

§ 118-350. C Residence Zones. [Added effective 8-25-1978, Amended effective 2-26-2007]

A. Purpose and intent. It is the purpose of this zone to provide areas for single-family dwellings on lots with an area of five thousand (5,000) square feet or more and two-family dwellings on lots with an area of six thousand (6,000) square feet or more and other compatible uses. Certain other uses consistent with the allowed density may be permitted by Special Permit. It is intended that all uses be harmonious with local street characteristics and the limitation of available utilities and other public services.

B. Uses and structures.

(1) Principal uses and structures. In a C Residence Zone, premises shall be used and buildings shall be erected which are used, designed or intended to be used for one (1) of the following uses and no others:

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(a) Single-family detached dwelling.

(b) Two-family detached dwelling.

(c) Parks and playgrounds.

(d) Farms, truck gardens and nurseries, provided that all produce is cultivated on the premises, are located on a parcel having a minimum area of twelve thousand five hundred (12,500) square feet and that there are no more than two (2) beehives per one quarter (1/4) acre. No roadside stands shall be permitted. [Amended effective 2-2-1990, 3-1-2013]

(e) Neighborhood clubhouses, existing at the time of adoption of this subsection, are declared to be conforming. If an existing clubhouse is destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of its assessed value, it may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Commission, except as modified where necessary to conform to the Flood Hazard Zone and coastal area management provisions of these regulations. The owners of such property shall document by A-2 Survey or other means the height, bulk, location and use of the building as it had previously existed. [Added effective 9-24-2010]

(2) Special Permit uses and structures. The following uses shall be permitted by

Special Permit in accordance with the provisions of Article 140, § 118-1450, Special Permits, and shall comply with the Schedule of Residential Uses and any additional standards set forth herein:

(a) Public museums. [Added effective 6-12-1987]

(b) Places of worship, churches and church buildings.

(c) Schools.

(d) Public utility supply or storage facilities.

(e) (Reserved)EN18

(f) Public and private colleges and universities.

(g) Schools or institutions for the mentally retarded, physically handicapped or the emotionally or developmentally disabled.

(h) Halfway houses allowing a maximum of twelve (12) persons with no less than two hundred fifty (250) square feet of living area per person, except that a halfway house for persons under the jurisdiction of the Department of Corrections shall not be permitted. EN [Added effective 6-12-1987; amended effective 6-29-1990]

(i) Cemeteries.

(j) Youth day camps. [Added effective 6-12-1987]

(k) Firehouses.

(l) Nursery schools or child day-care centers, subject to a maximum occupancy of thirty-five (35) children, with no less than five hundred (500) square feet of lot area per child. No occupancy limitations shall be required when the facility is an accessory use that is incidental to the principal use of the Article 30: Residence Zones premises, which shall be limited to schools, places of worship, congregate housing facilities and community centers. In all cases, outdoor play areas and off-street parking areas shall comply with the building setbacks set forth in the Schedule of Residential Uses. If facilities in existence at the time of adoption of this section are destroyed by fire, explosion, act of God or act of public enemy to an extent exceeding fifty percent (50%) of their assessed value, they may be reconstructed only if the height, bulk, location and use of the building is substantially as it had previously existed, subject to approval by the Director of Planning and Zoning, except as modified where necessary to conform to the Flood Hazard Zone and coastal management provisions of these regulations. The owners of such property shall document by A-2 survey or other means the height, bulk, location and use of the building as it had previously existed. [Added effective 6-12-1987; amended effective 6-26-1998]

(m) Convalescent or nursing homes, subject to a minimum lot size of one (1) acre, and off-street parking shall comply with the building setbacks set forth in the Schedule of Residential Uses. [Added effective 6-12-1987]

(n) EN19 Planned residential developments, subject to § 118-400, approved prior to March 1992. [Amended effective 3-27-1992]

(o) Group homes. EN20 [Added effective 6-12-1987]

(p) Community residences. EN21 [Added effective 6-12-1987]

(q) Public or nonprofit community center. [Added effective 6-12-1987]

(r) Congregate housing, subject to a minimum lot size of one (1) acre, and off-street parking shall comply with the building setbacks set forth in the Schedule of Residential Uses. [Added effective 6-12-1987]

(s) Elderly housing, provided that the site is an existing or former school site, as herein defined, of one and five-tenths (1.5) acres or more and that the building shall comply with the building setbacks set forth in the Schedule of Residential Uses. The number of dwelling units permitted for such elderly housing shall not exceed a density of one (1) unit per one thousand four hundred (1,400) square feet of lot area. [Added effective 4-30-1993]

(t) Waterfront clubs. [Added effective 6-27-1997]

(u) Athletic field facilities, subject to the following conditions: [Added effective 2-25-2011]

(1) All lighting shall be shielded and a photometric plan provided to confirm that no illumination shall exceed 0.3 foot candles at the property line; and

(2) All lights shall be directed away from surrounding residential properties; and

(3) All audio systems shall be limited to the broadcast of athletic field events and half time shows only; no pre game or post game music shall be permitted; and

(4) All lighting and audio systems shall be turned off by 10:00 p.m. and not turned back on until 7:00 a.m. Article 30: Residence Zones

(3) Uses which are not permitted in Subsection B(1) and (2) above shall not be permitted by variance in a C Residence Zone. [Added effective 4-24-1992 EN22]

(4) Accessory uses and structures. Accessory uses and structures which are incidental to and customarily associated with the principal use of the premises shall be permitted, subject to the provisions of § 118-910, and subject to the following restrictions:

(a) Home occupations shall be conducted entirely within the dwelling and shall be limited to no more than one (1) per dwelling. The home occupation shall not alter the residential character of the dwelling, provided furthermore that such home occupations: [Amended effective 2-2-1990]

[1] Shall employ not more than one (1) person not residing in such dwelling unit.

[2] Shall not involve storage of a stock-in-trade or sale of commodities on the premises.

[3] Shall use an area equal to not more than twenty-five percent (25%) of the floor area of the first floor of such dwelling, up to a maximum of five hundred (500) square feet.

[4] Shall not include a barber, beautician or the sale or care of animals.

[5] Shall not involve the manufacture, conversion or fabrication of any material or product.

(b) Garage for not more than four (4) motor vehicles owned by occupants of the dwelling.

(c) Deleted. [Amended effective 11-30-1984; 8-10-2018]

(d) Storage of recreational vehicles owned or leased by the occupant of the dwelling, provided that such vehicles are located in accordance with the front yard requirements of this zone and are effectively screened from view from the street and adjacent properties to the satisfaction of the Zoning Inspector.

(e) Storage of not more than one (1) commercial vehicle, as defined in Chapter 246, Section 14-1, of the Connecticut General Statutes, which does not exceed one-ton rated capacity.

(f) A driveway or walk used for access to a business or industrial use shall not be permitted as an accessory use.

(g) Family day-care homes in single-family and two-family dwellings and group day-care homes in single-family dwellings, subject to the conditions that a state license or registration is obtained by the provider and the outdoor play areas shall be fenced and/or adequately screened from adjacent properties to the satisfaction of the Zoning Inspector. [Added effective 6-12-1987]

(h) Greenhouses, provided that any structures are clearly accessory to the main dwelling unit. No roadside stands shall be permitted. [Added effective 2-2-1990]

(i) Tag sales, not to exceed three (3) per calendar year per property, shall be allowed as an accessory use to a permitted residential use, provided that each tag sale event shall be limited to a maximum of three (3) days and is operated during daytime hours only by a resident of the property. This is inclusive of tag sales, garage sales, yard sales and other similar types of sales. [Added effective 2-26-2007]

(j) Portable storage container, other than those used during construction for which a valid Building permit has been issued, shall be permitted for a maximum period of one (1) month in any calendar year and limited to one (1) such container placed on an individual property at any one time and such container shall not exceed eight (8) feet in height or one hundred and sixty (160) square feet in size. [Added effective 5-29-2009]

(k) Ingress or egress awning or canopy for hospitals, nursing homes, congregate housing, medical offices and similar facilities, subject to Section 118-810(l). [Added effective 9-24-2010]

(l) Storage of not more than one (1) unregistered motor vehicle, provided that such vehicle is located in accordance with the front, side and rear yard requirements of this zone. [Added effective 5-27-2011]

C. Lot and building requirements. See the Schedule of Residential Uses and all other applicable sections of these regulations. [Amended effective 2-13-1980]

(1) Rear lots shall not be permitted in the C Residence Zone.

(2) Lots shall be large enough to contain a circle fifty (50) feet in diameter behind the front setback line. [Added effective 6-24-1983]

(3) Structures permitted by special permit shall comply with the residential schedule except that the maximum height for such structures shall not exceed 2 1/2 stories and 35 feet to the midpoint of a pitched roof, maximum of 40 feet to the peak. [Added effective 8-25-2006]

(4) The maximum building area permitted shall be determined by the lot size as indicated in the chart below: [Added effective 4-28-2006]

Zoning District Size of Lot

Square Feet

% Maximum Building Area

Examples of Maximum Building Footprint Square Feet

C Residence

1-2 dwelling units UP TO 6,000 35% 6,000 sq ft lot X .35 = 2,100 sq ft

6,001 – 8,000

35% for first 6,000 sq ft,

30% for excess lot area

above 6,000 sq ft

8,000 sq ft lot: 2,100 sq ft footprint for

first 6,000 sq ft + (2,000 x .30 = 600) =

2,700 sq ft

MORE THAN 8,000

35% for first 6,000 sq ft, 30% for excess lot area above 6,000 sq ft, and 25% for excess lot area over

8,000 sq ft

10,000 sq ft lot: 2,100 sq ft footprint for first 6,000 sq ft + 600 sq ft for second 2,000 sq ft + (2,000 x .25 = 500) = 3,200 sq ft

D. Off-street parking and loading requirements. (See §§ 118-1200 through 118-1260.)

E. Sign regulations. See §§ 118-1290 through 118-1295. [Amended effective 9-13-1985]