



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

Harbor District Zone Lot & Building Requirements

	With public water and/or sewers	Without public water or sewers
Gross Lot Area	30,000 sq.ft. minimum	40,000 sq.ft. minimum
Net Buildable Lot Area	20,000 sq.ft. minimum	20,000 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	20 Feet minimum	20 Feet minimum
Total of Both Side Yards Setback	35 Feet minimum	35 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	35 Feet or 2 stories w/ Attic whichever is less (same for both)	
Lot Coverage of all Structures	30%	25%
Impervious Surface	60%	50%
Structure footprint of any one building	10,000 sq.ft.	10,000 sq.ft.

Permitted Uses

SE (Special exception) ZP (Zoning permit) SP (Site plan) X (Not allowed)

Single Family Dwelling, not to exceed one such building per lot	
a) over 4000 sq feet & in Gateway Conservation Zone	SE
b) all others	ZP
Forestry and forest reserves, fish and wildlife refuges, and similar conservation uses	ZP
Federal, State and Town buildings and uses	SE
Public Utility Equipment Facilities)	
with open (not enclosed) service or storage areas	SE
with completely enclosed service or storage areas	SE
Railroad Passenger Stations with customary accessory services thereto, but excluding freight and storage yards.	SE
Public and private schools, colleges, universities and other educational institutions	SE



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Churches, parish houses and other religious institutions, used as houses of worship	SE
Bed & Breakfast Facilities	SE
Private and/or commercial boat clubs, yards, docks, marinas and similar boating facilities with customary accessory services thereto	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	SE
of 700 SF or less in sales floor area	SE
of 3,000 sq. ft. or less in total floor area	SE
Restaurants with or without service of alcohol	SE
of 3,000 sq. ft. or less in total floor area	SE
in excess of 3,000 sq. ft. total floor area	SE
Drinking establishments	SE
Microbrewery/Microwinery	SE
Preparation of or food processing for retail, on-site sale	SE
Offices for business, financial, computer services, and other similar professional services, not otherwise listed in this schedule	SE
Light manufacturing, fabrication, processing, food processing, compounding, treatment, assembly, maintenance, repair or packing of goods or products	SE
Lot Line Revision	ZP
Change of Business Name or Business Ownership	ZP
Private garages, garden houses, tool houses, play houses, boat docks and other similar buildings and structures	ZP
Private swimming pools	ZP
Customary Home Occupations	ZP
The incidental storage of registered RVs, trailer campers, boats & vehicles owned by the occupant of the premises stored in the side or rear yards and minimally visible from any public way	ZP
Other accessory buildings and uses which are clearly subordinate, customary and incidental to, and located on the same lot with the principal use, and that will not be hazardous to the public health, safety and welfare	ZP
Accessory Retail Use to a manufacturing/assembly establishment, with such retail being clearly incidental to the manufacturing operation	SE
Accessory Apartments	SP
Dwelling accommodations for a caretaker, custodian or watchman in conjunction with a principal use on the same premises/property	SE
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