



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417
 (860) 526-6030 (phone) – (860) 526-0060 (fax)
 Email: zoning@deepriverct.us
 Web: www.deepriverct.us

General Commercial Zone

Lot & Building Requirements

	With public water or sewer	Without public sewer or water
Gross Lot Area	30,000 sq.ft. minimum	80,000 sq.ft. minimum
Net Buildable Lot Area	20,000 sq.ft. minimum	40,000 sq.ft. minimum
Lot Width	100 Feet minimum	150 Feet minimum
Lot depth (from street line)	150 Feet minimum	200 Feet minimum
Front Setback (from street line)		
a. Light Residential Street	5 Feet minimum	5 Feet minimum
b. Residential Collector Street	10 Feet minimum	10 Feet minimum
c. Arterial Collector Street	20 Feet minimum	20 Feet minimum
Any One Side Yard Setback	10 Feet minimum	10 Feet minimum
Total of Both Side Yards Setback	10 Feet minimum	10 Feet minimum
Rear Yard Setback	20 Feet minimum	30 Feet minimum
Building Rectangle	100 FT X 150 FT minimum	150 FT x 200 FT minimum
Building Height maximum	35 Feet or 2 stories w/ Attic whichever is less same for both	
Lot Coverage of all Structures	30% maximum	25% maximum
Impervious Surface	60% maximum	50% maximum
Footprint of building	10,000 sq.ft. maximum	10,000 sq.ft maximum

Permitted Uses

SE (Special exception)	ZP (Zoning permit)	SP (Site plan)	X (Not allowed)
Federal, State and Town buildings and uses, if not otherwise exempt			SE
Public Utility Equipment Facilities, if not otherwise exempt			
with open (not enclosed) service or storage areas			SE
with completely enclosed service or storage areas			SE
Public and private schools, colleges, universities and other educational institutions			SE
Non-Academic School, including but not limited to art, music, sports			SE
Day Care Facilities			
a) Adult			SE
b) Child			SE
Membership clubs and associations, such clubs being primarily social in nature of 3,000 sq. ft. or less in total floor area			SE
Mortuary and funeral homes			SE
Bed & Breakfast Facilities			SE
Inns			SE
Indoor Commercial Recreation Facilities, such as billiard rooms, arcades/gaming rooms, and other similar facilities, whether municipal, if not otherwise exempt, or private			SE
Indoor Commercial Recreation Facilities, such as bowling alleys, skating rinks, swimming pools, and other similar large scale facilities, whether municipal, if not otherwise exempt, or private			SE
Theater (stage or cinema)			SE



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417
 (860) 526-6030 (phone) – (860) 526-0060 (fax)
 Email: zoning@deeperiverct.us
 Web: www.deeperiverct.us

Veterinary Hospitals for cats and dogs without outdoor runs	SE
Retail businesses, traditional in nature and including those which provide personal services and repair services, but excluding establishments with drive-thru facilities and any business otherwise listed in this schedule of 700 SF or less in sales floor area of 3,000 sq. ft. or less in total floor area	SP SP
Retail Businesses, traditional in nature but which require disproportional display area, such as furniture and major appliance stores	SE
Restaurants with or without service of alcohol. of 3,000 sq. ft. or less in total floor area in excess of 3,000 sq. ft. total floor area	SE SE
Drinking establishments	SE
Microbrewery/Microwinery	SE
Preparation of or food processing for retail, on-site sale	SE
Rental of tools, light machinery, and equipment for home and/or business use, and associated parts and accessories	SP
Offices for business, financial, computer services, and other similar professional services, not otherwise listed in this schedule	SP
Medical Offices	SE
Real Estate Offices	SE
Gasoline Stations, motor vehicle dealerships, and motor vehicle repair services, as defined by State Statutes	SE
Adult Entertainment Business	SE
Communication Towers	SE
Public Parking Lot, private or municipal Existing parking regulations apply, except for min.-max. Space requirement	SP
Historic Home Museum	SE
Community Center	SE
Library	SE
Lot Line Revision	ZP
Change of Business Name or Business Ownership	ZP
Dwelling accommodations for a caretaker, custodian or watchman in conjunction with a principal use on the same premises/property	ZP
Outside storage of equipment, merchandise, non-toxic materials and supplies which is clearly subordinate and customary with and incidental to a principal use and where goods so stored are sold from or used on the premises, provided that any outdoor storage shall be screened on all sides by appropriate structures, fencing, walls or landscaping of suitable type, density and height, as determined by the Commission	ZP
Signs	ZP
Drive-Thru Facilities, secondary to the primary business, including retail businesses, banks and other similar businesses but excluding food service establishments.	SE