



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

R-60 Zone

Lot & Building Requirements

	Standard	Planned Conservation Development
Gross Lot Area	60,000 sq.ft. minimum	40,000 sq.ft. minimum
Net Buildable Lot Area	50,000 sq.ft. minimum	35,000 sq.ft. minimum
Lot Width	150 Feet minimum	125 Feet minimum
Lot depth (from street line)	200 Feet minimum	120 Feet minimum
Front Setback (from street line)		
a) Light Residential Street	20 Feet minimum	20 Feet minimum
b) Residential Collector Street	30 Feet minimum	30 Feet minimum
c) Arterial Collector Street	40 Feet minimum	40 Feet minimum
Any One Side Yard Setback	15 Feet minimum	20 Feet minimum
Total of Both Side Yards Setback	40 Feet minimum	40 Feet minimum
Rear Yard Setback	30 Feet minimum	40 Feet minimum
Building Rectangle	150 FT X 200 FT minimum	125 FT x 150 FT minimum
Building Height	35 Feet or 2 stories w/ Attic whichever is less (same for both)	
Lot Coverage of all Structures	10%	10%
Impervious Surface	15%	15%

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
Multi-Family Residence	X
Commercial Agricultural Operations	ZP
Agtivities/Agritourism	SE
Forestry and forest reserves, fish and wildlife refuges, and similar conservation uses	ZP
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	X
with completely enclosed service or storage areas	SE



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Railroad Passenger Stations with customary accessory services thereto, but excluding freight and storage yards.	
Public and private schools, colleges, universities and other educational institutions	SE
Day Care Facilities	
a) Adult	SE
b) Child	SE
Camps, defined in Section 2	
Churches, parish houses and other religious institutions, used as houses of worship	SE
Public or private hospitals	SE
Sanitaria, convalescent homes, rest homes	SE
Age Restricted Development	SE
Cemeteries	SE
Bed & Breakfast Facilities	SE
Planned Conservation Developments	SE
Golf Courses	SE
Commercial Boarding of Horses and/or Riding Stables	SE
Age Restricted Development	SE
Rear Lots	SP
Communication Towers	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 buildings and uses for multiple-family dwellings, when provided as an integral part of the overall development, including, but not necessarily limited to, tennis courts, swimming pools, other recreation facilities and buildings, maintenance, storage and utility buildings and parking areas.	ZP
Accessory Apartments	SP
Medi-pods	SP
Signs	ZP



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Livestock and Poultry

ZP
