

**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.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	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.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	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.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	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