connecticut General Statutes, as amended (CGS 8-1 et seq.).

1.2. *Purposes*

1. These Regulations are adopted for the purposes of:
 - a. guiding the future growth and development of Ridgefield in accordance with the Plan of Conservation and Development;
 - b. lessening congestion in the streets;
 - c. securing safety from fire, panic, flood and other dangers;
 - d. promoting health and the general welfare;
 - e. providing for adequate light and air;
 - f. preventing the overcrowding of land and avoiding the undue concentration of population; and
 - g. facilitating the adequate provision for transportation, water, sewerage, schools, parks and other public requirements.

2. These Regulations are adopted to:
 - a. give consideration to the character of each area and its peculiar suitability for particular uses;
 - b. conserve the value of buildings and encourage the most appropriate use of land throughout Ridgefield;
 - c. protect historic factors and resources;
 - d. protect existing and potential public surface and ground drinking water supplies;
 - e. provide for the development of housing opportunities, including opportunities for multi-family dwellings, consistent with soil types, terrain and infrastructure capacity, for all residents of Ridgefield and the planning region; and
 - f. provide for housing choice and economic diversity in housing, including housing which will meet identified housing needs.

1.3. Zoning Districts

A. DISTRICTS AND BOUNDARIES

1. To accomplish the purposes of these Regulations, the Town of Ridgefield shall be and is divided into different classes of districts or zones as enumerated in these Regulations.
2. The location and boundaries of zoning districts shall be as shown on the official Zoning Map, as may be amended, which is on file in the Planning and Zoning Office.
3. The official Zoning Map, as may be amended, is hereby declared to be a part of these Zoning Regulations.

B. BOUNDARY INTERPRETATION

1. If not clearly delineated on the Zoning Map, zone district boundaries shall be construed in the following sequence:
 - a. following the center line of a street, railroad, right-of-way, or easement;
 - b. following lot lines, such being lines of record at the time of adoption of these Regulations or relevant amendments hereto;
 - c. where zone boundaries are set back from street lines, they shall be considered as running parallel thereto, at distances shown or measured; and
 - d. following the lines of a particular physical feature including brooks, streams, floodplains, or steep slopes.
2. In case of uncertainty regarding a zone boundary on the Zoning Map, the location of the zone boundary shall be determined by the Commission.

1.4. Interpretation of Regulations

A. PROHIBITED IF NOT PERMITTED

1. Any principal use of land, buildings or structures not expressly permitted by these Regulations in a particular zoning district is prohibited in that district. For a principal use permitted by these Regulations, accessory uses which are clearly and customarily incidental and are actually subordinate to the permitted principal use may be permitted by the Zoning Enforcement Officer.
2. Any activity not expressly permitted by these Regulations in a particular zoning district is prohibited in that district.
3. In the event of uncertainty as to whether a use or activity is permitted, the Commission shall be responsible for interpreting these Regulations.

B. MINIMUM STANDARDS

In their interpretation and application, the provisions of these Regulations shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience and general welfare, unless the context clearly indicates that such provision is intended to be a maximum limitation.

C. MULTIPLE STANDARDS

1. In the event that there are found to be conflicting requirements within these Regulations, the most restrictive provision shall be applied.
2. The provisions of these Regulations may be superseded by other local, state, or federal laws or regulations.
3. These Regulations do not release a person from having to comply with a more restrictive law, ordinance, easement, covenant, rule, regulation, or permit.

1.5. Application of Regulations

A. JURISDICTION

These Regulations apply to all areas within the Town of Ridgefield and to the use to which any area and any and all buildings or structures may be devoted.

B. WHEN APPLICABLE

Except as may be provided in Subsection 1.5.C following:

1. No building, structure land, or premises shall be used or occupied except in conformity with these Regulations.
2. No building or other structure or part thereof shall be erected, constructed, moved, replaced, reconstructed, extended, enlarged, or altered except in conformity with these Regulations.
3. No land shall be divided or altered in a manner which results in a dimensional standard or any other standard that does not conform to the requirements of these Regulations.

C. EXCEPTIONS

Certain uses or activities may not be required to comply with Subsection 1.5.B based upon the provisions of Chapter 124 of the Connecticut General Statutes including, but not necessarily limited to, CGS 8-2h and CGS 8-3(h), as amended.

1.6. Administrative Provisions

A. SEVERABILITY

If a court of competent jurisdiction shall declare any provision or part of these regulations to be invalid, unconstitutional, or beyond the powers granted to the Commission by law, such action shall not affect the validity of any other provision or part hereof.

B. WHEN EFFECTIVE

These Regulations, and any amendments hereto, shall be effective from and after the effective date established by the Commission.