



Deep River Planning & Zoning Commission

174 Main Street, Deep River, CT 06417
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Preservation & Recreation Zone

Lot & Building Requirements

Gross Lot Area	400,000 sq.ft. minimum
Net Buildable Lot Area	80,000 sq.ft. minimum
Lot Width	200 Feet minimum
Lot depth (from street line)	400 Feet minimum
Front Setback (from street line)	100 Feet minimum
Any One Side Yard Setback	100 Feet minimum
Total of Both Side Yards Setback	100 Feet minimum
Rear Yard Setback	200 Feet minimum
Building Rectangle	400 FT X 500 FT minimum
Building Height	35 Feet or 2 stories w/ Attic whichever is less
Lot Coverage of all Structures	10% maximum
Impervious Surface	15% maximum

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
Commercial Agricultural Operations	ZP
Activities/Agritourism	SE
Forestry and forest reserves, fish and wildlife refuges, and similar conservation uses	ZP
Camps	SE
Planned Conservation Developments	SE
Public or Private Passive Recreational Facilities for fishing, hiking, boating and horseback riding	SE
Commercial Boarding of Horses and/or Riding Stables	SE
Age Restricted Development	SE
Lot Line Revision	ZP
Change of Business Name or Business Ownership	ZP
Cafeteria style service provided within a building for employees of a principal use	ZP
Child Day Care facilities for children of employees	ZP
Dwelling accommodations for a caretaker, custodian or watchman in conjunction with a principal use on the same premises/property	ZP
Signs	ZP
Livestock and Poultry	ZP