

ARTICLE IV – DIMENSIONAL REQUIREMENTS

The dimensional requirements in this Article IV shall apply to all uses, except as otherwise provided in Article V.

Section 4.01 Minimum Lot Area

Residential: No dwelling may be established on any lot after the effective date unless the lot contains (1) at least two acres (87,120 square feet) of land per dwelling unit, and (2) a buildable area, as defined in Section 4.02, of at least 30,000 square feet per dwelling unit.

No lot shall contain more than one dwelling or more than two dwelling units within a dwelling. If two dwelling units are constructed within a dwelling an additional two acres will be required for a total of four acres (174,240 square feet).

Non-Residential: No nonresidential building or additional nonresidential building may be established or expanded on any lot after the effective date unless the lot contains at least two acres (87,120 square feet) of land and a minimum buildable area, defined in Section 4.02, of 30,000 square feet. There shall be no restriction on the number of nonresidential buildings or uses that may be established on any lot, provided that all of the other applicable requirements of these Regulations are met.

For purposes of this Section 4.01, the area of the lot shall not be deemed to include any accessway(s) or any land defined as an inland wetland or watercourse pursuant to Section 22a-38 of the Connecticut General Statutes, as amended.

Section 4.02 Minimum Buildable Area

- A. Minimum required buildable area is 30,000sq. ft. as further defined below.
- B. Buildable Area defined: The term “buildable area” shall mean a contiguous area that, at the time of application for a proposed use, excludes the following categories of land:
 - 1. Inland wetlands and watercourses, as defined by Section 22a-38 of the Connecticut General Statutes;
 - 2. Storm water retention or detention areas (existing and/or proposed);
 - 3. Floodplain soils or areas within the 100 year flood boundary;
 - 4. Rights-of-way or easements and utility and drainage easements (existing and/or proposed);
 - 5. Required front yard, side yard, and rear yard setbacks;
 - 6. Areas with slope equal or greater than 20%;
 - 7. Exposed ledge and;

8. Conservation easement areas in which the disturbance of land and/or building of structures is prohibited (existing and/or proposed).

C. Shape and Location of Minimum Buildable Area.

The intent of the minimum buildable area requirement is to provide adequate contiguous area on each lot in which to locate the principal building, accessory uses and on-site water and sewer facilities without major physical alterations of the land. The buildable area must exist and must be physically accessible from a street at the time of application. For lots requiring a minimum buildable area of 30,000 square feet, a rectangle having a minimum dimension of 150 feet by 150 feet must be capable of fitting within the designated buildable area.

Section 4.03 Frontage

Whenever any dwelling is established or expanded, or any nonresidential use is established or expanded, after the effective date, on any lot other than a rear lot, the lot must have no less than 250 feet of continuous frontage along a street. Whenever any dwelling is established or expanded, after the effective date, on a rear lot containing no other dwelling, the rear lot must have no more than 50 feet and no less than 25 feet of continuous frontage along a street. Whenever any nonresidential use is established or expanded after the effective date on a rear lot, or when an additional dwelling is to be established or expanded on a rear lot containing another dwelling, the rear lot must have no more than 50 feet and no less than 40 feet of continuous frontage along a street. There shall be no more than two rear lots per 500 feet of continuous frontage on a street.

Section 4.04 Setbacks

- A. No building, structure, or use shall be located within the following required yard areas, except as expressly provided elsewhere in these regulations:

<u>Land Use</u>	<u>Front Yard Setback</u>	<u>Side and Rear Yard Setbacks</u>
Residential	50 feet (Town street) 75 feet (state highway)	25 feet
Non-residential	60 feet (Town street) 75 feet (state highway)	25 feet

Notwithstanding the provisions above, if a lot is abutted on both sides by lots containing a principal structure, the closest part of which is 200 feet or less from the boundary of the center lot, the minimum front yard setback for the center lot maybe reduced to the average of the actual front yard setbacks of the existing, adjacent principal structures.

- B. Driveways shall not be located within ten feet of any side or rear lot line except in an accessway. Driveways shall not be located within five feet of the boundary of any accessway.
- C. Except as provided hereafter parking areas, parking spaces and internal access drives may not be located within any required setback area. Parking areas, parking spaces and internal access drives for residential and nonresidential uses may be located within half of any required setback area farthest from the relevant lot line, provided that the remainder of the

setback area contains sufficient screening by trees, shrubs, earthen berms or other landscape materials to prevent the parking areas, parking spaces, or internal access drives from being readily visible from the abutting property line or street to which the relevant setback applies.

Insert - new language below (Section D).

D. Parcels in existence prior to September 4, 2009 shall adhere to the following setback:

No building, structure, or use shall be located within the following required yard areas, except as expressly provided elsewhere in these regulations:

<u>Land Use</u>	<u>Front Yard Setback</u>	<u>Side Yard Setbacks</u>	<u>Rear Yard Setbacks</u>
Residential	50 feet (Town street) 50 feet (state highway)	10 feet	25 Feet
Non-residential	50 feet (Town sreet) 50 feet (state highway)	20 feet	25 Feet

Notwithstanding the provisions above, if a lot is abutted on both sides by lots containing a principal structure, the closest part of which is 500 feet or less from the boundary of the center lot, the minimum front yard setback for the center lot maybe reduced to the average of the actual front yard setbacks of the existing, adjacent principal structures.

- 1. A traditional farmers porch may project into the front yard set back by no more than 6 feet and may not exceed 75% of the length of the existing home along its street frontage.**

Section 4.05 Building and Impervious Surface Coverage

A. Building Coverage: The following is the maximum portion of the lot that may be covered by buildings:

Residential	10%
Non-residential	40%

B. Impervious Surface Coverage: The following is the maximum portion of the lot that may be covered by impervious surfaces, including buildings:

Residential	20%
Non-Residential	60%