

Dimensional & Area Requirements for Residential Zones.

See the following pages for possible exceptions to these requirements.

A. BASIC PROVISIONS	AA	A-1	A	B	C
Minimum lot area (square feet)					
Single Family	20,000	13,500	10,500	7,500	6,000
Two-Family	-	-	-	-	8,000
Minimum lot frontage (feet)					
For a single family dwelling	110	90	75	60	60
For a two-family dwelling	-	-	-	-	75
For a municipal building	110	90	75	75	75
For any other allowable use	200	200	200	200	200
Minimum Buildable Square (dimension of each side in feet)	100	80	65	50	50
Maximum building area (percent of lot area)	20%	25%	30%	35%	50%
Minimum front yard depth for a single-family or two-family dwelling (feet)					
On Wolcott Hill Road (441-515, 535-583, 522-600), Ridge Road, (581-725)		75	75		
Other streets	40	40	40	40	25
Minimum side and rear yards for a single-family or two-family dwelling (feet)					
Rear yard depth	50	40	40	30	30
Side yard width					
One yard	15	12	10	5	5
Aggregate both yards	30	27	23	15	15
Maximum building height					
Stories	2 1/2	2 1/2	2 1/2	2 1/2	2 1/2
Feet	35	35	35	35	35

Dimensional & Area Requirements for Commercial Zones.

A. GENERAL PROVISIONS

A. General Provisions	VB	TC	O	GB	RC	BP
1. Minimum Lot Size (square feet)	N/A	N/A	20,000	10,000	30,000	80,000
2. Minimum Lot Frontage On A Public Street (feet)	N/A	N/A	100	100	100	200
3. Minimum Front Yard (feet) (see Section B. below)	25	25	25	25	25	50
4. Minimum Side Yard (feet) (see Section B. below)	12	12	12	12	25	25
5. Minimum Rear Yard (feet) (see Section B. below)	10	10	10	10	10	25
6. Maximum Building Coverage	50%	50%	50%	50%	50%	50%
7. Maximum Impervious Coverage	100%	100%	75%	75%	75%	75%
8. Maximum Building Height (feet)	40	40	40	40	40	40
9. One-story buildings	CU-SP	CU-SP	P	P	P	P

B. SPECIAL PROVISIONS

1. It is the specific intent of the Commission to implement the recommendations of The Silas Deane, A Vision For Reinvestment, Action Items and Design Guidelines, Prepared By Fuss & O'Neill, April 2006 and the Old Wethersfield Master Plan, Prepared by John Milner Associates, Inc., July 2008. Since the creation and maintenance of an active and attractive streetscape is an important objective, the Commission may, by Special Permit, waive any dimensional requirement of these regulations for a mixed use development if the design implements the streetscape and architectural guidelines of the plan. (12-8-08)
2. In the VB and TC zones, the Commission may reduce the minimum front yard requirement and/or the minimum side yard requirement to zero feet (0') by Special Permit if, in the Commission's judgment, it will help achieve the purposes of the district.
3. In all zones except BP, the Commission may reduce the minimum rear yard requirement to 10 percent (10%) of the lot depth by Special Permit if, in the Commission's judgment, it will help achieve the purposes of the district.
4. Where Business Park Zones abut a residential zone, the minimum yard requirement shall be 75 feet.