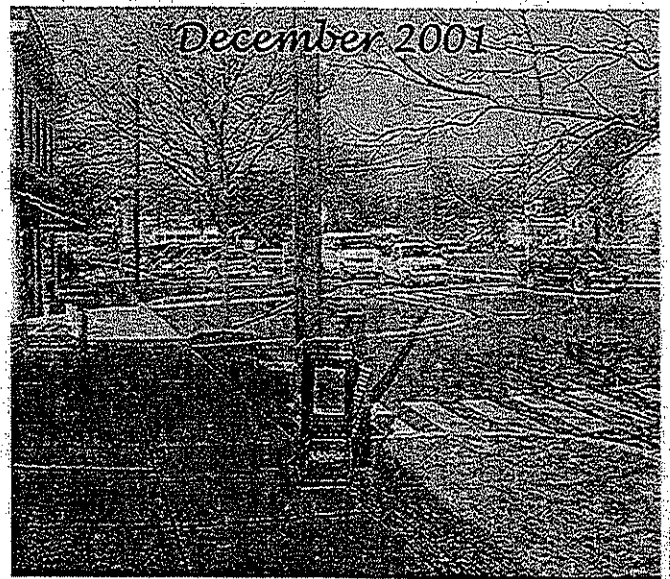
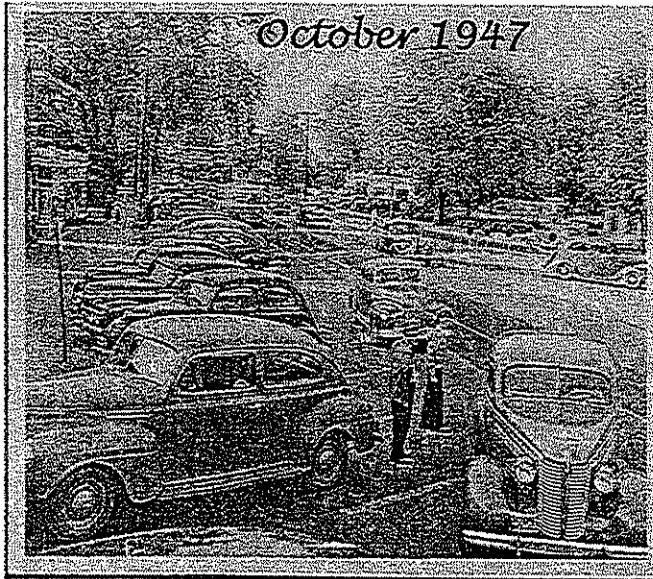


Town of Glastonbury




Corner of Main St and Hebron Ave

Building Zone Regulations

Effective Date: October 22, 1973

Amended date: 12/29/2004



INDEX

	SECTION NO.	PAGE
<u>Accessory uses and structures</u>	7	111
<u>Accessory Apartments</u>	6.11	109
<u>Attached to principal building</u>	7.6 & 7.7	116
<u>Design review</u>	7.9	115
<u>Farming</u>	7.2	105
<u>Medical/Dental</u>	7.1b2j	115
<u>Non-residential zones</u>	7.5	116
<u>Residential zones</u>	7.1	111
<u>Administration and enforcement</u>	11	140
<u>Agribusiness (special permit)</u>	7.11	117
<u>Airports</u>	3.22	12
<u>Alcoholic liquors</u>	6.1	86
<u>Amendments to regulations</u>	16	162
<u>Area, permitted</u>	3.4	9
<u>Area requirements - summary table</u>	4.0	15
<u>Bath house</u>	7.1.b.2.f	113
<u>Boarding, rooming and lodging house</u>	7.1.b.2.e	113
<u>Building official</u>	11.1	141
<u>Building restoration</u>	3.17	11
<u>Buildings, nonconforming</u>	8.2	119
<u>Buildings, number on lot</u>	3.11	10
<u>Bulk, permitted</u>	3.5	9
<u>Car wash</u>	6.3	96
<u>Central District Zone CD</u>	4.13	61
<u>Certificates of Occupancy</u>	11.4	141
<u>Conflicting regulations</u>	3.1	9
<u>Construction begun within one year (special permit)</u>	12.7	149
<u>Country Residence Zone CR</u>	4.1	16
<u>Courts</u>	3.9	10
<u>Customary home occupation</u>	7.1.b.2.a	112
<u>Definitions</u>	2	3
<u>Density, permitted</u>	3.5	9
<u>Design review (special permit)</u>	12	144
<u>Display of merchandise</u>	3.2	9
<u>Dwellings in non-principal structure</u>	3.14	11
<u>Dwellings in non-residence zones</u>	3.15	11
<u>Earth products (excavating and filling)</u>	6.2	88
<u>Effective date</u>	18	164
<u>Enforcement and penalties</u>	11.3	141
<u>Erosion (soil) and Sediment control regulations</u>	19	165
<u>Fences</u>	2.5, 2.40, 3.8, 7.8	3,8,10,117
<u>Flood Zone F</u>	4.11	40
<u>Flood Zone elevation</u>	4.11.3	42
<u>Floor area</u>	3.13	10
<u>Frontage requirements - summary table</u>	4.0	15
<u>Gasoline Service Station</u>	6.5	98

<u>Goods and merchandise, storage and display</u>	3.20	12
<u>Grades, building</u>	3.16	11
<u>Group quarters, supervised</u>	6.9	105
<u>Guest house</u>	7.1.b.2.d	113
<u>Height, permitted</u>	3.5	9
<u>Height requirements - summary table</u>	4.0	15
<hr/>		
<u>Home occupations, customary</u>	7.1.b.2.a	112
<u>Horses, non-commercial stabling</u>	7.1.b.2.h	114
<u>Industrial Zone I</u>	4.9	39
<u>Interpretation of regulations</u>	11.2	141
<u>Intersection, visibility at</u>	3.19	12
<u>Kennels, commercial</u>	5.4	75
<u>Livestock and poultry, domestic use</u>	7.1.b.2.i	1141
<u>Living quarters (area calculations) without cellar and cellar exit</u>	3.13	10
<u>Loading, offstreet</u>	9	122
<u>Lodging house</u>	7.1.b.2.e	113
<u>Lot area requirements, summary table</u>	4.0	15
<u>Lot coverage, permitted</u>	3.4	10
<u>Lot frontage</u>	3.12	10
<u>Lot frontage requirements, summary table</u>	4.0	15
<u>Lot limitations</u>	3.11	10
<u>Lots</u>	3.6	9
<u>Lot size reduction in subdivisions</u>	3.24	13
<u>Lots, substandard</u>	3.10	10
<u>Parking (cars, trucks, trailers, boats in residential zones)</u>	7.1.b.2.b & c	112
<u>Parking, offstreet and loading</u>	9	121
<u>Penalties, enforcement and</u>	11.3	141
<u>Permitted uses, area, yards lot coverage, heights, density, bulk, open space</u>	3.3 & 3.6	9
<u>Permitted uses, table of</u>	5	74
<u>Planned Area Development (PAD)</u>	4.12	51
<u>Planned Business and Development Zone (PBD)</u>	4.6	28
<u>Planned Commerce Zone (PC)</u>	4.15	66
<u>Planned Employment Zone (PE)</u>	4.14	62
<u>Planned Industrial Zone (PI)</u>	4.8	34
<u>Planned Travel Zone (PT)</u>	4.7	31
<u>Posting of signs (before hearing)</u>	15	152
<u>Projections into yards</u>	3.8	10
<u>Rear lots</u>	6.8	103
<u>Reserved Land Zone (RL)</u>	4.10	39
<u>Residence Zone A</u>	4.5	26
<u>Residence Zone AA</u>	4.4	23
<u>Residence Zone AAA</u>	4.3	21
<u>Restaurants</u>	6.6	99
<u>Restoration of unsafe buildings</u>	3.17	11
<u>Roadside stands</u>	7.1.b.2.g	114
<u>Roadside stands (farming)</u>	7.2.c	116
<u>Rooming house</u>	7.1.b.2.e	113
<u>Rural Residence Zone (RR)</u>	4.2	18
<u>Signs, regulations, unified</u>	10	129

<u>Signs, posting of (before hearing)</u>	15	161
<u>South Glastonbury Village Commercial (VC) Zone And South Glastonbury Village Residential (VR) Zone</u>	4.16	70
<u>Special exceptions, time limit</u>	8.5	120
<u>Special permits, prior to these regulations</u>	8.5	120
<u>Special permits, requirements for (design review)</u>	12	144
<u>Special regulations for permitted uses</u>	6	86
<u>Stream belt protection</u>	3.25	13
<u>Street frontage, required</u>	3.12	11
<u>Subdivision, open space</u>	6.7	100
<u>Subdivision plans, approval of</u>	3.24	13
<u>Substandard lots</u>	3.10	10
<u>Summary table (area, frontage, yards, building size)</u>	4.0	15
<u>Supervised group quarters</u>	6.9	95
<u>Swimming pools</u>	7.1.b.2.f	113
<u>Table of permitted uses</u>	5	74
<u>Towers, commercial radio & television</u>	3.21	12
<u>Town Plan and Zoning Commission</u>	14	159
<u>Trailers and mobile homes</u>	6.10	106
<u>Unified sign regulations</u>	10	129
<u>Use regulations</u>	4	14
<u>Central District Zone (CD)</u>	4.13	61
<u>Country Residence Zone (CR)</u>	4.1	16
<u>Flood Zone (F)</u>	4.11	40
<u>Planned Area Development Zone (PAD)</u>	4.12	51
<u>Planned Business and Development Zone (PBD)</u>	4.6	28
<u>Planned Commerce Zone (PC)</u>	4.15	66
<u>Planned Employment Zone (PE)</u>	4.14	62
<u>Planned Industrial Zone (PI)</u>	4.8	34
<u>Planned Travel Zone (PT)</u>	4.7	31
<u>Reserved Land (RL)</u>	4.10	39
<u>Residence Zone (A)</u>	4.5	26
<u>Residence Zone (AA)</u>	4.4	23
<u>Residence Zone (AAA)</u>	4.3	21
<u>Rural Residence (RR)</u>	4.2	18
<u>South Glastonbury Village Commercial (VC) Zone And South Glastonbury Village Residential (VR) Zone</u>	4.16	70
<u>Uses, accessory and structures</u>	7	111
<u>Uses, nonconforming</u>	8.1	119
<u>Uses, permitted</u>	3.3	9
<u>Uses, special regulations for permitted</u>	6	75
<u>Uses, table of permitted uses</u>	5	74
<u>Variances, time limit</u>	8.5	120
<u>Village Commercial (VC) Zone And Village Residential (VR) Zone</u>	4.16	70
<u>Visibility at intersection</u>	3.19	12
<u>Voting place</u>	3.23	12
<u>Walls</u>	7.8	117
<u>Water courses, definitions</u>	4.11.2	40
<u>Water courses, encroachment</u>	4.11.6	46
<u>Wetlands, definition</u>	4.11.2	40

<u>Wetlands, encroachment</u>	4.11.6	46
<u>Yards</u>	3.6	9
<u>Yards, permitted</u>	3.4	9
<u>Yards, projections into</u>	3.8	10
<u>Yards, summary table</u>	4.0	15
<hr/>		
<u>Zone boundaries</u>	1.2	1
<u>Zones</u>	1.0	1
<u>Zoning Board of Appeals</u>	13	151

TABLE OF CONTENTS

SECTION 1 1

ZONES AND ZONE BOUNDARIES 1

 1.0 ZONES 1

 1.1 CLASSES OF ZONES 1

 1.2 ZONE BOUNDARIES 1

SECTION 2 3

DEFINITIONS 3

 2.1 ACCESSORY BUILDING 3

 2.2 ACCESSORY USE 3

 2.3 AGRICULTURE 3

 2.4 BOARDING, ROOMING OR LODGING HOUSE 3

 2.5 BUILDING 3

 2.6 BUILDING HEIGHTS 3

 2.7 BUILDING LINE 3

 2.8 CLUB 3

 2.9 CONVALESCENT, NURSING OR REST HOME 4

 2.10 COURT 4

 2.11 DWELLING 4

 2.12 DWELLING, SINGLE-FAMILY 4

 2.13 DWELLING, TWO-FAMILY 4

 2.14 DWELLING MULTIPLE 4

 2.15 DWELLING UNIT 4

 2.16 FAMILY 4

 2.17 FARM 4

 2.18 GARAGE, PARKING 5

 2.19 GRADE 5

 2.20 GUEST HOUSE 5

 2.21 HISTORIC AND MONUMENT SITES 5

 2.22 HOME OCCUPATION 5

 2.23 HOTEL - INN - MOTEL 5

 2.24 LIVESTOCK 5

 2.25 LOT 5

 2.26 LOT AREA 5

 2.27 LOT, CORNER 5

 2.28 LOT, DEPTH OF 6

 2.29 LOT FRONTAGE 6

 2.30 MOTOR VEHICLES, GENERAL REPAIR AND SERVICES 6

 2.31 MOTOR VEHICLE, LIMITED REPAIR AND SERVICE 6

 2.32 MOTOR VEHICLE OR GASOLINE SERVICE STATION 6

 2.33 NONCONFORMING BUILDING 6

 2.34 NONCONFORMING USE 6

 2.35 OPEN SPACE 6

 2.36 PARKING AREA, PRIVATE 6

 2.37 PARKING LOT, PUBLIC 6

 2.38 PARKS 7

 2.39 PRINCIPAL BUILDING 7

 2.40 STREET 7

 2.41 STRUCTURE 7

 2.42 SUPERVISED GROUP QUARTERS 7

 2.43 TOURIST HOME 7

 2.44 TRAILER-MOBILE HOME 7

 2.45 TRAILER CAMP 7

 2.46 USE 7

 2.47 YARD 7

2.48	YARD, FRONT.....	8
2.49	YARD, REAR.....	8
2.50	YARD, SIDE.....	8
2.51	AGRICULTURAL GROUP QUARTERS, SEASONAL.....	8
2.52	DECK.....	8
SECTION 3.....		9
GENERAL REGULATIONS.....		9
3.1	CONFLICTING REGULATIONS.....	9
3.2	COVENANTS NOT ANNULLED.....	9
3.3	PERMITTED USES.....	9
3.4	PERMITTED AREA, YARDS OR LOT COVERAGE.....	9
3.5	PERMITTED HEIGHT, DENSITY OR BULK.....	9
3.6	LOTS, YARDS, AND OPEN SPACES.....	9
3.7	USABLE OPEN SPACE.....	9
3.8	PROJECTIONS INTO YARDS AND REQUIRED OPEN SPACES.....	10
3.9	COURTS.....	10
3.10	SUBSTANDARD LOTS.....	10
3.11	LOT LIMITATIONS.....	10
3.12	LOT FRONTAGE.....	10
3.13	FLOOR AREA.....	10
3.14	DWELLINGS IN OTHER THAN PRINCIPAL STRUCTURE.....	11
3.15	DWELLING IN NONRESIDENTIAL ZONES.....	11
3.16	BUILDING GRADES.....	11
3.17	RESTORATION OF UNSAFE BUILDINGS.....	11
3.18	STREETS.....	11
3.19	VISIBILITY AT INTERSECTION.....	12
3.20	STORAGE AND DISPLAY OF GOODS AND MERCHANDISE.....	12
3.21	COMMERCIAL RADIO AND TELEVISION TOWERS.....	12
3.22	AIRPORTS.....	12
3.23	VOTING PLACE.....	12
3.24	APPROVAL OF SUBDIVISION PLANS.....	13
3.25	STREAM BELT PROTECTION.....	13
SECTION 4.....		14
USE REGULATIONS.....		14
4.1	COUNTRY RESIDENCE ZONE CR.....	16
4.2	RURAL RESIDENCE ZONE RR.....	18
4.3	RESIDENCE ZONE AAA.....	21
4.4	RESIDENCE ZONE AA.....	23
4.5	RESIDENCE ZONE A.....	26
4.6	PLANNED BUSINESS AND DEVELOPMENT ZONE PBD.....	28
4.7	PLANNED TRAVEL ZONE PT.....	31
4.8	PLANNED INDUSTRIAL ZONE PI.....	34
4.9	INDUSTRIAL ZONE - ELIMINATED.....	39
4.10	RESERVED LAND ZONE RL.....	39
4.11	FLOOD-PRONE AREA REGULATIONS F.....	40
4.12	PLANNED AREA DEVELOPMENT ZONE PAD.....	51
4.13	CENTRAL DISTRICT ZONE.....	61
4.14	Planned Employment Zone (PE).....	62
4.15	Planned Commerce Zone (PC).....	66
4.16	Village Commercial (VC) Zone And Village Residential (VR) Zone.....	70
SECTION 5.....		73
TABLE OF PERMITTED USES.....		74
5.1	USES OR USE CATEGORIES.....	74
5.2	STANDARD LAND USE CODE.....	74
5.3	INTERPRETATION.....	74

5.4	TABLE OF PERMITTED USES	75
SECTION 6	85
	SPECIAL REGULATIONS FOR PERMITTED USES	85
6.1	ALCOHOLIC LIQUORS, SALE OF	86
6.2	EXCAVATION AND FILLING OR REMOVAL OF EARTH PRODUCTS.....	88
6.3	MOTOR VEHICLE CAR WASH.....	96
6.4	MOTOR VEHICLE LIMITED AND GENERAL REPAIR.....	97
6.5	MOTOR VEHICLE OR GASOLINE SERVICE STATION.....	98
6.6	RETAIL TRADE	99
6.7	OPEN SPACE SUBDIVISIONS	100
6.8	REAR LOTS	103
6.9	SUPERVISED GROUP QUARTERS	105
6.10	TRAILERS – SPECIAL REGULATIONS.....	106
6.11	SPECIAL PERMIT FOR AN ACCESSORY APARTMENT WITHIN A SINGLE FAMILY DWELLING.....	109
SECTION 7	111
	ACCESSORY USES AND STRUCTURES	111
7.1	ACCESSORY USES AND STRUCTURES.....	111
7.2	PRINCIPAL FARMING USES IN ANY ZONE.....	115
7.3	EXCAVATION OPERATION IN ANY ZONE.....	116
7.4	PRINCIPAL NON-RESIDENTIAL USES, EXCEPT EXCAVATION OPERATIONS, IN RESIDENCE ZONE	116
7.5	NON-RESIDENCE ZONES	116
7.6	ATTACHED ACCESSORY BUILDING OR STRUCTURE	116
7.7	HEIGHT OF ACCESSORY BUILDING OR STRUCTURE.....	117
7.8	ACCESSORY FENCES AND WALLS	117
7.9	REVIEW AND APPROVAL.....	117
7.10	USE	117
7.11	AGRIBUSINESS – SPECIAL PERMIT.....	117
SECTION 8	119
	NONCONFORMING USES, BUILDINGS OR STRUCTURES.....	119
8.1	NONCONFORMING USES.....	119
8.2	NONCONFORMING BUILDINGS OR STRUCTURES	119
8.3	ILLEGAL USE.....	120
8.4	SAFETY.....	120
8.5	CONSTRUCTION BEGUN AND/OR PERMITS, SPECIAL EXCEPTIONS OR VARIANCES ISSUES PRIOR TO ADOPTION OR AMENDMENT OR REGULATIONS OR ZONE CHANGE.....	120
SECTION 9	122
	OFF-STREET PARKING AND OFF-STREET LOADING.....	122
9.1	GENERAL PROVISIONS FOR OFF-STREET PARKING AND OFF-STREET LOADING	122
9.2	LOCATION OF OFF-STREET PARKING SPACES	123
9.3	DEVELOPMENT AND MAINTENANCE OF OFF-STREET PARKING AREAS OR FACILITIES.....	123
9.4	COLLECTIVE PROVISION	123
9.5	MIXED OCCUPANCIES AND USES	123
9.6	JOINT USE OF OFF-STREET PARKING SPACES	124
9.7	CONTINUING CHARACTER OF OBLIGATION	124
9.8	REDUCTION OF PARKING SPACES.....	124
9.9	FLOOR AREA DEFINED	124
9.10	APPLICATION OF OFF-STREET PARKING STANDARDS	125
9.11	OFF-STREET PARKING STANDARDS	125
9.12	OFF-STREET LOADING REQUIREMENTS	127
SECTION 10	129
	UNIFIED SIGN REGULATIONS	129

10.1	PURPOSE	129
10.2	SIGN INSTALLATION AND GENERAL LOCATION STANDARDS	129
10.3	SIGN PERMIT	131
10.4	GENERAL SPECIFICATIONS	135
10.5	EXISTING SIGNAGE	136
10.6	DEFINITIONS	136
SECTION 11		140
ADMINISTRATION AND ENFORCEMENT		140
11.1	TOWN BUILDING OFFICIAL	141
11.2	INTERPRETATION OF REGULATIONS	141
11.3	ENFORCEMENT AND PENALTIES	141
11.4	CERTIFICATES OF OCCUPANCY	141
SECTION 12		144
REQUIREMENTS FOR SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL		144
12.1	AUTHORIZATION FOR SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	144
12.2	REQUIREMENT FOR SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	144
12.3	PERMITTED STIPULATIONS WITH SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	144
12.4	CRITERIA FOR EVALUATING A SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	144
12.5	CONSIDERATIONS FOR APPROVING A SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	145
12.6	APPLICATION FOR SPECIAL PERMIT WITH DESIGN REVIEW APPROVAL	148
12.7	SUBSTANTIAL CONSTRUCTION WITHIN ONE YEAR	149
12.8	CHANGES OF USE	149
12.9	MINOR CHANGES IN AN APPROVED PLAN OF DEVELOPMENT	149
12.10	INSIGNIFICANT CHANGES IN AN APPROVED PLAN OF DEVELOPMENT	150
SECTION 13		152
ZONING BOARD OF APPEALS		152
13.1	CHARTER REFERENCE	152
13.2	POWERS AND DUTIES OF THE ZONING BOARD OF APPEALS	152
13.3	RULES OF PROCEDURE	153
13.4	MINUTES AND FINDINGS	153
13.5	VOTE REQUIRED	153
13.6	APPEALS TO THE BOARD	153
13.7	STAY OF PROCEEDINGS	153
13.8	HEARINGS	154
13.9	CRITERIA FOR DECISIONS	154
13.10	DECISION OF THE BOARD	155
13.11	APPLICATIONS TO THE BOARD	156
13.12	NOTICE TO CONTIGUOUS MUNICIPALITIES OF VARIANCE APPLICATIONS	157
SECTION 14		159
TOWN PLAN AND ZONING COMMISSION		159
14.1	CHARTER REFERENCE	159
14.2	POWERS AND DUTIES OF THE TOWN PLAN AND ZONING COMMISSION	159
14.3	RULES OF PROCEDURE	159
14.4	MINUTES AND FINDINGS	160
14.5	HEARINGS	160
14.6	DECISION OF THE COMMISSION	160
14.7	APPLICATION TO THE COMMISSION	160
SECTION 15		161
POSTING OF SIGNS		161
SECTION 16		162
AMENDMENTS AND BUILDING-ZONE MAP CHANGES		162
SECTION 17		163
SEPARABILITY (VALIDITY)		163

SECTION 18	164
EFFECTIVE DATE	164
SECTION 19	165
SOLID EROSION AND SEDIMENT CONTROL REGULATIONS FOR LAND DEVELOPMENT	165
19.1 DEFINITIONS	165
19.2 ACTIVITIES REQUIRING A CERTIFIED EROSION AND SEDIMENT CONTROL PLAN	165
19.3 SOIL EROSION AND SEDIMENT CONTROL PLAN	166
19.4 MINIMUM ACCEPTABLE STANDARDS	167
19.5 ISSUANCE OR DENIAL OF CERTIFICATION	167
19.6 CONDITIONS RELATING TO SOIL EROSION AND SEDIMENT CONTROL	168
19.7 MONITORING AND INSPECTION	168
19.8 MINOR AMENDMENTS TO CERTIFIED SOIL EROSION AND SEDIMENT CONTROL PLAN	169
SECTION 20	171
GROUNDWATER PROTECTION	171
20.1 PURPOSE	171
20.2 APPLICABILITY	171
20.3 REGULATING AGENCY AND THEIR AGENTS.....	171
20.4 DEFINITIONS	172
20.5 GRANDFATHER CLAUSE AND NONCONFORMING USES	173
20.6 FARMS	174
20.7 TOWNWIDE PROHIBITION OF RESIDENTIAL UNDERGROUND FUEL STORAGE TANKS.....	174
20.8 TOWNWIDE DESIGN STANDARDS AND SPECIFICATIONS	174
20.9 ESTABLISHMENT OF GROUNDWATER PROTECTION ZONES AND BOUNDARIES.....	179
20.10 USES THAT ARE PROHIBITED OR OTHERWISE REGULATED WITHIN THE GROUNDWATER PROTECTION ZONES	179
20.11 GROUNDWATER PROTECTION PERMIT PROCESS	181
20.12 EXEMPTIONS.....	183
20.13 SPECIAL DESIGN STANDARDS AND SPECIFICATIONS FOR THE GROUNDWATER PROTECTION ZONES	183
20.14 INSPECTION AND ENFORCEMENT	185
20.15 VARIANCES	186
20.16 TABLE OF PROHIBITED, REGULATED AND ALLOWED USES IN THE GROUNDWATER PROTECTION ZONES	187
APPENDIX A	191

GLASTONBURY ZONING REGULATIONS

SECTION 1

ZONES AND ZONE BOUNDARIES

1.0 Zones

These Regulations are adopted under authority of Chapter 124 of the 1958 Revision to the General Statutes for the purpose of promoting the health, safety, morals and general welfare of the community, of lessening congestion in the streets; or providing adequate light and air; of preventing the over-crowding of land and avoiding undue concentration of population; of facilitating adequate provision of transportation, water, sewage, schools, parks and other public requirements; of conserving the value of buildings and encouraging the most appropriate use of the land throughout the Town in accordance with the Town Plan of Development and with reasonable consideration for the character of the area and its peculiar suitability for particular uses; and to this end the Zoning Regulations of the Town of Glastonbury are hereby restated to read, with the inclusion of the foregoing, as follows:

1.1 Classes of Zones

The Town of Glastonbury is divided into 12 classes of zones:

Country Residence	CR	Reserved Lands	RL
Rural Residence	RR	Flood	F
Residence AAA	AAA	Planned Area Development	PAD
Residence AA	AA	Central District	CD
Residence A	A	Planned Employment	PE
Planned Business & Development	PBD	Planned Commerce	PC
Planned Travel	PT	Village Commercial (VC) Zone	VC
Planned Industrial	PI	Village Residential (VR) Zone	VR

As shown or to be shown on a map entitled "Building Zone Map of Glastonbury, Connecticut, June 25, 1956," as amended, which accompanies these Regulations and, as now or hereafter duly amended, is declared to be part hereof. The original map is filed in the Office of the Town Clerk.

1.2 Zone Boundaries

The boundaries of these zones are hereby established as shown on the Building Zone Map referred to in the previous section. Unless otherwise indicated, the zone boundaries are either center lines of streets, property lines, contour lines, water ways, or lines drawn parallel to one or more of such lines.

In cases of uncertainty, the Town Plan and Zoning Commission shall determine the location of the boundary.

SECTION 2 DEFINITIONS

- 2.1 Accessory building
- 2.2 Accessory use
- 2.3 Agriculture
- 2.4 Boarding, rooming or lodging house
- 2.5 Building
- 2.6 Building height
- 2.7 Building line
- 2.8 Club
- 2.9 Convalescent, nursing or rest home
- 2.10 Court
- 2.11 Dwelling
- 2.12 Dwelling, single-family
- 2.13 Dwelling, two-family
- 2.14 Dwelling multiple
- 2.15 Dwelling unit
- 2.16 Family
- 2.17 Farm
- 2.18 Garage, parking
- 2.19 Grade
- 2.20 Guest house
- 2.21 Historic and monument sites
- 2.22 Home occupation
- 2.23 Hotel - Inn - Motel
- 2.24 Livestock
- 2.25 Lot
- 2.26 Lot area
- 2.27 Lot, corner
- 2.28 Lot, depth of
- 2.29 Lot frontage
- 2.30 Motor vehicle, general repair and service
- 2.31 Motor vehicle, limited repair and service
- 2.32 Motor vehicle, or gasoline service station
- 2.33 Non-conforming building
- 2.34 Non-conforming use
- 2.35 Open space
- 2.36 Parking area, private
- 2.37 Parking lot, public
- 2.38 Parks
- 2.39 Principal building
- 2.40 Street
- 2.41 Structure
- 2.42 Supervised group quarters
- 2.43 Tourist home
- 2.44 Trailer-mobile home
- 2.45 Trailer camp
- 2.46 Use
- 2.47 Yard
- 2.48 Yard, front
- 2.49 Yard, rear
- 2.50 Yard, side
- 2.51 Agricultural group quarters, seasonal
- 2.52 Deck

SECTION 2 DEFINITIONS

For the purpose of these Regulations, certain terms or words will be defined as follows: words in the present tense include the future; words in the singular number include the plural; and vice versa. The word "person" includes a partnership or corporation.

2.1 Accessory Building

A subordinate building attached to or detached from the principal building located on the same lot and used for purposes customarily incidental and subordinate to the use of the principal building.

2.2 Accessory Use

A use of land or a portion of a structure or building customarily incidental and subordinate to the actual principal use of the land, structure or building and located on the same lot with such principal use, structure or building.

2.3 Agriculture

The cultivation of ground, including the harvesting of crops, rearing and management of livestock, tillage, husbandry, farming, horticulture and forestry.

2.4 Boarding, Rooming Or Lodging House

A dwelling, part of which is occupied by the owner of the dwelling as his permanent residence, in which lodging and meals are offered or provided for compensation to two or more persons up to a maximum of six persons by pre-arrangement for definite periods of time. A boarding, rooming or lodging house is to be distinguished from a hotel, motel, tourist home and supervised group quarters.

2.5 Building

Any structure having a roof and intended for the shelter, housing or enclosure of persons, animals, properties or materials. Any other structure more than eight (8) feet high shall be considered to be a building, including a fence or wall but excluding a public utility pole or flagpole.

2.6 Building Heights

The vertical distance from the grade to the top of the highest roof beams of a flat roof, or to the mean level of the highest gable or slope of a hip roof. AMENDED EFFECTIVE MARCH 26, 1984.

2.7 Building Line

A line parallel to a street at a distance from the street line equal to the required front yard or at a greater distance if otherwise established by the Town Plan and Zoning Commission as part of an approved subdivision.

2.8 Club

Premises owned and operated by a corporation or association of persons for social, civic, recreational, religious or fraternal purposes, but not operated primarily for profit or to render a service, which is customarily carried on as a business.

2.9 Convalescent, Nursing Or Rest Home

A building or portion thereof for the lodging, care and treatment of five (5) or more persons. Such home does not contain equipment for surgical care or the treatment of injury and shall comply with any State requirements applicable to such homes.

2.10 Court

An open unoccupied space other than a yard on the same lot with a building or group of buildings and which is bounded on two or more sides by such building or buildings.

2.11 Dwelling

Any building or portion thereof which is designed or used exclusively for residential purposes, by human occupants, and containing one or more dwelling units.

2.12 Dwelling, Single-Family

A dwelling used or designed exclusively for one dwelling unit; or a dwelling used or designed for two dwelling units provided a special permit has been granted for such additional dwelling unit pursuant to Section 6.11 Special Regulations. Effective October 14, 1983.

2.13 Dwelling, Two-Family

A dwelling having two dwelling units.

2.14 Dwelling Multiple

A dwelling having three or more dwelling units.

2.15 Dwelling Unit

One room or a suite of two or more rooms designed for or occupied by one family for living and sleeping purposes and having only one kitchen or kitchenette.

2.16 Family

One person, or group of two or more persons related by blood, marriage, legal adoption or legal guardianship, or a group of not more than six (6) persons who need not be so related, living and cooking together in the same dwelling unit as a single housekeeping unit. The persons constituting a family may also include up to six (6) foster children when a married couple permanently reside in the same dwelling unit as foster parents and gratuitous guests and domestic servants. A roomer, boarder, lodger or occupant of supervised group quarters, regardless of relationship or ownership, shall not be considered a member of a family.

2.17 Farm

A tract of land containing five (5) acres or more, used wholly or in part for agricultural purposes, but excluding commercial greenhouses and commercial nurseries (involving the retail sale of flowers, shrubs, trees and other plants from buildings or structures on the premises, rather than exclusively from the ground) and commercial pig farms. A farm may include a dwelling unit and premises used for the keeping of livestock, poultry and other domestic animals when permitted by these Regulations.

2.18 Garage, Parking

An accessory building used for the storage of vehicles for the use of occupants of the lot on which such building is located.

2.19 Grade

A reference plane representing the average of finished ground level adjoining the building at all exterior walls. Effective March 26, 1984.

2.20 Guest House

A residential accessory building located on the same lot as the principal building and used to house only domestics, or gratuitous guests of the family occupying the principal dwelling on the lot.

2.21 Historic And Monument Sites

Those premises set aside primarily to commemorate a historical event, activity or person.

2.22 Home Occupation

A use, not otherwise permitted in the zone, which is customarily and may properly be conducted for compensation as an accessory use on a residential lot (See Section 7).

2.23 Hotel - Inn - Motel

A building or buildings designed and used primarily for temporary occupancy by transients, which provides or offers accommodations for a consideration for seven or more persons exclusive of proprietors and employees living on the premises. Rooms for public assembly and the serving of food may also be provided.

2.24 Livestock

Grazing animals.

2.25 Lot

A plot or parcel of land under separate ownership occupied or capable of being occupied by one principal building and the accessory buildings or uses customarily incident to it, including such open spaces as are required by these Regulations. Except in residential zones, more than one principal building under the same ownership may be considered as occupying the same lot, if approved by the Town Plan and Zoning Commission as a part of special permit and design review powers.

2.26 Lot Area

The required lot area shall be deemed to be the product of multiplying the average width of a lot by a lot depth not greater than three times such width, regardless of the total depth of the lot.

2.27 Lot, Corner

A lot having two adjacent sides facing a street or streets so that the interior angle of the intersection is not more than 120 degrees.

2.28 Lot, Depth Of

The mean distance from the street line of the lot to its rear line measured in the general direction of the side lines of the lot.

2.29 Lot Frontage

The minimum lot frontage shall be the shortest distance obtainable by measuring from any point where the building line intersects a lot side line to the opposite side line.

2.30 Motor Vehicles, General Repair And Services

The business of repairing, overhauling, removing, adjusting or replacing parts of any motor vehicle and body repairing of any motor vehicle.

2.31 Motor Vehicle, Limited Repair And Service

The business of minor repairs to any motor vehicle such as repairs and replacement of cooling, electrical, fuel and exhaust systems, brake adjustments, relining and repairs, wheel alignment and balancing and repair and replacement of shock absorbers.

2.32 Motor Vehicle Or Gasoline Service Station

A building or structure designed or used for the retail sale or supply of fuels, lubricants, air, water and other operating commodities for motor vehicles, aircraft or boats and including the customary space and facilities for the installation of such commodities on or in such vehicles.

2.33 Nonconforming Building

A building which does not conform to one or more of the applicable provisions of these Regulations, but which lawfully existed prior to the effective date of these Regulations or of any amendment hereof of change in zoning classification which created the nonconformity.

2.34 Nonconforming Use

A use of land, structure, building or premises which is not a use permitted by the provisions of these Regulations for the zone in which such land, structure, building or premises is situated, but which lawfully existed prior to the effective date of these Regulations or of any amendment hereof or change in zoning classification which created the nonconformity.

2.35 Open Space

An unoccupied space open to the sky and on the same lot as the building.

2.36 Parking Area, Private

Any area of land which is used as an accessory use for parking of motor vehicles for the occupants, tenants, visitors, employees or patrons of a use or uses and is located on the same lot as said use or uses.

2.37 Parking Lot, Public

Any tract of land, which is used as the principal use of the lot for the parking of motor vehicles.

2.38 Parks

Land and/or water primarily in its natural state except for manmade recreation facilities and dedicated and used for recreation, scenic, leisure, conservation, historic or ornamental purposes.

2.39 Principal Building

A building in which is conducted the principal use of the lot on which it is situated.

2.40 Street

A public highway or a proposed public highway shown upon a plan duly approved by the Town Plan and Zoning Commission in full accordance with the Glastonbury Subdivision and Resubdivision Regulations.

2.41 Structure

Anything constructed or erected which requires location on the ground, including signs, but not including fences or walls used as fences the maximum height of which is less than four (4) feet above the ground.

2.42 Supervised Group Quarters

A dwelling housing a group of persons during a period in which such persons are undertaking a program of vocational training, counseling, social rehabilitation or other similar programs, such as children's homes and group homes. Supervised group quarters shall not be considered a rooming house, boarding house or lodging house.

2.43 Tourist Home

A dwelling, part of which is occupied by the owner of the dwelling as his permanent residence, in which overnight accommodations are offered or provided for compensation to two or more transient persons up to a maximum of six persons.

2.44 Trailer-Mobile Home

Any vehicle or similar portable structure which is or can be used for sleeping, living or working quarters and which is, has been, or can be mounted on wheels, whether or not resting upon a temporary or permanent foundation.

2.45 Trailer Camp

Any lot, parcel, subdivision or area of land which is used or permitted to be used for the parking of more than one occupied trailer (mobile home).

2.46 Use

The "use" of property is the purpose or activity for which the land or structure or building thereon is designed, arranged, intended, occupied or maintained, and shall include any manner of performance of such activity with respect to the standards and requirements of these Regulations.

2.47 Yard

An open space of generally uniform width or depth on the same lot with a building or group of buildings and the nearest lot line, and is unoccupied and unobstructed by any portion of a structure from the ground upward except as otherwise provided herein. In measuring a yard as hereinafter provided, the line of a building shall be deemed to mean a line parallel to the nearest lot line, drawn through the point of the building or the point of a group of buildings nearest to such lot line.

2.48 Yard, Front

A yard extending across the full width of the lot and lying between the front property line (street line) of the lot and the nearest line of the principal building.

2.49 Yard, Rear

A yard extending across the full width of the lot and lying between the rear property line of the lot and the nearest line of the principal building.

2.50 Yard, Side

A yard between the side line of the lot and the nearest line of the principal building and extending from the front yard to the rear yard, or, in the absence of either of such yards, to the front or rear lot line, as the case may be.

2.51 Agricultural Group Quarters, Seasonal

Any trailer or mobile home used for living and sleeping by seasonal agricultural workers (migrant) and located on a farm where agricultural production is the principal means of livelihood as defined by Section 12-91 of the Connecticut General Statutes and recorded with the Town Assessor. EFFECTIVE JULY 1, 1983

2.52 Deck

An open exterior floor system supported on a least two (2) opposing sides by an adjoining structure and/or post, or piers. EFFECTIVE FEBRUARY 4, 1994.

SECTION 3 GENERAL REGULATIONS

3.1 Conflicting Regulations

~~When any provision of these Regulations imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other ordinance, statute or law, the provisions of these Regulations shall apply and govern.~~

3.2 Covenants Not Annulled

These Regulations are not intended to abrogate or annul any easement, covenant or other private agreement.

3.3 Permitted Uses

No building or structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any building or structure or land be used, designed, or arranged for any purpose other than the uses permitted in the zone in which the building or structure or land is located, except as otherwise provided in Section 8 of these Regulations.

3.4 Permitted Area, Yards Or Lot Coverage

No building or structure shall be erected or enlarged except in conformity with the area, yards or lot coverage regulations of the zone in which the building or structure or land is located, except as otherwise provided in Section 3.10, Section 3.24 and Section 8 of these Regulations.

3.5 Permitted Height, Density Or Bulk

No building or structure shall be erected, enlarged, reconstructed, or structurally altered to exceed the height limit, density provisions or bulk provisions herein established for the zone in which the building or structure is located except that penthouses or roof structures for the housing of elevators, stairway tanks, ventilating fans, or similar equipment required to operate and maintain a building, and fire or parapet walls, skylights, towers, domes, bulkheads, church steeples, spires, belfries, cupolas, storage lofts and screens, flagpoles, chimneys, smokestacks, individual domestic radio and television aerials, and wireless masts, water tanks, silos, or similar structures may be erected above the height limits herein prescribed, provided, however, that no such structure may be erected to exceed more than fifteen (15) feet the height limits of the greater than ten percent (10%) of the roof area of the building or structure on which it is located; nor shall such structure be used for other than an accessory use.

3.6 Lots, Yards, And Open Spaces

No space which for the purpose of a building, structure or dwelling group has been counted or calculated as part of a side yard, rear yard, front yard, court or other open space required by these Regulations may, be reason of change in ownership be counted or calculated to satisfy or comply with a yard, court, or other open space requirement of or for any other building, structure or dwelling group.

No lot on which a building or structure exists shall be reduced or diminished so that the required lot area, frontage, yards or open spaces are smaller than those required by these Regulations.

3.7 Usable Open Space

There shall be provided in all residential lots at a minimum such usable open space as is set forth in these Regulations for the zone in which said lot is located, which open space shall be used for landscaping and/or recreational purposes, and which may not be used for off-street parking or loading purposes. The area of the front, side or rear yards which is not used for driveways and parking or loading purposes may be computed in determining the required usable open space.

3.8 Projections Into Yards And Required Open Spaces

Architectural features such as pilasters, chimneys, belt courses, sills and cornices may extend or project into a required yard or open space not more than one (1) foot.

Residential decks not higher than three (3) feet above grade may extend into the required rear yard by not more than twelve (12) feet. EFFECTIVE FEBRUARY 4, 1994

Steps, walls not over four (4) feet high, and fences not over six (6) feet high may be erected in any required yard.

3.9 Courts

Courts enclosed on all sides shall not be permitted in any building used partly or wholly for residential purposes. Courts between wings or projections of buildings shall have a width between such wings or projections at least equal to the average height of the walls surrounding the court. In no case shall a court in a residential building have a depth greater than three times the width.

3.10 Substandard Lots

In all residential zones, any lot which was separately described in the latest deed of record immediately prior to (effective date of these Regulations), or which was an approved lot shown on a plan of development or subdivisions plan approved by the Town Plan and Zoning Commission and on file in the Glastonbury Town Clerk's office prior to said date, which does not meet the requirements of these Regulations as to lot area and/or lot frontage may be utilized for any use permitted in the zone in which such lot is located, provided that all of the other provisions and requirements so these Regulations are complied with as to such lot, and provided further that all applicable subdivision regulations of the Town of Glastonbury shall have been complied with as to such lot.

3.11 Lot Limitations

In all residential zones, only one principal structure shall be placed on a lot. In non-residential zones, the Town Plan and Zoning Commission may approve a plan for more than one principal structure on a lot, if the structures and land comply with all other requirements of the zone in which they are located.

3.12 Lot Frontage

Every principal residential structure shall be located on a lot which fronts upon a public street and complies with the frontage requirements of these Regulations unless such lot is an approved rear lot under Section 6.8 of these Regulations.

3.13 Floor Area

Specific floor area requirements for living quarters in residential dwellings are set forth in the Use Regulations (Section 4) for the particular zones. Living quarters may include customary rooms, halls and closets, but shall not include rooms for heating equipment, garages, open or closed outside vestibules, or porches or verandas. Stairways, basement spaces and public halls shall not be included in the required minimum floor areas for the living quarters. Only those portions of the building which are soundly and permanently constructed and finished with materials and methods conforming to the Building Code adopted by the Town of Glastonbury shall be included in the computations of the floor area for living quarters.

- a. Floor area for living quarters shall be computed from the outside of the exterior walls.

- b. Living quarters above the first floor shall have access by permanent built-in stairway. All living quarters, to qualify as living quarters, shall have a ceiling height of not less than 7 feet 6 inches on the first floor, and on the second floor 7 feet 4 inches over not less than one-third (1/3) of the area of the floor. On one and one-half (1 ½) story dwellings, there shall be at least a three-quarter (3/4) dormer or equivalent, except that if the first floor living area has 1250 square feet or more, the requirement for a three-quarter (3/4) dormer shall not apply. AMENDED EFFECTIVE November 15, 1975.

- c. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- d. For all dwellings with cellar, there shall be direct outside access from the cellar.

3.14 Dwellings In Other Than Principal Structure

No residential dwelling shall be permitted in any accessory building except an approved guest house.

3.15 Dwelling In Nonresidential Zones

Dwellings shall be erected only in the residential and planned are development zones. The sleeping quarters of a caretaker or watchman, however, may be permitted in the nonresidential zones.

3.16 Building Grades

Any building requiring yard space shall be located at such an elevation that a sloping grade shall be maintained to cause the flow of surface water to run away from the walls of the building.

3.17 Restoration Of Unsafe Buildings

Nothing in these Regulations shall prevent the strengthening or restoring to a safe condition of any part of any building declared unsafe by the Building Official or where required by any lawful order.

3.18 Streets

All streets, if not otherwise specifically designated, shall be deemed to be in the same zone as the property immediately abutting upon such streets. Where the center line of a street serves as a zone boundary, the zoning of such street, unless otherwise specifically designated, shall be deemed to be the same as that of the abutting property up to such center line.

3.19 Visibility At Intersection

No wall, fence, structure, planting or obstruction to vision shall be erected, maintained, placed or planted on any lot which unreasonably or dangerously obstructs or interferes with visibility of drivers of vehicles on a curve or at any street intersection. The minimum vision clearance shall require a height not exceeding two (2) feet above the street grade within the triangular area formed by the intersecting street lines and a straight line connecting points on said street lines, each of which points is twenty-five (25) feet distance from the point of intersection.

3.20 Storage And Display Of Goods And Merchandise

In all zones, if any goods and/or merchandise are stored and/or displayed, such goods and/or merchandise shall be stored and/or displayed behind the established building line, except a permitted roadside stand which shall be located behind the established street line, or except as permitted by special exception granted by the Zoning Board of Appeals in accordance with Section 13.9 of the Building-Zone Regulations. AMENDED EFFECTIVE MARCH 13, 1989.

3.21 Commercial Radio And Television Towers

Commercial radio, television and other transmitting or relay antenna towers, when permitted, shall be set back from all abutting streets and adjacent property a distance of not less than one and one-half (1 1/2) times the height of the tower.

3.22 Airports

Land beneath all aircraft approach lanes, as established by appropriate aeronautical authorities or airport zoning, which is not part of any airport, shall be so developed as not to endanger safe flight conditions to and from an established airport. This provision is supplemental to any adopted airport zoning plan or ordinance.

3.23 Voting Place

The provisions of these Regulations shall be so construed as not to interfere with the temporary use of any premises as a voting place in connection with a municipal, state or federal election, referendum or primary.

3.24 Approval Of Subdivision Plans

No proposed plan of a new subdivision or resubdivision shall hereafter be approved unless the lots within such plan equal or exceed the minimum area, yards and lot coverage requirements set forth in the various zones of these Regulations, except as may otherwise be specifically provided in Section 6.7 of these Regulations and except that in the case of a subdivision or resubdivision of a parcel of land containing five (5) acres or more, where the slope of the parcel, the topography or other natural features prevent the best subdivision in strict conformity with such lot size requirements, the Town Plan and Zoning Commission may, at its discretion, permit the reduction to not less than eighty (80%) percent of the minimum lot size requirement for such zone of not more than ten (10%) percent of the lots in such subdivision or resubdivision, provided that it shall find that such reduction will have not detrimental effect on the appropriate residential use of the land within the subdivision or on the general character of the surrounding area and will not significantly impair health, safety, general welfare, property values or future land use or road layouts.

3.25 Stream Belt Protection

REPEALED EFFECTIVE APRIL 20, 1989. Refer to Inland/Wetland Regulation.

3.26 Dual Zoned Property: Flood Zone And Other Zone

When a lot of parcel contains land partially designated Flood Zone and partially any other zone listed in Section 1.1 of the Building Zone Regulations (PAD Zone excluded); that area designated Flood Zone may be counted or utilized in order to satisfy the lot area, lot frontage, lot coverage, front yard, side yard, rear yard and open space requirements of the zone where development is to occur. New residential construction on a lot or parcel, which also contains Flood Zone, shall not be permitted within the Flood Zone and shall have the lowest habitable floor elevated to or above the 500 year Flood elevations. (See Section 4.11.6.b). Development (see definition in Section 4.11.2 of the Building Zone Regulations) within Flood Zone areas is permitted only in accordance with Section 4.11 of the Building Zone Regulations. EFFECTIVE OCTOBER 28, 1983.

SECTION 4 USE REGULATIONS

- 4.0 Summary Table - area, frontage, yard, coverage and height requirements
- 4.1 Country Residence Zone CR
- 4.2 Rural Residence Zone RR
- 4.3 Residence Zone AAA
- 4.4 Residence Zone AA
- 4.5 Residence Zone A
- 4.6 Planned Business and Development Zone PBD
- 4.7 Planned Travel Zone (PT)
- 4.8 Planned Industrial Zone PI
- 4.9 Industrial Zone – ELIMINATED
- 4.10 Reserved Land Zone RL
- 4.11 Flood Zone F
- 4.12 Planned Area Development Zone PAD
- 4.13 Central District Zone CD
- 4.14 Planned Employment PE
- 4.15 Planned Commerce PC
- 4.16 South Glastonbury Village Commercial (VC) Zone
And South Glastonbury Village Residential (VR) Zone

**SUMMARY TABLE
AREA, FRONTAGE, YARD, COVERAGE AND HEIGHT REQUIREMENTS
SECTION 4.0**

(in all instances reference shall be made to the specific provisions of these Regulations)

Zones	Minimum Required Lot Area (sq. ft)	Minimum Required Frontage (ft.)	Maximum Lot Coverage (%)	Minimum Principal Front	Required Building Side	Yards (ft.) Rear	Maximum Permitted Height (stories) (feet)	Maximum Living Quarters per Dwelling Unit (sq. ft.)	Minimum Floor Area for Living Quarters per Dwelling Unit (sq. ft.)	Minimum Open Space (IN ALL RESIDENCE ZONE, FRONT YARD, REAR YARD AND TWO SIDE YARDS)
CR	80,000 ¹	200 ¹	15	75	35 ³	75	2 1/2 ⁶	1250/1500/850 ⁷	See section 4.15.11 Twice building coverage	
RR	40,000 ¹	125 ¹	10	50	25 ³	50	2 1/2 ⁶	1250/1340/850 ⁷	See section 4.14.11 Twice building coverage	
AAA	40,000 ¹	150 ¹	15	50	25 ³	50	2 1/2 ⁶	1500/1650/1150 ⁷	See section 4.8.11 N/R	
AA	25,000 ¹	110 ¹	15	50	20 ³	50	2 1/2 ⁶	1250/1500/1000 ⁷	See section 4.8.11 N/R	
A	15,000 ¹	100 ¹	15	40 ⁴	15 ³	50	2 1/2 ⁶	1000/1340/850/775 ⁷	See section 4.15.11 Twice building coverage	
PC	40,000 ²	150 ²	20 ¹⁰	50 ¹²	25 ⁴	25	2 1/2	N/A	See section 4.15.11 Twice building coverage	
PBD	60,000 ²	200 ²	20	75	25 ^{3/4}	25	2 1/2	N/A	See section 4.14.11 Twice building coverage	
PE	40000 ²	150 ²	20 ¹⁰	50 ¹²	24 ⁴	25	2 1/2	N/A	See section 4.14.11 Twice building coverage	
PT	10 acres ²	400 ²	20	75	50 ^{3/4/5}	50	2 1/2	N/A	See section 4.8.11 N/R	
PI	40,000 ²	150 ²	20 ¹⁰	50	25 ^{3/4/5}	25 ³	2 1/2	N/A	See section 4.8.11 N/R	
RL	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	
F	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	N/R	
PAD	See specific regulations in Section 4.12									
Development										
VC	20,000 ¹³	100	20,000sq ft	N/A	N/A	N/A	2 1/2	35	N/A	
VR	10,000	75	20	20	10	30	2 1/2	35	N/A	

NOTES: N/A = Not Applicable

N/R = No Specific Requirements. Approval by TPZ and/or ZBA.

- Minimum required lot area for residential uses. Requirements for other permitted uses as set forth and approved by TPZ and/or ZBA.
- Some standard lots of record and smaller legal lots of record under separate ownership may be developed and used as set forth in Section 3.10 and in the specific zone regulations.
- There shall be a minimum of two (2) side yards for each principal building, except as explained in Note #4. The requirement indicated is the minimum width for each side yard. The Owner of a corner lot may, at the time a building permit for a principal building thereon is applied for, designate which yard abutting a street shall be deemed the front yard, in which case the other yard abutting a street shall be considered a side yard requiring a minimum yard depth of 50 feet in CR zone, 40 feet in RR, AAA, AA and PI zones, and 30 feet in A zone.
- Side yard requirement may be modified or waived by TPZ in the case of a Plan of Development as set forth in the specific zone regulations.
- Additional requirements for yards and screening when the PT Zone, PI Zone or I Zone adjoins a residential use or zone. See specific zone regulations.
- Applies only to residential buildings. Height limit for other permitted buildings as set forth and approved by TPZ and/or ZBA.
- The first number indicates the required minimum total floor area for a 1 story dwelling. The second number indicates the required minimum total floor area for a 1 1/2, 2 or 2 1/2 story dwelling. The third number indicates the minimum amount of such total minimum floor area which must be on the first floor of a 1 1/2 story dwelling. At least 600 square feet of floor area, which need not be finished, shall be above the first floor of a 1 1/2 story dwelling. The fourth number, if any, indicates the required minimum floor space for living quarters per dwelling unit in a two-family dwelling. For dwellings without cellar, the minimum floor area shall be increased by a separate room containing at least 120 square feet for heating, utility and storage space.
- As to single and two-family dwellings existing in non-residence zones on (effective date of Regs.) the area, frontage, yard, coverage and height requirements shall be those of the A residence zone.
- As to certain uses in the PT zone, the area, frontage, yard, coverage and height requirements shall be those of the PBD zone (see Sec. 4.7.1). See Sec. 6.5 for area and frontage requirements for new motor vehicle or gasoline service stations.
- See Sec. 4.8.6, 4.14.6, 4.15.6 (Lot Coverage) EFFECTIVE 12/26/80, 4/14/04
- See Sec. 4/8/10 (Building Height) EFFECTIVE 3/26/84
- See sec. 4.14.7, 4.15.7 (Front Yard) Effective 4/14/04
- Minimum required for new lots only - Effective 12/29/04
- Maximum floor area for 2nd floor accessory dwellings - Effective 12/29/04

4.1 Country Residence Zone CR

4.1.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the lists below of permitted uses, special permit uses and special exception uses and indicated in the CR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the CR Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

Agricultural group quarters, seasonal (50) (Special Requirements Sec. 6.10).
EFFECTIVE JULY 1, 1983.

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone.
AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Aircraft landing field

Clubs, non-profit (8)

Community centers

Convalescent, nursing or rest home or sanitarium (9)

Day care center

Earth products, excavation and filling or removing or (Special Requirements Sec. 6.2).

Golf Course

Governmental services

Library

Museum or planetarium

Place of worship

Recreation uses, non-profit

Religious quarters

Riding stable

Schools - public, private and parochial, university, college, junior college and professional school

Sewage and solid waste disposal

Transmitting exchange or receiving station

Utility - electric, gas and water

Sx Uses and use categories permitted as a special exception with approval by the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Boarding, rooming or lodging house (4) (3-6 persons)

Cemetery

Commercial greenhouses

Commercial nurseries

Dog kennel, commercial

Forestry production, commercial, including on-premises saw mills

Supervised group quarters (41)

Tourist home (42)

Towers, transmitting and relay

Veterinarian service

4.1.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the CR column of the Table or Permitted Uses, subject to such standards as may be referred to in the list below and in the CR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Boarding, rooming or lodging house (4) (1-2 persons)

Customary accessory uses (2)

Customary home occupation (21)

Garage, parking (18)

Guest house (19) (requires special exception approval by ZBA)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.1.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Country Residence Zone shall have a minimum lot area of eighty thousand (80,000) square feet.

4.1.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than two hundred (200) feet.

4.1.5 Lot Coverage

All principal structures shall cover not more than fifteen percent (15%) of the area of the lot.

4.1.6 Front Yard

There shall be a minimum front yard of seventy-five (75) feet for every principal building.

4.1.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of thirty-five feet.

4.1.8 Rear Yard

There shall be a minimum rear yard of seventy-five (75) feet for every principal building.

4.1.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.1.10 Requirements for Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand two hundred fifty (1,250) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand five hundred (1,500) square feet of floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than eight hundred fifty (850) square feet of floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected floor area of the living quarters. These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations (See also Section 3.13).

4.2 Rural Residence Zone RR

4.2.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the lists below of permitted uses, special permit uses and special exception uses and indicated in the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the lists below and the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the RR Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone.
AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Agricultural group quarters, seasonal (50) (Special Requirements Sec. 6.10). EFFECTIVE JULY 1, 1983.
Aircraft landing field
Clubs, non-profit (8)
Community centers
Convalescent, nursing or rest home or sanitarium (9)
Day care center
Earth products, excavation and filling or removing or (Special Requirements Sec. 6.2).
Golf Course
Governmental services
Library
Museum or planetarium
Place of worship
Recreation uses, non-profit
Religious quarters
Riding stable
Schools - public, private and parochial, university, college, junior college and professional school
Sewage and solid waste disposal
Transmitting exchange or receiving station
Utility - electric, gas and water

Sx Uses and use categories permitted as a special exception with approval by the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Boarding, rooming or lodging house (4) (3-6 persons)
Cemetery
Commercial greenhouses
Commercial nurseries
Dog kennel, commercial
Forestry production, commercial, including on-premises saw mills
Supervised group quarters (41)
Tourist home (42)
Towers, transmitting and relay
Veterinarian service

4.2.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Boarding, rooming or lodging house (4) (1-2 persons)
Customary accessory uses (2)
Customary home occupation (21)
Garage, parking (18)
Guest house (19) (required special exception approval by ZBA)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.2.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Rural Resident Zone shall have a minimum lot area of forty thousand (40,000) square feet.

4.2.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred twenty-five (125) feet.

4.2.5 Lot Coverage

All principal structures shall cover not more than ten percent (10%) of the area of the lot.

4.2.6 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building.

4.2.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet.

4.2.8 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.2.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.2.10 Requirements For Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand two hundred fifty (1,250) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand three hundred forty (1,340) square feet of floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than eight hundred fifty (850) square feet of floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected floor area of the living quarters. These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations. (See also Section 3.13).

4.3 Residence Zone AAA

4.3.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the lists below of permitted uses, special permit uses and special exception uses and indicated in the RR column of the Table of Permitted Uses, subject to such standards as may be referred to in the lists below and the RR column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the AAA Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone. AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Community centers

Convalescent, nursing or rest home or sanitarium (9)

Day care center

Golf Course

Governmental services

Library

Museum or planetarium
Place of worship
Recreation uses, non-profit
Religious quarters
Schools - public, private and parochial, university, college, junior college and professional school
Utility - electric, gas and water

Sx Uses and use categories permitted as a special exception with approval by the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Boarding, rooming or lodging house (4) (3-6 persons)
Cemetery
Supervised group quarters (41)
Tourist home (42)

4.3.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the AAA column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the AAA column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Customary home occupation (21)
Garage, parking (18)
Guest house (19) (requires special exception approval by ZBA)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.3.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Residence Zone AAA shall have minimum lot area of forty thousand (40,000) square feet.

4.3.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred fifty (150) feet.

4.3.5 Lot Coverage

All principal structures shall cover not more than fifteen percent (15%) of the area of the lot.

4.3.6 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building.

4.3.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet.

4.3.8 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.3.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.3.10 Requirements For Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand five hundred (1,500) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand six hundred fifty (1,650) square feet required minimum total floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than one thousand one hundred fifty (1,150) square feet of floor space for living quarters of the required minimum total floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected floor area of the living quarters. These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations. (See also Section 3.13).

4.4 Residence Zone AA

4.4.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses of use categories listed in the lists below of permitted uses, special permit uses and special exception uses and indicated in the AA column of the Table of Permitted Uses, subject to such standards as may be referred to in the lists below and the AA column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the AAA Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone.
AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Community centers
Convalescent, nursing or rest home or sanitarium (9)
Day care center
Golf Course
Governmental services
Library
Museum or planetarium
Place of worship
Recreation uses, non-profit
Religious quarters
Schools - public, private and parochial, university, college, junior college and professional school
Utility - electric, gas and water

Sx Uses and use categories permitted as a special exception with approval by the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Cemetery
Commercial greenhouses, if existing on (the effective date of these Regulations) (extension or enlargements require special exception approval by ZBA)
Commercial nurseries, if existing on (the effective day of these Regulations) (extensions of enlargements required special exception approval by ZBA)
Supervised group quarters (41)
Tourist home (42)

4.4.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the AA column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the AA column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Boarding, rooming or lodging house (4) (1-2 persons)
Customary accessory uses (2)
Customary home occupation (21)
Garage, parking (18)
Guest house (19) (requires special exception approval by ZBA)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.4.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Residence Zone AA shall have minimum lot area of twenty-five thousand (25,000) square feet.

4.4.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred ten (110) feet.

4.4.5 Lot Coverage

All principal structures shall cover not more than fifteen percent (15%) of the area of the lot.

4.4.6 Front Yard

There shall be a minimum front yard of fifty (50) feet for every principal building.

4.4.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty (20) feet.

4.4.8 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.4.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.4.10 Requirements For Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand two hundred fifty (1,250) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand five hundred (1,500) square feet of floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than one thousand (1,000) square feet of floor space for living quarters of the required minimum total floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected-floor-area of the living quarters. ~~These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations. (See also Section 3.13).~~

4.5 Residence Zone A

4.5.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the lists below of permitted uses, special permit uses and special exception uses and indicated in the A column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Prmt Uses and use categories permitted as a matter of right subject to the conditions of the A Zone and any other applicable provisions of these Regulations.

Dwelling, single-family (12)

Dwelling, two-family (13), if existing on the effective date of these Regulations. AMENDED EFFECTIVE APRIL 23, 1974.

Farm (17)

Historic and monument sites (20)

Parks (37)

NOTE: As to two-family dwellings existing on the effective date of these Regulations, the area, frontage, yard, coverage and site requirements shall be those of the Residence A Zone. AMENDED EFFECTIVE APRIL 23, 1974.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Community centers

Convalescent, nursing or rest home or sanitarium (9)

Day care center

Golf Course

Governmental services

Library

Museum or planetarium

Place of worship

Recreation uses, non-profit

Religious quarters

Schools - public, private and parochial, university, college, junior college and professional school

Utility - electric, gas and water

Sx Uses and use categories permitted as a special exception with approval by the Zoning Board of Appeals in accordance with the provisions of Section 13 of these Regulations.

Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Cemetery

Commercial greenhouses, if existing on (the effective date of these Regulations) (extensions or enlargements require special exception approval by ZBA)

Commercial nurseries, if existing on (the effective date of these Regulations) (extensions or enlargements require special exception approval by ZBA)

Dwelling, two-family (13)

Supervised group quarters (41)

Tourist home (42)

4.5.2 Permitted Accessory Uses

Customary accessory uses are permitted in accordance with the list below and with the A column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the A column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Boarding, rooming or lodging house (4) (1-2 persons)

Customary accessory uses (2)

Customary home occupation (21)

Garage, parking (18)

Guest house (19) (requires special exception approval by ZBA)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.5.3 Required Lot Area

Every parcel of property to be used for residential purposes in the Residence Zone A shall have a minimum lot area of fifteen thousand (15,000) square feet.

4.5.4 Lot Frontage

Every lot shall have a minimum lot frontage of not less than one hundred (100) feet.

4.5.5 Lot Coverage

All principal structures shall cover not more than fifteen percent (15%) of the area of the lot.

4.5.6 Front Yard

There shall be a minimum front yard of forty (40) feet for every principal building. AMENDED EFFECTIVE MARCH 22, 1976.

4.5.7 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of fifteen (15) feet.

4.5.8 Rear Yard

There shall be a minimum rear yard of fifty (50) feet for every principal building.

4.5.9 Maximum Height Limit

No residential building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.5.10 Requirements For Floor Space Per Dwelling Unit

Every single-family dwelling shall contain, in the case of a one (1) story dwelling, not less than one thousand (1,000) square feet of floor space for living quarters, and in the case of a one and one-half (1 1/2), two (2) or two and one-half (2 1/2) story dwelling, not less than one thousand three hundred forty (1,340) square feet of floor space for living quarters. In the case of a one-story dwelling, the required minimum total floor space for living quarters shall be provided on the first floor. In the case of a one and one-half (1 1/2) story dwelling, not less than eight hundred fifty (850) square feet of floor space for living quarters shall be provided on the first floor and at least six hundred (600) square feet of floor space, which need not be finished, shall be above the first floor. For the purposes of this section, a raised ranch shall be considered a one-story dwelling. In the case of a split-level house, the calculated floor area shall be the vertical projected floor area of the living quarters. Every two-family dwelling shall contain not less than seven hundred seventy-five (775) square feet of floor space for living quarters for each dwelling unit. These requirements may be modified by the Town Plan and Zoning Commission as a special permit in the case of an individual lot, taking into consideration the criteria set forth in Section 12 of these Regulations (See also Section 3.13).

4.6 Planned Business And Development Zone PBD

4.6.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PBD column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PBD column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Ambulance service

Archery range, indoor
Athletic club
Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Billiard and pool hall
Boarding, rooming or lodging house (4) (1-6 persons)
Bowling
Broadcasting studio, message center or office
Bus passenger terminal
Business services, except warehousing and storage and motor vehicle rental services
Community centers
Convalescent, nursing or rest home or sanitarium (9)
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Finance, insurance and real estate services
Firing range, indoor
Golf, miniature
Governmental services
Historic and monument sites (20)
Library
Motor vehicle carwash (Special Requirements, Section 6.3)
Motor vehicle gasoline or service station, if existing on (the effective date of these Regulations) (extensions or enlargements require special permit with design review approval.)
Motor vehicle limited repair and services (30) (Approval of Location by ZBA) (Special Requirements, Section 6.4)
Museum of planetarium
Office, general or professional
Parking lot, public (36)
Parks (37) (no special permit)
Personal services
Place of worship
Professional services
Recreation uses, non-profit
Retail trade – apparel and accessories
Retail trade – automotive, marine craft, aircraft & accessories
Retail trade – building materials and farm equipment
Retail trade – eating and drinking, without drive-in or curbside service (Special Requirements, Sec. 6.1 and 6.6)
Retail trade – food (Special Requirements, Sec. 6.1)
Retail trade – furniture, home furnishing and equipment
Retail trade – general merchandise
Retail trade – hardware
Retail trade – other (Special Requirements, Sec. 6.1)
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Theater, legitimate and/or motion picture
Transmitting exchange or receiving station
Transportation center
Utility – electric, gas and water

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.6.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PBD column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)

Garage, parking (18)

Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.6.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Business and Development Zone PBD, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations.

Insignificant changes shall be approved in accordance with Section 12.10. Existing buildings, structures or uses that have never received a special permit with design review that are proposed to be altered or enlarged may be considered by the Commission as a Minor change in accordance with the criteria in Section 12.9. AMENDED EFFECTIVE MAY 30, 1981.

4.6.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PBD Zone shall have a minimum lot area of sixty thousand (60,000) square feet, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.6.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than two hundred (200) feet, except that the provisions set forth in 4.6.4 above for smaller lots shall also apply herein to lot frontage.

4.6.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot.

4.6.7 Front Yard

There shall be a minimum front yard of seventy-five (75) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than forty (40) feet.

4.6.8 Side Yards

There shall be a minimum of two (2) side yards for every principal building with each side yard having a minimum width of twenty-five (25) feet, except that where, in the judgment of the Town Plan and Zoning Commission, the development of adjoining lots may best be accomplished by consolidated development of such lots, the Commission may modify or waive the side yard requirements, provided that:

- a. Plan of Development for the consolidated parcel shall have the minimum side yards at each side lot line of the consolidated parcel; and
- b. where required, rights of access shall be mutually granted; and
- c. satisfactory agreements from the owners of such lots, in recordable form, are provided to insure the continued compliance of the consolidated parcel with these Regulations.

4.6.9 Rear Yard

There shall be a minimum rear yard of twenty-five (25) feet for every principal building.

4.6.10 Maximum Height Limit

No building shall exceed a height of two and one-half (2 1/2) stories or thirty-five (35) feet.

4.6.11 Required Open Space

Open space shall be provided and set aside in an amount at minimum equal to twice the area of the building lot coverage. All open space areas shall be landscaped and planted and shall be adequately protected and separated from paved areas to minimize damage from vehicles. Parking, loading areas, and access driveways shall not be counted in determining the amount of open space required in accordance with this subsection.

4.7 Planned Travel Zone PT

4.7.1 Permitted Uses

Land and water areas shall be used and buildings or structures shall be erected, altered, enlarged or used only for one or more of the uses or use categories listed in the list below of special permit uses and indicated in the PT column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and the PT column of the Table of Permitted Uses and in the Special Requirements column of said Table.

Permitted Uses and Use Categories

Unless otherwise indicated, all uses and use categories require a special permit with design review approval by the Town Plan and Zoning Commission in addition to any other review that may be required.

- (0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Sp Uses and use categories permitted as a special permit with design review approval by the Town Plan and Zoning Commission in accordance with the provisions of Section 12 of these Regulations.

Ambulance service
Archery range, indoor
Athletic club
Auditorium or coliseum
Bazaars, festivals, carnivals and circus sponsored by a non-profit corporation or organization
Billiard and pool hall
Boarding, rooming or lodging house (4) (1-6 persons)
Bowling
Broadcasting studio, message center or office
* Bus passenger terminal
Business services, except warehousing and storage and motor vehicle rental services
Day Care Center. EFFECTIVE AUGUST 16, 1988
Dwelling, single family, if existing on (the effective date of these Regulations) (no special permit)
Dwelling, two-family, if existing on (the effective date of these Regulations) (no special permit)
Farm (17) (no special permit)
Finance, insurance and real estate services
Firing range, indoor
Golf, miniature
Governmental services
Historic and monument sites (20)
* Hotel/Motel/Inn
Motor vehicle carwash (Special Requirements, Section 6.3)
* Motor vehicle gasoline or service station (31) (approval of location by ZBA) (Special Requirements, Section 6.4)
Office, general and/or professional
Parking lot, public (36)
Parks (37) (no special permit)
Personal services
Platform Tennis, indoor and outdoor – AMENDED EFFECTIVE OCTOBER 12, 1976.
Professional services, except convalescent, nursing or rest home or sanitarium.
Recreation uses, non-profit
Retail trade – apparel and accessories
* Retail trade – automotive, marine craft, aircraft & accessories
* Retail trade – eating and drinking, without drive-in or curbside service (Special Requirements, Sec. 6.1 and 6.6)
Retail trade – food (Special Requirements, Sec. 6.1)
Retail trade – furniture, home furnishing and equipment
Retail trade – general merchandise
Retail trade – hardware
Retail trade – other (Special Requirements, Sec. 6.1)
Skating rink, ice and/or roller, indoor
Tennis court, indoor
Theater, legitimate and/or motion picture
Transmitting exchange or receiving station
* Transportation center
Utility – electric, gas and water

* NOTE: As to lots in the PT zone used or to be used for those uses designated above by an asterisk, the area, frontage, yard coverage and height requirements shall be those of the Planned Business & Development PBD Zone, notwithstanding any provision hereinafter contained in this Section 4.7, except that the area and frontage requirements for motor vehicle or gasoline services stations shall be those set forth in Section 6.5 of these Regulations.

NOTE: As to single and two-family dwellings existing on (the effective date of these Regulations) the area, frontage, yard, coverage and height requirements shall be those of the A Residence Zone.

4.7.2 Permitted Accessory Uses

Customary accessory uses are permitted and those permitted in accordance with the list below and with the PT column of the Table of Permitted Uses, subject to such standards as may be referred to in the list below and in the Special Requirements column of said Table.

Permitted Accessory Uses and Use Categories

(0) Numbers in parenthesis indicate the subsection of Section 2 defining the use or use category.

Acc Uses and use categories permitted as an accessory use.

Customary accessory uses (2)
Garage, parking (18)
Parking area, private (35)

In addition, all accessory uses and structures shall conform to the provisions set forth in Section 7 of these Regulations.

4.7.3 Plan Of Development

For the purpose of assuring orderly and integrated development in a Planned Travel Zone PT, no building, structure, use or other form of development shall be established or constructed and no existing building, structure or use, other than existing single and two-family dwellings, shall be enlarged or altered until a Plan of Development shall have been approved as part of the special permit with design review approval by the Town Plan and Zoning Commission and shall have been filed with the Town Clerk. Such plan shall be in accordance and consistent with the provisions of Section 12 of these Regulations. AMENDED EFFECTIVE MAY 30, 1981.

4.7.4 Required Lot Area

Every parcel to be used for a use or uses permitted in the PT Zone shall have a minimum lot area of ten (10) acres, except that smaller legal lots of record under separate ownership may be developed and used for a permitted use provided by Town Plan and Zoning Commission finds that the Plan of Development for such lots has been formulated and integrated in a proper manner, taking into consideration the criteria set forth in Section 12 of these Regulations. Nothing herein is intended to limit the number of smaller lots that may be combined and developed under a single Plan of Development.

4.7.5 Lot Frontage

Every lot shall have a minimum lot frontage of not less than four hundred (400) feet, except that the provisions set forth in 4.7.4 above for smaller lots shall also apply herein to lot frontage.

4.7.6 Lot Coverage

All principal structures, with their accessory structures, shall cover not more than twenty percent (20%) of the area of the lot.

4.7.7 Front Yard

There shall be a minimum front yard of seventy-five (75) feet for every principal building, provided, however, that if the required parking spaces are located to the rear or side of the building, the Commission may permit a front yard of not less than forty (40) feet.