

**ZONING REGULATIONS
TOWN OF NORTH BRANFORD, CONNECTICUT**

DISTRICT – MAP CODE

| STANDARDS | R-80 | R-40 | RGA | B-1 | B-2 | B-3 | I-1 | I-2 | I-3 | MBP | SED* |
|--|-------------|-------------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|
| 1. Minimum lot area (in square feet). | 80,000 | 40,000 60,000+ | 200,000 | 40,000 | 10,000 | 10,000 | 25 Ac. | 80,000 | 120,000 | 40,000 | **80000 |
| 1.1 Minimum lot area per multiple dwelling unit (in square feet). | N.A. | N.A. | 10,000 | 10,000^ | 10,000 | 10,000 | N.A. | N.A. | N.A. | 20,000 | N.A. |
| 2. Minimum dimension of square on the lot. | 200' | 150' | 150' | 150' | 100' | 100' | None | 200' | 300' | 150' | 200' |
| 3. Minimum width of lot along building line. | 200' | 150' | 150' | N.A. |
| 4. Minimum street frontage for each lot. | 25' | 125' | 125' | 125' | 80' | 80' | 50' | 50' | 50' | 125' | 200' |
| 5. Maximum number of stories of a building. | 3 | 3 | 3 | 3 | 3 | 3 | N.A. | 3 | 3 | 2.5 | 3 |
| 6. Maximum height of a building or structure. | 35' | 35' | 35' | 35' | 35' | 35' | 100' | 35' | 35' | 35' | 45' |
| 7. Minimum setbacks: | | | | | | | | | | | |
| 7.1 from street line. | 50' | 50' | 50' | 50' | 50' | 30' | 100' | 50' | 100' | 50' | 50' |
| 7.2 from rear property line. | 30' | 30',40'++ | 50' | 20' | 20' | 20' | 100' | 20' | 50' | 20' | 20' |
| 7.2.1 accessory building from rear property line. | 20' | 20' | N.A. |
| 7.3 from side or other property line. | 20' | 15',40'++ | 50' | 20' | 20' | 20' | 100' | 20' | 50' | 20' | 20' |
| 7.4 from Residence District boundary line. | N.A. | N.A. | N.A. | 50' | 50' | 50' | 125' | 50' | 100' | 50' | 50' |
| 7.5 permitted projections | 3' | 3' | 3' | 5' | 5' | 5' | 5' | 5' | 5' | 5' | 5' |
| 8. Maximum lot coverage by buildings as % of lot Area or per Sec. 24.5.2 for non-conforming lots | 10% | 10%^^ | 20% | 25% | 25% | 25% | 10% | 30% | 25% | 25% | 30% |
| 8.1 maximum lot coverage by accessory buildings as % of lot area. *** and/or per Section 44.6.f. | 2%*** | 2%*** | 2% | N.A. |
| 9. Maximum floor area of buildings as % of lot area. | 20% | 20% | 40% | 50% | 50% | 50% | 20% | 60% | 50% | 40% | 50% |
| 10. Maximum lot coverage by buildings, storage and paving as % of lot area. | 30% | 30% | 40% | 80% | 70% | 60% | 30% | 80% | 60% | 60% | 60% |
| 11. Minimum floor area (deleted 11/2/23) | | | | | | | | | | | |
| 11.1 (deleted 11/2/23) | | | | | | | | | | | |
| 11.2 (deleted 11/2/23) | | | | | | | | | | | |

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* Effective: 1/20/95

** (Minimum site area) – 800,000 sq.ft.

*** Effective: 12/08/04

+ Effective: 7/11/86 (Interior Lot Sect. 24.2.2.f.)

++ Effective: 6/05/92 (Sect.24.2.2.L.)

^ Effective: 12/29/17

^^ Effective: 12/27/19