

ARTICLE I GENERAL

Section 2 DEFINITIONS

Words and phrases in these regulations are defined for the purpose hereof as follows:

2.01 Words used in the present tense include the future; the singular number includes the plural and the plural the singular. The word "lot" includes the word "plot"; the word "building" includes any structure other than a fence or boundary wall; and the words "occupied" or "used" include the words "designed, arranged, or intended to be occupied or used".

A¹ Accessory Use - An accessory use shall be a use which is clearly incidental to and customarily found in connection with and clearly subordinate to the principal use including, but not limited to, parking and parking structures, signs, refuse containers, drainage and utility structures, landscaping, fences, maintenance buildings, and radio or television antennae.

Accessory Structure – A subordinate structure located on the same lot as a principal building.²

Adult Bookstore:³ an establishment having a substantial or significant portion (more than 25%) of its stock and trade in books, films, video cassettes, or magazines and other periodicals, alone or in combination, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or sexual anatomical areas and in conjunction therewith have facilities for presentation of adult material as defined herein including adult-oriented films, movies, or live entertainment for observation by patrons therein.

Adult Cabaret:⁴ an establishment such as but not limited to a nightclub, bar, restaurant, or similar establishment that regularly features live performances that are characterized by the exposure of sexual anatomical areas or by sexual activities, or films, motion pictures, video cassettes, slides or other photographic reproductions in which a substantial portion of the total presentation time is devoted to the showing of material that is characterized by any emphasis upon the depicting, describing or relating to sexual activities or sexual anatomical areas for observation by patrons therein.

Adult Entertainment:⁵ any exhibition or any adult-oriented motion pictures, live performance, display or dance of any type, which has as a significant or

¹ Rev. 10/20/86

² Rev. 01/07/13, effective 01/28/13

³ Adopted 9/6/2006, effective 9/14/2006

⁴ Adopted 9/6/2006, effective 9/14/2006

⁵ Adopted 9/6/2006, effective 9/14/2006

substantial portion of such performance any actual or simulated performance of sexual activities or exhibition and viewing of sexual anatomical areas, removal of articles of clothing or appearing unclothed, pantomime, modeling or any other personal services offered to customers.

Adult Material:⁶ Shall include but is not limited to accessories, books, films, video cassettes, or live entertainment, for observation by patrons therein, or magazines and other periodicals or any combination thereof which are distinguished or characterized by their emphasis on matter depicting, describing or relating to sexual activities or sexual anatomical areas as defined herein.

Adult Motion Picture Theater:⁷ an enclosed building regularly used for presenting material distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or sexual anatomical areas, as defined herein, for observation by patrons therein.

Adult Oriented Establishment:⁸ shall include, without limitation, adult bookstores, adult cabarets, adult motion picture theaters, sex shops, and further means any premises to which the public, patrons, or members are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, studios, compartments, or stalls separate from the common areas of the premises for the purpose of viewing adult-oriented motion pictures, adult cabaret, or wherein an entertainer provides adult entertainment to a member of the public, a patron, or a member, when such adult entertainment is held, conducted, operated or maintained for a profit, direct or indirect. An adult-oriented establishment further includes, without limitation, any adult entertainment studio or any premises that are physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio, or any other term of like import.

Apartments - A building containing more than two separate dwelling units designed and built in accordance with the apartments regulations in effect at the time of construction.

Apartment House - A house which has been converted to contain more than two separate dwelling units.

Aquaculture⁹ – The cultivation of marine or freshwater food fish, shellfish, or plants under controlled conditions.

⁶ Adopted 9/6/2006, effective 9/14/2006

⁷ Adopted 9/6/2006, effective 9/14/2006

⁸ Adopted 9/6/2006, effective 9/14/2006

⁹ Adopted 01/21/15, effective 02/13/15

Aquaponics¹⁰ – The integration of aquaculture with hydroponics, in which the waste products from fish are treated and then used to fertilize hydroponically growing plants.

Attached Individual Dwelling Units - A dwelling unit intended for occupancy by a single-family, attached to two or more such dwelling units by one or two common vertical walls. "Vertical wall" shall include "common dividing wall".¹¹

- B Bed and Breakfast Inn¹² - An owner occupied single family detached home, or portion thereof, where short term lodging and meals are provided.

Brewery¹³ – A facility where beer is manufactured, stored, bottled and sold at wholesale or at retail in sealed containers for consumption off premises or offered for on the premises tastings in accordance with Article IV Section 8.

Brewpub¹⁴ – A facility where beer is manufactured, stored, bottled, sold at wholesale or at retail in sealed bottles or other sealed containers for consumption off premises or sold to be consumed on the premises in a room that is ancillary to the production of beer, with or without the sale of food, and in accordance with Article IV Section 8.

Brewpub/restaurant¹⁵ – A restaurant where beer is manufactured, stored, bottled, sold to be consumed on the premises in accordance with Article IV Section 8.

Building - A structure enclosed within exterior walls or fire walls, built, erected and framed of component structural parts, designed for the housing, shelter, enclosure and support of individuals, animals or property of any kind.

Building Area - Synonymous with lot coverage and is that portion of a lot which may be occupied by buildings.

Building Line - An imaginary line across a lot over which no building shall encroach towards the street.

For the purpose of building permit issue a building line shall be:

- (1) A line across a lot parallel to the street at the minimum front yard depth,
or

¹⁰ Adopted 01/21/15, effective 02/13/15

¹¹ Rev. 3/19/85

¹² Rev. 10/17/94, effective 11/8/94

¹³ Adopted 01/21/15, effective 02/13/15

¹⁴ Adopted 01/21/15, effective 02/13/15

¹⁵ Adopted 01/21/15, effective 02/13/15

- (2) A line shown to be a building line on an approved plan of subdivision, which line may differ from (1), or
- (3) An imaginary line established for certain streets by the Planning and Zoning Commission by authority of the charter.

Building Line Dimension - The lineal distance of a building line across a lot from sideline to sideline.

- C Cemetery¹⁶ - Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbaria, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

Certification means a signed, written approval by the Planning and Zoning Commission (or its designated agent) that a soil erosion and sediment control plan complies with the application requirements of these regulations.

Clinic – An establishment licensed by the State Department of Health having facilities, medical staff, and all necessary personnel to provide diagnosis, care, and treatment of a wide range of acute conditions or chronic diseases or injuries where patients are not lodged overnight.¹⁷

Commission shall mean the Planning and Zoning Commission of the Town of Manchester.¹⁸

Convenience Store - A retail store opened for business for extended hours with less than 3,000 square feet of floor area offering a limited selection of grocery items and other goods.¹⁹

Convenience Store / Gas Facility - A building / lot used for the retail sale of gasoline and other automotive fuels used in conjunction with the operation of a convenience store.²⁰

Corner Lot - A lot situated at a corner of the intersection of two streets.

Correctional Facilities – publicly or privately operated facilities housing persons awaiting trial or person serving a sentence after being found guilty of a criminal offense. Correctional facilities shall include custodial care facilities, juvenile detention facilities, and alternative incarceration centers.²¹

¹⁶ Rev. 8/15/94

¹⁷ Rev. 7/9/03, effective 7/29/03

¹⁸ Rev. 10/1/85

¹⁹ Adopted 5/3/99, effective 6/7/99

²⁰ Adopted 5/3/99, effective 6/7/99

²¹ Adopted 7/9/03, effective 7/29/03

County Soil and Water Conservation District means the Hartford County Soil and Water Conservation District established under subsection (a) of Section 22A-315 of the General Statutes.²²

Court - A horizontal space, open to the sky, between exterior walls of a single building or structure, or between two or more buildings or structures on the same lot or parcel.

- D Day Care Center, Adult - A facility for disabled adults and the frail elderly which provides a structured program of health, social and rehabilitative services in a supportive group setting that is designed to serve adults outside their own homes on a regular basis for part of the twenty-four hours in one or more days in a week.²³

Day Care Center, Child - A facility licensed by the State of Connecticut²⁴ in which care is provided for more than twelve (12) related or unrelated children outside their own homes on a regular basis for part of the twenty-four hours in one or more days of the week.²⁵

Day Care Home, Family - A private family home in which care is provided for not more than six (6) children including the provider's own children not in school full time, where the children are cared for not less than three nor more than twelve hours during a twenty-four hour period and where care is given on a regularly recurring basis. An additional three (3) school age children may be cared for before and after school hours only in the regular school year, including school vacations but excluding summer recess. The provider's own school age children are included in this count.²⁶

Day Care Home, Group - A facility licensed by the State of Connecticut²⁷ (generally within a dwelling unit) in which care is provided for not less than seven (7) nor more than twelve (12) related or unrelated children on a regular basis for part of the twenty-four hours in one or more days in the week.²⁸

Department Store - A retail sales establishment with departments for different merchandise.

Developer shall mean the legal or beneficial owner or owners of land included in a development, including the holder of an option or contract to purchase, or

²² Rev. 10/1/85

²³ Rev. 12/4/89

²⁴ Rev. 4/19/99, effective 5/7/99

²⁵ Rev. 10/2/89

²⁶ Rev. 12/4/89

²⁷ Rev. 4/19/99, effective 5/7/99

²⁸ Rev. 12/4/89

other enforceable proprietary interests in such land. Developer shall include agents, successors and assigns.²⁹

Development means any construction or grading activities or removal of vegetation to improved or unimproved real estate.³⁰

Disturbed Area means an area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.³¹

Duplex Housing - Two story side-by-side dwelling with a common dividing wall, each dwelling having its own separate lot.

- E Erosion means the detachment and movement of soil or rock fragments by water, wind, ice or gravity.³²

Established Grade - The elevation of the street grade as fixed by the town.

- F³³ Family - An individual or two or more persons related by blood, marriage, legal adoption or guardianship.

Family Resource Center³⁴ - A facility which provides training and skill development for families and children including parent education and family management classes, family literacy programs, child development training skills for parents and day care providers, and parent-child oriented training and recreational activities, and may provide referrals to other service agencies for specific needs.

Front Yard - An open minimum space across the full width of a lot which shall be maintained between the street lot line and any building. Cornices, eaves, gutters, entrance steps, flagpoles, lamp posts, fences and driveways shall not be deemed as violating the open spaces.

On corner lots the minimum front yard space shall be maintained at the least lot frontage.

- G Go-kart – A small, light, low-slung, four-wheeled vehicle, powered by a gasoline or an electric engine, used for racing or recreation.³⁵

Go-kart Track – A closed, paved racetrack for go-karts.³⁶

²⁹ Rev. 10/1/85

³⁰ Rev. 10/1/85

³¹ Rev. 10/1/85

³² Rev. 10/1/85

³³ Rev. 5/15/00 (deleted floor area definition)

³⁴ Rev. 9/3/97, effective 9/23/97

³⁵ Adopted 3/6/17, effective 3/23/17

³⁶ Adopted 3/6/17, effective 3/23/17

Grading means any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.³⁷

Gross Floor Area -gross area of floors within the exterior perimeter of the outside walls of the building without deduction for hallways, stairs, closets, thickness of walls, columns, or other features. The term floor area, when found in these regulations, shall have the same definition as gross floor area.³⁸

Gross Leasable Floor Area - The area of a building measured from the exterior perimeter of the outside walls exclusive of common areas of the building such as hallways, vestibules, restrooms, elevators, stairs, mechanical rooms, storage areas, and cafeterias primarily for use by employees.³⁹

Group Dwelling - Buildings or building containing family dwelling units, each building containing not less than three and not more than eight dwelling units designed and built in accordance with the group dwelling regulations in effect at the time of construction. Group dwellings shall include garden apartments, town houses and row housing.⁴⁰

- H Halfway House – a place where persons are aided in readjusting to society following a period of imprisonment, hospitalization or institutionalized treatment.⁴¹

Heavy Industrial⁴²: The manufacturing or processing of materials or products predominantly from extracted or raw materials, or the manufacturing or processing of materials or products which can reasonably be expected to pose significant risks to public safety, to the quality of life on neighboring properties, or to the clean air and waters of the State of Connecticut; including, but not limited to, the use or involvement of explosives, radioactive materials, poisons or pesticides or similar hazardous materials on the premises, or the emission of smoke, noise, or airborne particles.

Height of the Building - The vertical distance measured at the center line of its principal front from the established grade or from the average ground level of the portion of the lot adjoining and within 10 feet of the building, where it sets back from the street line 10 feet or more, to the level of the highest point of the roof beams in the case of flat roofs or roofs inclining not more than one inch to the foot, and to the mean height level of the top of the main plate and the highest ridge in the case of other roofs. Where there are structures wholly or partly above the roof, the height shall be measured to the level of the

³⁷ Rev. 10/1/85

³⁸ Rev. 5/15/00, effective 6/3/00

³⁹ Rev. 5/15/00, effective 6/3/00

⁴⁰ Rev. 5/15/00, effective 6/3/00

⁴¹ Adopted 7/9/03, effective 7/29/03

⁴² Adopted 3/1/04, effective 3/20/04

highest point of the building including such structures wholly or partly above the roof.

~~High Rise Apartments – Multi-story buildings exceeding two stories, designed and constructed primarily to contain family residential units, except that the ground floor may be used for business use.~~

Home-Conducted Occupation - Quasi-business uses of a type and magnitude which render them incidental to the primary residential use, carried on entirely within the confines of the dwelling unit or within a completely enclosed permitted accessory building on the same lot as the dwelling unit.⁴³

Horticulture⁴⁴ - The cultivation of plants for commercial purposes.

Hotel - A commercial building or group of buildings originally designed and built for the purpose of providing sleeping accommodation for hire, primarily used by transients who are lodged with or without meals.

Hydroponics⁴⁵ – A method of growing plants without soil, using mineral nutrient solutions or water, or in an inert medium such as perlite, gravel, or mineral wool.

I Inspection means the periodic review of sediment and erosion control measures shown on the certified plan.⁴⁶

Inn⁴⁷ – A building in which guest rooms are used to provide overnight accommodations to guests for compensation, which may include accessory uses such as serving of meals, conference facilities and indoor and /or outdoor event facilities for guests and patrons.

Irregular Shaped Lot - A lot having difficult configuration to an extent that minimum requirements cannot be met, but approved for development if alternative dimensions are met - see Article III, Section 3.

J Job Printing - Printing operations occupying 20,000 square feet or more of gross floor area.⁴⁸

L Livestock - Animals raised for domestic or commercial purposes including but not limited to horses, donkeys, cattle, sheep, pigs, goats, llamas, alpacas and poultry.⁴⁹

⁴³ Rev. 07/18/16, effective 08/10/16

⁴⁴ Adopted 3/16/15, effective 4/1/15

⁴⁵ Adopted 01/21/15, effective 02/13/15

⁴⁶ Rev. 10/1/85

⁴⁷ Adopted 5/2/16, effective 5/18/16

⁴⁸ Adopted 5/3/99, effective 6/7/99

⁴⁹ Adopted 3/2/15, effective 3/20/15

Light Industrial⁵⁰ - Uses to include research and development, assembling, testing, and similar processes predominately from previously processed materials or finished products or parts providing all activity of the industry shall be totally contained within a structure or structures, excluding loading facilities.⁵¹

Living Area - The total private floor space contained within the walls of a residence but not including basement space.

Lot - A parcel of land to be occupied by one principal building or by a group of principal buildings and the accessory buildings or uses incident thereto, including such open spaces as are required by these regulations and such open spaces as are used in connection with the buildings. A lot may or may not be the land shown as a lot on a duly recorded plan. A parcel of land conveyed as part of a "Unit" under the Common Interest Ownership Act, Chapter 828 of the General Statutes of the State of Connecticut, as defined in Section 47-202 (31) thereof, shall not constitute a lot within the meaning of these regulations.⁵²

Lot Frontage shall mean:

- (1) The length of a lot line which abuts a street, or
- (2) the length of a line drawn across a lot parallel to the street lot line at the required front yard depth when such method of determination is approved by the Commission for the specific lot.⁵³

M Major Automobile Repair⁵⁴ – General repair, rebuilding, or reconditioning of engines, motor vehicles, or trailers, including body work, framework, welding, and major painting service.

Memorial Garden⁵⁵ - Land used or intended to be used for the disposition of ashes of the dead, including any accessory structures or landscape features which may be incorporated into that use (walls, fountains, mounds, columbaria, etc.).

Minor Automobile Repair⁵⁶ – Incidental body and fender work, battery replacement, small part change, tire repair, brake servicing, touch-up painting, oil changing, lubrication, engine tune-up, radio replacement, detailing, and

⁵⁰ Revised 3/1/04, effective 3/20/04

⁵¹ Adopted 5/3/99, effective 6/7/99

⁵² Rev. 10/20/86

⁵³ Rev. 8/7/78

⁵⁴ Rev. 3/3/08, effective 3/22/08

⁵⁵ Rev. 8/15/94

⁵⁶ Rev. 3/3/08, effective 3/22/08

similar services to passenger automobiles and trucks not exceeding one ton capacity.

Motel - A hotel designed to accommodate the traveling public, usually with large areas for the parking of automobiles.

- N Nonconforming Use - A use legally existing at the time of the adoption of these regulations or their amendment, which does not comply with the requirements of the zone in which such use is located.

Nursery School - As used in these regulations, the term "nursery school" shall be included within the definitions of child care center, group day care home and family day care home depending upon the number of children to be enrolled in the nursery school.⁵⁷

- O Outdoor Entertainment - Provision of entertainment for the pleasure of patrons outdoors or in partially enclosed or screened facilities in conjunction with a permitted principal use on the property. Such entertainment includes but is not limited to vocal and/or instrumental music, dancing, karaoke, motion pictures, theater, comedy and acting. Outdoor entertainment shall exclude the provision of adult entertainment, adult motion pictures and any display of adult material.⁵⁸

- P Pawn Shop: - Any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same back again to the depositor, or loans or advances money on personal property deposited as security thereon, and takes and receives such personal property. This definition shall not apply if such properties deposited with a lender and shall not apply to loans made upon stock, bonds, notes or other written or printed evidence of ownership of property or indebtedness to the holder or owner of such securities.⁵⁹

Permitted Use - A legal use of land and buildings allowed in a zoning district which does not require approval or authorization by any zoning agency.

Personal Service - Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.⁶⁰

Personal Service Shop - A shop where a service is rendered to the ultimate customer such as a bank, beauty parlor, barber, etc.

Places of Worship - A building or buildings where people regularly assemble for religious worship, services, meetings or other activities.⁶¹

⁵⁷ Rev. 12/4/89

⁵⁸ Adopted 02/13/17, effective 03/01/17

⁵⁹ Adopted 7/9/03, effective 7/29/03

⁶⁰ Adopted 5/3/99, effective 6/7/99

Principal Structure – A structure in which is conducted the principal use of the lot on which it is located.⁶²

- R Rear Yard - All that part of a lot between the principal building and the rear lot line, from side-line to side-line.

On a corner lot the rear lot line and rear yard shall be deemed to be opposite the least lot frontage.

Renting of Rooms - A house or other building which has been converted so that various rooms within the house or building are made separate and private residential units with separate or communal washing and cooking facilities, and leased or rented to unrelated persons for dwelling purposes.

Restaurant - An establishment that serves food and beverages primarily to persons seated within the building or in an outdoor seating area on the premises.⁶³

Restaurant - drive-in - An establishment where food or beverages are sold primarily for consumption by customers parked in motor vehicles on the premises, whether or not the establishment also serves customers indoors.⁶⁴

Restrictive Conservation Easement (RCE)⁶⁵ - a limitation in the form of an easement agreement executed by or on behalf of the owner of the land, water, or wetland (the Land) described in the RCE in favor of the Town of Manchester or its agent. The fee simple interest in the Land contained in the RCE area shall remain with the owner of Land, subject to the RCE in favor of the Town. The purpose of the RCE is to retain such land, water or wetland areas predominately in their natural, scenic, or open condition or in their agricultural, farming, forest, or open space use, and to ensure the long term protection and preservation of these areas.

Retail Sales - Establishments engaged in selling goods or merchandise to the general public primarily for personal or household consumption and rendering services incidental to the sale of such goods.⁶⁶

Rooming House - A house or other building which has been converted so that various rooms within the house or building are made separate and private residential units with separate or communal washing and cooking facilities, and leased or rented to unrelated persons for dwelling purposes.

⁶¹ Adopted 1/17/01, effective 2/6/01

⁶² Adopted 01/07/13, effective 01/28/13

⁶³ Rev. 5/17/93

⁶⁴ Rev. 5/17/93

⁶⁵ Rev. 4/1/02, effective 4/23/02

⁶⁶ Adopted 5/3/99, effective 6/7/99

S School or College - A college, public school or a private school giving regular instruction at least five days a week for eight or more months in the year; but not including a school or college giving special or limited instruction, such as business, art, music or dancing college or school.

Sediment means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.⁶⁷

Self Storage Facility: A warehouse facility opened to the general public consisting of individual, leased, storage units.⁶⁸

Sex Shop:⁶⁹ an establishment offering goods for sale or rent and that meets any of the following: (i) The establishment offers for sale or rent items from any two or more of the following categories: (1) adult media including printed books, magazines, video cassettes, DVD's or similar material, (2) lingerie, or (3) leather goods marketed or presented in a context to suggest their use for sadomasochistic practices; and the combination of such items constitutes more than 10 percent of its stock in trade or occupies more than 10 percent of its floor area; (ii) More than 5 percent of its stock in trade consists of sexually oriented toys or novelties; (iii) and more than 5 percent of its gross public floor area is devoted to the display of sexually oriented toys or novelties.

Shopping Center - A group of commercial establishments planned, developed, owned and managed as a unit, with off-street parking provided on the premises for customer use.

Shopping Mall - A building or group of buildings having a gross floor area of 500,000 square feet or more and containing an open or enclosed common pedestrian area serving more than one commercial tenant located within the same building or groups of buildings.⁷⁰

Sidewalk Cafes - A portion of an eating establishment located on a public sidewalk and consisting of tables, chairs and other permitted appurtenances and providing waiter and waitress service.

Side Yard - An open minimum space which shall be maintained between any building and the side lines of a lot. A side yard connects the front and rear yards. Cornices, eaves, gutters, entrance steps, basement hatchways, chimneys, fences, and driveways shall not be deemed as violating the open space.

⁶⁷ Rev. 10/1/85

⁶⁸ Adopted 5/3/99, effective 6/7/99

⁶⁹ Adopted 9/6/2006, effective 9/14/2006

⁷⁰ Rev. 10/20/86

Site – The entire lot or parcel of land, or combination of contiguous lots or parcels of land on any portion of which development is proposed or on which a building, operation or use or combination of buildings, operations or uses are located.⁷¹

Soil Erosion and Sediment Control Plan means a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.⁷²

Soil Scientist means an individual duly qualified in accordance with standards set by the United States Civil Service Commission.⁷³

Special Exception - A use of land and buildings which may be subject to special requirements and which requires authorization from a zoning agency before development.

Story - That portion of a building included between the upper surface of a floor and upper surface of the floor or roof next above. The first story of a building shall be the lowermost story entirely above the grade plane (which is the average of finished ground level adjoining the building at all exterior walls).⁷⁴

Street Line - The dividing line between the street and the lot.

Structure shall have the same definition as set forth in the Building Code.

Studio: The workshop of an artist, sculptor, photographer or craftsman.⁷⁵

Surety means a corporate surety company licensed to do business in the State of Connecticut.⁷⁶

- T Tattoo Parlor/Body Piercing Studio – an establishment whose principal business activity is the practice of placing designs, letters, figures, symbols or other marks upon or under the skin of any person, using ink or other substances that result in permanent coloration of the skin and/or creation of an opening in the body of a person for the purpose of inserting jewelry or other decoration.⁷⁷

Through Lot - An interior lot which extends through the block from street to street.

⁷¹ Adopted 11/03/03, effective 11/28/03

⁷² Rev. 10/1/85

⁷³ Rev. 10/1/85

⁷⁴ Rev. 5/15/78

⁷⁵ Adopted 5/3/99, effective 6/7/99

⁷⁶ Rev. 10/1/85

⁷⁷ Adopted 7/9/03, effective 7/29/03

Two-Family House - A house which contains two separate family residences, built originally as such.

W Warehousing⁷⁸ - a use engaged in the storage of goods, manufactured products, supplies and equipment for later distribution.

⁷⁸ New 10/04/06, effective 10/25/06

ARTICLE VII SCHEDULE OF AREA, HEIGHT & BULK OF BUILDINGS & STRUCTURES ¹

ZONE	MAXIMUM HEIGHT		MINIMUM LOT SIZE		MAXIMUM		MINIMUM YARDS (Feet)			
	(a) Stories	(b) Ft.	Area (Sq.Ft.)	Frontage (Ft.)	Lot Coverage	Density (houses/acre)	Front	Side	Side (Total)	Rear
RURAL RESIDENCE	--	35 ft.	30,000	150	30%	1.3	50	15	--	30
RESIDENCE AA & RRC	--	35 ft.	18,000	120	30%	2.0	40	15	--	30
RESIDENCE A & aa	--	35 ft.	12,000	100	30%	3.0	25	10	--	25% of lot depth or 30 feet
RESIDENCE B	--	35 ft.	9,000	75	35%	4.0	20	8	20	25% of lot depth or 30 feet
RESIDENCE C	--	35 ft.	7,200	60	40%	4.8	15	10	--	25% of lot depth or 30 feet
PRD	See Article II, Section 7 of Zoning Regulations: Planned Residential Development Zone									
EHD	See Article II, Section 20 of Zoning Regulations: Elderly Housing Development Zone									
BUSINESS I	3	40	--	--	--	--	25	15(c)	--	(c)
BUSINESS II	3	40	--	--	--	--	15	(c)	--	(c)
BUSINESS III	3	40	--	--	--	--	25	(c)	--	(c)
BUSINESS V	--	60	--				50	25	--	30
BUSINESS CBD	--	75	See Article IV II, Section 2-15 (Central Business District zone) for high-rise apartments					(c)	--	(c)
NEIGHBORHOOD BUSINESS	3	40	--	--	--	--	25	15	--	(c)
GENERAL BUSINESS	3	40	--	--	--	--	25	(c)	--	(c)
SPECIAL DESIGN COMMERCIAL	--	40	--	--	--	--	50(d)	15(d)	--	30(d)
INDUSTRIAL	--	75	--	--	60%	--	40(e)	15(e)	--	(e)
CUD	See Article II, Section 8 of Zoning Regulations: Comprehensive Urban Development zone									

- (a) The maximum height shall not apply to places of worship, hospitals, chimneys, flagstaffs, light poles, municipal and utility buildings or structures.
- (b) Accessory buildings and structures shall not exceed 18 feet in height unless specifically provided for in the Zoning Regulations.
- (c) See Article II, Section 9.06 when yard abuts a residential zone.
- (d) See Article II, Section 22.06.
- (e) See Article II, Section 16.06 when yard abuts a residential zone

¹ Revisions Adopted 3/03/2003, effective 3/26/03, revised 12/19/05, revised 11/22/11