

Chapter 5 – Residential Zoning Districts

500 **RESIDENTIAL ZONING DISTRICTS**

500.1 **Purpose**

These Residential Zoning Districts are established to provide for residential neighborhoods that are in harmony with the natural features of the land and the needs of present and future North Stonington residents.

500.2 **Limitation of Principal Uses**

- A. Only one principal use shall be permitted on a residential lot, except that agricultural uses may be permitted, subject to the requirements of Chapter 10, in addition to a principal residential use or other agricultural uses on the same lot.
- B. See §305.3.D of these Regulations regarding the possibility of dividing lots that are currently nonconforming solely because they have more than one residential building.

500.3 **Designation of Districts**

[R-40] This Zoning District focuses on the village area and contains most of the Town's higher residential densities, as well as most of the municipal facilities and services. It is intended that residential growth be encouraged to locate in the southern part of the Town, and particularly in this district, rather than in the northern area that is remote from facilities and services.

[R-60] This area of the Town, together with the High-Density Residential Zoning District, should attract the major part of the Town's expected growth. It, too, is confined to the southern part of Town and has excellent road access.

[R-80] This Zoning District extends throughout the northern three quarters of the Town, and it includes most of the Town's reserved open space, agriculture, and numerous scenic and rugged topographic features worthy of preservation in their natural state. The majority of this area is particularly remote from municipal facilities and services and is very lightly developed at present. The major objectives of these Regulations with regard to this district are to maintain the low density of development in this area, encourage a continuation of agricultural activities, and preserve the remote feel and rural character.

[SUOA] The Seasonal Use Overlay Area (SUOA) is designed to provide flexibility to seasonal residential uses on small lots that were created before May 21, 1964.

501 **DIMENSIONAL REQUIREMENTS (See Chapter 4 for full details)**

The following dimensional requirements shall apply to lots within the specified Zoning Districts, except as may be otherwise expressly provided in these Regulations. The lot frontage requirements specified below shall be applicable to all lots created after the specified frontage requirement was enacted. However, no reduction may be made in the road frontage of any lot having less than the frontage specified below.

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Zoning District	Minimum						Maximum	
	Lot Area (sf)	Road Frontage (ft)	Buildable Area (sf)	Front Yard Setback (ft)	Side Yard Setback (ft)	Rear Yard Setback (ft)	Impervious Coverage (%)	Building Height (ft)
R-40	40,000	150	25,600	30	15	15	20	35
R-60	60,000	200	32,400	40	20	20	20	40
R-80	80,000	250	40,000	50	25	25	15	40
SUOA*	20,000	100	N/A	20	10	20	20	30
AHOA	200,000	600	12 UNITS/AC	50	VARIES	50	35	35

* These standards apply only to the seasonal uses allowed in the SUOA district, as specified in § 704. Year-round uses in the SUOA district must comply with the dimensional standards of the underlying zoning district.

502 PERMITTED AND SPECIAL PERMIT USES:

The following are permitted uses in the **Residential Zoning Districts**:

(Note: In the VPOA, no principal building or use shall be established or changed to another use without a Special Permit.)

Residential Principal Uses	R-40	R-60	R-80
Single Family Residence: (Only one SF dwelling is permitted per lot, except in the case of permitted accessory apartments. Quonset huts, Nissen huts, tents, camper trailers, and other potentially movable shelters, whether or not affixed to a permanent (non-movable) foundation, shall not be considered single-family dwellings for these purposes nor permitted as a dwelling unit.	ZP	ZP	ZP
Duplex Residence (only one duplex permitted per lot)	ZP	ZP	ZP
Temporary Trailer (Residential) (§ 1002.5)	ZP	ZP	ZP
Mobile Home * (§ 1014)	ZP	ZP	ZP
Micro Assisted Living Facility * (§ 1013) (** Min. Lot Size of 80,000sf required)	SPP**	SPP**	SPP

Residential Accessory Uses	R-40	R-60	R-80
Accessory Apartment, Residential* (Accessory to SFR) (§ 1002.1)	ZP	ZP	ZP
Aircraft Landing Area (§ 302)			SPP
Home Occupation* (Accessory to SFR/DPLX) (§ 1002.2)	ZP	ZP	ZP
Commercial Kennel* (§ 1002.3)	SPP	SPP	SPP
Other Accessory Structures	ZP	ZP	ZP

Misc. Non-residential Uses	R-40	R-60	R-80
Camp	SPL	SPL	SPL
Cemetery* (§ 304)	SPL	SPL	SPL
Church	SPP	SPP	SPP
Membership Club (firearms) * (§ 1012)	SPP	SPP	SPP
Membership Club (no firearms) * (§ 1012)	SPL	SPL	SPL
Post Office	SPL	SPL	SPL
Municipal Building/Facilities	SPL	SPL	SPL
Public Utility Distribution/Substation* (§ 1015)	SPL	SPL	SPL
Recreation (Passive)	SPL	SPL	SPL
Transfer Stations	-	-	SPP

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Agricultural Uses	R-40	R-60	R-80
Agricultural*(§ 1001)	ZP/SPL	ZP/SPL	ZP/SPL
Farm Winery*(§ 1007)	SPL	SPL	SPL
Farm Winery Restaurant*(§ 1008)	SPP	SPP	SPP
Specialized Agricultural Building*(§ 1001.6)	SPP	SPP	SPP

Commercial Uses	R-40	R-60	R-80
Bed and Breakfast* (§ 1002.6)	SPL	SPL	SPL
Country Inn*(§ 1004)	SPP	SPP	SPL
Day Care/Nursery School*(§ 1005)	SPL	SPL	SPL
Golf Course Development*(§ 1009)	-	SPL	SPL
Wireless Communication Facility*(§ 1020)	SPP	SPP	SPP
Veterinary Hospital*(§ 1018)	SPL	SPL	SPL

Industrial Uses	R40	R60	R80
Excavation and Fill*(§ 1006)	EXP	EXP	EXP
Solar Energy System*(§ 1019.1)	SPP	SPP	SPP
Wind Energy System, Small-scale*(§ 1019.2)	SPL	SPL	SPL
Wind Energy System, Large-scale*(§ 1019.3)	-	-	SPP

ZP = Zoning Permit SPL = Site Plan SPP = Special Permit EXP = Excavation Permit

* = See Supplemental Regulations for additional criteria/requirements

503 RESIDENTIAL ACCESSORY USES AND STRUCTURES

- A. The residential accessory uses listed in §502 shall require the permits specified in that section. A Zoning Permit shall not be needed for all other residential accessory uses that do not require an additional structure or a modification to an existing structure. All accessory structures or modifications to existing structures require a Zoning Permit.
- B. The parking or storage of large machinery not associated with a home occupation shall be considered an accessory use, but may be located only in the side or rear yard. This restriction shall not apply to farm equipment associated with a legally permitted agricultural use.

504 INTERIOR BUILDING LOT

Establishment of a building lot lacking the amount of frontage specified in §501 is permitted in all Residential Zoning Districts, provided the following conditions are met.

- A. The proposed Interior Building Lot must lie wholly within a Residential Zoning District, and the principal use of the lot shall be limited to one single-family dwelling or one duplex dwelling (and proper accessory uses).
- B. Only one Interior Building Lot may be established through a division from the original tract. Such original tract must be one that was separately described on the Town's land records as of May 21, 1964. Following any such division, the remainder of the tract must be in conformance with the dimensional requirements of the relevant zoning district.
- C. **Dimensions.** Interior Building Lots shall have an area at least twice as large as that prescribed in Chapter 4 for the zoning district. The front building line shall be at least fifty feet from the

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corridor entry to the lot. The area contained in the frontage corridor shall not be considered in the minimum area requirement.

- D. Frontage Corridor.** An Interior Building Lot shall have access to a public road via a land corridor having a minimum width of 30 feet along its entire length. The frontage corridor shall be an indivisible part of the Interior Building Lot.
- E. Application.** A Site Plan Application in conformance with all requirements set forth in Chapter 13 shall be required for the creation of any proposed Interior Building Lot. In addition to any other requirements in that chapter, the applicant must submit one or more plans, maps, or other information sufficient to demonstrate compliance with all provisions of this §504.

505

CLUSTER DEVELOPMENT FOR OPEN SPACE PRESERVATION

505.1 The Commission may, by Special Permit, approve the subdivision of a parcel of land under a cluster development plan, within the meaning of Conn. Gen. Stat. §§8-2 and 8-18, when at least one-third of the parcel would be permanently preserved as open space. The application for a Special Permit for cluster development must include a proposed subdivision plan demonstrating that cluster development of the parcel would meet all applicable criteria for such Special Permit.

505.2 In addition to the criteria set forth in Chapter 13 for the issuance of a Special Permit, the approval of a Special Permit for a cluster development shall require the Commission to find:

- a. that there will be a significant community benefit resulting from the additional open space that is being preserved in perpetuity, such as protection of important natural, scenic, agricultural, and historic resources; preservation of a sizable area of open space; preservation of areas along Town or State roads that will protect rural appearance or character; establishment of an open space corridor or greenway or interconnection of existing open spaces; and/or provision for public access; and
- b. that there will be an appropriate visual buffer or separation to adjacent existing residential development; and
- c. that the open space will not result in small or fragmented open space parcels that do not provide community benefits.

505.3 When a Special Permit is approved for a cluster development, the dimensional requirements of §501 shall be reduced as follows:

- a. the minimum lot size requirement shall be decreased by the open space surplus percentage, as defined in Chapter 16;
- b. the minimum lot width and frontage shall be decreased by the open space surplus percentage, provided that in no event shall a frontage lot in a residential subdivision have less than 100 feet of frontage except as may be permissible under §504;
- c. the maximum permissible lot coverage shall be increased by the open space surplus percentage, provided that in no event shall the maximum land coverage for lots in a cluster development exceed 20 percent;
- d. the minimum setback and yard dimensions may be reduced by the open space surplus percentage, provided that in no event shall the minimum setback and yard dimensions be reduced by more than 30 percent; and

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- e. the minimum buildable area requirement shall be decreased by the open space surplus percentage, provided that in no event shall such minimum be reduced below 25,600 square feet.

505.4 Any lot created by cluster development may be used solely for one single-family residence or for one duplex residence (and proper accessory uses).

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