# REGULATIONS

**DIVIDING THE CITY INTO DISTRICTS AND REGULATING WITHIN SUCH DISTRICTS: THE ERECTION, CONSTRUCTION, RECONSTRUCTION, ALTERATION, OR USE OF BUILDINGS OR STRUCTURES AND THE USE OF LAND; THE HEIGHT, NUMBER OF STORIES AND SIZE OF BUILDINGS AND OTHER STRUCTURES; THE AREA OF LOTS AND THE PERCENTAGE THAT MAY BE OCCUPIED; THE SIZE OF YARDS, COURTS, AND OTHER OPEN SPACES; THE DENSITY OF POPULATION AND THE LOCATION AND USE OF BUILDINGS, STRUCTURES AND LAND FOR TRADE, INDUSTRY, RESIDENCE, OR OTHER PURPOSE; SUPPLEMENTAL REGULATIONS AND OVERLAY ZONES; ADVERTISING SIGNS AND BILLBOARDS; AND, PROVIDING FOR SPECIAL EXCEPTIONS AND SPECIAL PERMITS, NONCONFORMITIES AND VARIANCES, ADMINISTRATION AND ENFORCEMENT OF THESE REGULATIONS, AND SUCH OTHER PROVISIONS NECESSARY TO IMPLEMENT THE PURPOSES OF THESE REGULATIONS.**

## SECTION 1. GENERAL PROVISIONS


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### 1.A. SHORT TITLE.

These Regulations shall be known and may be cited as the "City of Danbury Zoning Regulations."

### 1.B. AUTHORITY.

These Regulations are enacted and ordained under the grant of powers by the General Assembly of the State of Connecticut, Title 8, Chapter 124 of the "General Statutes of Connecticut," as amended.

### 1.C. PURPOSE.

These Regulations are enacted to: protect the public health, safety, general welfare, convenience, and property values of the City; lessen congestion in the streets; secure safety from fire, panic, flood, and other dangers; provide adequate light and air; prevent the overcrowding of land; avoid undue concentrations of population; and, facilitate adequate provision for transportation, water, sewerage, schools, parks, and other public requirements. These Regulations are made with reasonable consideration given as to the character of districts within the City and to their peculiar suitability for particular uses and with the intent of conserving the value of buildings and encouraging the most appropriate use of land throughout the City.

### 1.D. ESTABLISHMENT OF CONTROLS.

In their interpretation and application, these Regulations shall be held to be the minimum requirements adopted for the promotion of the purposes stated herein, and shall apply with uniformity for each class or kind of building, structure, or

use of land throughout each district. The regulations in one district may differ from those in another district, and may provide that certain classes or kinds of buildings, structures, or uses of land are permitted only after obtaining a special permit from the Zoning Commission or a special exception from the Planning Commission subject to standards set forth in these Regulations.

### 1.D.1. Types of Control.

The following regulations shall apply in the respective districts: use regulations, including permitted and special exception uses, accessory uses, and uses requiring a special permit; lot requirements, including size, width, and coverage; setback requirements for front, side, and rear yards; maximum height requirements; and, other district and supplemental regulations and overlay restrictions.

### 1.D.2. Compliance with Regulations.

Except as otherwise provided for in these Regulations for lawfully existing nonconformities, no land, structure or premises, or part thereof, shall be constructed, reconstructed, extended, enlarged, or the use changed, or the dimensional requirements of lots, yards, courts, or open spaces changed except in conformity with the requirements of these Regulations for the applicable district in which it is located. No building or buildings shall occupy in the aggregate a greater percentage of lot area, nor be greater in height than as set forth in the applicable section hereof, except as otherwise specifically provided for in these Regulations.

### 1.D.3. Effect on Other Requirements.

In their interpretation and application, the provisions of these Regulations shall be held to be adopted for the purposes stated herein. It is not intended by these Regulations to repeal, abrogate, annul, or in any way to impair or to interfere with any existing provisions of law or regulation or covenants or with any rules, regulations, or permits previously adopted or issued pursuant to law, provided, however, that where these Regulations impose greater restrictions than are imposed or required by such existing provisions of law or ordinance or covenants or by such rules, regulations, or permits, the provisions of these Regulations shall control.

## 1.E. SEPARABILITY.

### 1.E.1. Provisions.

If a court of competent jurisdiction finds any provision of these Regulations to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of these Regulations shall continue to be separately and fully effective.

### 1.E.2. Application.

If a court of competent jurisdiction finds the application of any provision or provisions of these Regulations to any lot, building or other structure, or parcel of land to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property or situations shall not be affected.