



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

Village, Turnpike & Commercial Industrial Zones

Lot & Building Requirements

	With public water or sewer	Without public sewer or water
Gross Lot Area	40,000 sq.ft. minimum	80,000 sq.ft. minimum
Net Buildable Lot Area	20,000 sq.ft. minimum	40,000 sq.ft. minimum
Lot Width	150 Feet minimum	150 Feet minimum
Lot depth (from street line)	200 Feet minimum	200 Feet minimum
Front Setback (from street line)		
a. Light Residential Street	10 Feet minimum	20 Feet minimum
b. Residential Collector Street	20 Feet minimum	30 Feet minimum
c. Arterial Collector Street	30 Feet minimum	40 Feet minimum
Any One Side Yard Setback	20 Feet minimum	25 Feet minimum
Total of Both Side Yards Setback	35 Feet minimum	40 Feet minimum
Rear Yard Setback	30 Feet minimum	40 Feet minimum
Building Rectangle	150 FT X 200 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	25% maximum	20% maximum
Impervious Surface	50% maximum	40% maximum

Permitted Uses

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

SCHEDULE OF USES	X (Not allowed)				
	GCD	VID	CIPD	TID	NCD
Single Family Dwelling, not to exceed one such building per lot					
a) over 4000 sq feet & in Gateway Conservation Zone	X	SE	X	X	X
b) all others	X	ZP	X	X	X
Federal, State and Town buildings and uses, if not otherwise exempt)	SE	SE			SE
Public Utility Equipment Facilities, if not otherwise exempt					
with open (not enclosed) service or storage areas	SE	SE	SP	SP	SE
with completely enclosed service or storage areas	SE	SE	SP	SP	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				SE
Non-Academic School, including but not limited to art, music, sports	SE				
Day Care Facilities					
a) Adult	SE				SE
b) Child	SE				SE
Membership clubs and associations, such clubs being primarily social in nature					
of 3,000 sq. ft. or less in total floor area	SE				SE
in excess of 3,000 sq. ft. total floor area					X
Public or private hospitals		SE			



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Sanitaria, convalescent homes, rest homes		SE			
Mortuary and funeral homes	SE				
Bed & Breakfast Facilities	SE				SE
Inns	SE				
Outdoor Private &/or commercial recreation facilities for tennis, racquetball, gymnasium, gymnastic studios, swimming and health clubs, whether municipal, if not otherwise exempt, or private			SE	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	SE	SE	SE	
Theater (stage or cinema)	SE	SE			
Private and/or commercial inland marinas, for the storage and sale of boats and related items, together with customary accessory services thereto			SP		
Veterinary Hospitals for cats and dogs without outdoor runs	SE	SE	SE	SE	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	SP				SE
of 3,000 sq. ft. or less in total floor area	SP				X
in excess of 3,000 sq. ft. total floor area					
Retail Businesses, traditional in nature but which require disproportional display area, such as furniture and major appliance stores	SE	SE			
Age Restricted Development		SE			
Restaurants with or without service of alcohol					
of 3,000 sq. ft. or less in total floor area	SE				SE
in excess of 3,000 sq. ft. total floor area	SE				X
Drinking establishments	SE				
Microbrewery/Microwinery	SE	SE	SE	SE	
Preparation of or food processing for retail, on-site sale	SE				SE
Preparation of or food processing for wholesale distribution		SP	SP	SP	
Contractor's Business and Storage Yards including building materials yards & storage of related vehicles but excluding concrete mixing and brush and stump processing				SP	
Landscape/Nursery Services Retail nursery sales including the mixing of chips, top soil and compost, firewood and the storage of small related landscape and nursery equipment with less than a 2 ton capacity but excluding brush and stump processing			SP		
Rental of tools, light machinery, and equipment for home and/or business use, and associated parts and accessories	SP	SE	SP	SP	
Retail & wholesale sale or rental of farm, construction or industrial equipment, including but not limited to tractors, farm wagons, forklifts, wood recovery & sawing equipment, backhoes, bulldozers, including parts & accessories pertaining to the same			SP	SP	



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Offices for business, financial, computer services, and other similar professional services, not otherwise listed in this schedule	SP	SP	SP	SP	SE
Medical Offices	SE				SE
Real Estate Offices	SE				SE
Mixed Use Buildings					
Light manufacturing, fabrication, processing, food processing, compounding, treatment, assembly, maintenance, repair or packing of goods or products		SP	SP	SP	
Non-Retail Laundering and Dry Cleaning Processing, Tool and Die, Printing and Publishing Establishments		SE	SE	SE	
Scientific, research and clinical laboratories, devoted to research, design and/or experimentation, including computer centers		SE	SE	SE	
Gasoline Stations, motor vehicle dealerships, and motor vehicle repair services, as defined by State Statutes	SE			SE	
Adult Entertainment Business	SE				
Communication Towers	SE	SE	SE	SE	
Earth Filling and Removal			SE		
Public Parking Lot, private or municipal Existing parking regulations apply, except for minimum-maximum Space requirement	SP				
Animal Day Care Facilities for domestic animals (dogs and cats)			SE	SE	
Historic Home Museum	SE				
Community Center	SE				
Library	SE				
Lot Line Revision	ZP	ZP	ZP	ZP	ZP
Change of Business Name or Business Ownership (Note 12)	ZP	ZP	ZP	ZP	ZP
Accessory Retail Use to a manufacturing/assembly establishment, with such retail being clearly incidental to the manufacturing operation		SE	SE	SE	
Cafeteria style service provided within a building for employees of a principal use		ZP	ZP	ZP	
Child Day Care facilities for children of employees		ZP	ZP	ZP	
Dwelling accommodations for a caretaker, custodian or watchman in conjunction with a principal use on the same premises/property	ZP	ZP	ZP	ZP	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	ZP	ZP	ZP	
Signs	ZP	ZP	ZP	ZP	ZP
Drive-Thru Facilities, secondary to the primary business, including retail businesses, banks and other similar businesses but excluding food service establishments	SE				X
Free-Standing Drive-Up ATM with no financial service business on the property (such use prohibited in all other districts)					SE