

*Amendments to add R-MH standards to Section 020-010(A) adopted on
 October 14, 2008, effective November 1, 2008*

**CHAPTER 20
 LOT AND BUILDING STANDARDS**

Section 020-010 Minimum Lot Area, Minimum Yard Setbacks, Minimum Lot Frontage, Minimum Living Area and Maximum Building Height and Lot Coverage Standards

A. Residential Districts

Zone	Minimum Lot Area (sq. ft.)	Maximum Bldg. Height (ft.)	Minimum Lot Frontage (ft.)	Minimum Yard Setbacks (ft.)			
				Front	Side	Rear	Side Corner
R-160	160,000	35	200	100	60	80	70
R-80	80,000	35	200	50	40	50	50
R-60	60,000	35	150	50	40	50	50
R-40	40,000	35	150	40	30	40	30
R-20	20,000	35	100	40	20	25	25
R-8	8,000	35	60	15	10	25	10
R-8-2	8,000	35	60	15	10	25	10
R-5	5,000	35	40	10	5	20	10
R-MH	160,000	18	100	10	10	10	10

(Effective December 23, 1996; Amended Effective August 1, 2003; R-MH Amendments Effective November 1, 2008)

There is no maximum lot coverage in a residential zone.

Minimum Living Area Per Residential Dwelling Unit

Zone	Minimum Total Floor Area (sq. ft.)	Minimum Building Footprint for:		
		1 Story Dwelling	1 ½ Story Dwelling	2 Story Dwelling
R-160	2,000	2,000	1,500	1,000
R-80	1,300	1,300	1,000	900
R-60	1,000	1,000	800	750
R-40	1,000	1,000	800	750
R-20	700	700	650	650
R-8	500	500	450	450
R-8-2	500	500	400	400
R-5	400	400	350	350
R-MH	400	400	N/A	N/A

(Effective October 31, 1991; R-MH Amendments Effective November 1, 2008)

B. Non-Residential Districts

Zone	B-1/B-4	B-2	B-3	I	R.I.	G.S.	I.C.
Max. Bldg. Height	35'	35'	35'	40'	40'	35'	50'
Minimum Lot Frontage	100'	100'	100'	200'	200'		200'
Minimum Lot Area	None, except 40,000sq.ft.for Residential use only	None, except 40,000sq.ft.for Residential use only	None, except 60,000sq.ft.for Residential use only	80,000 sq. ft.	80,000 sq. ft.		2 ac.
Min front yard (ft.)	40'	50'	50'	100'	100'	10'	100'
Min. side yard (ft.)	None, except 30'Residential use only	None, except 30'Residential use only	None, except 40'Residential use only	15'	15'	05'	20'
Min. side yard corner lot (ft)	25'	25'	25'	25'	25'		
Min. rear yard(ft.)	20-Business 40-Residential	30-Business 40-Residential	30-Business 50-Residential	30'	30'	10'	30'

The B-1 Restricted Business, B-2 General Business Zone and the B-4 Highly Restrictive Business zone are subject to R-40 Residential requirements when used for residential purposes. The B-3 Lake Business Zone is subject to R-60 Residential requirements when used for residential purposes.

(Amended Effective December 23, 1996)

Minimum Floor Area per Building Non-Residential Zones

Zone	Minimum Total Building Floor Area (sq ft)	Minimum Building Footprint for		
		1 story bldg (sq ft)	1 ½ story bldg (sq ft)	2 story bldg (sq ft)
B-1	1,000	1,000	800	750
B-2	1,000	1,000	800	750
B-3	1,000	1,000	800	750
I	1,000	1,000	800	750
M-R		See Chapter 35		

C. Business and Industrial Zones Maximum Lot Coverage

Lot Coverage is defined as the percent of a lot which is covered by buildings, roofed areas, and outside storage and display of inventory.

Lot Area In Acres	Maximum Lot Coverage Permitted as a Percentage Of Lot Area
<u>2</u>	<u>25</u>
<u>7</u>	<u>26</u>
<u>12</u>	<u>27</u>
<u>17</u>	<u>28</u>
<u>22</u>	<u>29</u>
<u>27</u>	<u>30</u>
<u>32</u>	<u>31</u>
<u>37</u>	<u>32</u>
<u>42</u>	<u>33</u>
<u>47</u>	<u>34</u>
<u>52</u>	<u>35</u>
<u>57</u>	<u>36</u>
<u>62</u>	<u>37</u>
<u>67</u>	<u>38</u>
<u>72</u>	<u>39</u>
<u>77+</u>	<u>40 (maximum)</u>

Section 020-020 Height and Area Regulations Miscellaneous Provisions

The regulations governing height and maximum height and the area and yard requirements are the maximums and minimums permissible.

In business zones, no minimum lot area or minimum side yard is required for permitted business uses. The lot area shall be governed by the required yards, buffers, parking and loading areas and other provisions of these regulations.

In any industrial zone where a lot fronts on a town, state or federal highway, a front landscape area shall be provided in accordance with the provisions of Chapter 130. This area shall extend fifty (50) feet back, beginning at the front lot line and extending along the entire frontage of the lot. Refer to Chapter 130 for landscaping details. Parking areas are permitted between the front landscape area and the front of the buildings situated on said lot.

In an industrial zone, the Commission may permit one (1) additional foot in height for each two (2) feet that the structure is set back from the required front yard setback line. Maximum permitted height shall not exceed eighty (80) feet.

Section 020-030 Exceptions to Height and Area Requirements

1. Front yards on corner lots. On corner lots, front yard requirements shall be enforced on either street front, but the width of the side yards shall not be less than fifty (50) feet in the R-80 and R-60 Zones, not less than thirty (30) feet in the R-40 Zone, and not less than twenty five (25) feet in the R-20 Residential Zone and the Business, Industrial and Multiple-Residence District Zones, and not less than ten (10) feet in the R-8, R-8-2 and R-5 Residential Zones. Determination of which yard shall be considered the front yard for the purpose of these regulations shall be at the discretion of Zoning Commission and/or the Zoning Enforcement Officer. Factors to be taken into consideration when determining which yard shall be considered the front yard shall be from which street front the property is accessed, which street front the front of the building faces, and which street front the Commission/ZEO has historically considered the front for past reviews for zoning compliance. (Amended Effective September 1, 2006)
2. Corner Visibility. On any corner lot, no fence, wall, hedge, shrub, structure, growth or obstruction shall be maintained which would interfere with the line of sight for drivers of vehicles traveling on the roadways. Appendix F, Stopping Sight Distance, shall be referred to when reviewing sight lines. (Amended Effective September 1, 2006; Amended Effective November 15, 2006)
3. Construction in required yards. Except as otherwise provided, walls, fences, steps, signs, walks, lights, driveways, and paving of any kind are permitted in or along the edge of any required yard, provided that no parking or loading area or display of products for sale be permitted in any required yard in the business zones, the industrial zones or the multi-residence zones. (Amended Effective March 7, 1985).
4. Exception to the height limitations shall be through special permit only. Structures already existing as of the enactment of this regulation shall be construed as legally non-conforming and thus not subject to the limitations therein. No new structure, such as church spires, flag poles, towers, antennas, water tanks or similar structures shall exceed the height limitation of the respective zone by more than ten (10) feet without a special permit (Effective July 16, 1999)
 - a. Any solar equipment that extends above the 35' height limitation shall be permitted. (Amended Effective November 2, 1989).
5. Through lots (or double frontage lots). On a through lot, a front yard is required on both frontages.
6. A landfill operation or solid waste facility as that term is defined in § 22a-207 of the General Statutes, existing as a non-conforming use, shall not exceed a height

of ninety (90) feet. In measuring the height of a landfill operation or solid waste facility to determine compliance with the maximum height provision, measurements shall be taken from the original ground level within ten feet of the landfill operation or solid waste facility to the level of the highest feature of the landfill operation or solid waste facility. The height shall be measured vertically. In areas that are undisturbed the Commission will use a current topographic survey based on U.S.G.S. datum to determine original grades. When an area has been disturbed the Commission will determine original grades by referring to the U.S.G.S. Topographical Map dated December 1, 1971, at a scale of 1" = 2,000'. (Amended Effective November 14, 1989).

7. No land zoned for residential use shall be used as access to any land for commercial or industrial uses. Land zoned for commercial or industrial uses may be used or access to land zoned for residential. (Effective February 5, 1993).