



## 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-80 Zone

#### Lot & Building Requirements

	Standard	Planned Conservation Development
Gross Lot Area	80,000 sq.ft. minimum	45,000 sq.ft. minimum
Net Buildable Lot Area	50,000 sq.ft. minimum	35,000 sq.ft. minimum
Lot Width	200 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	20 Feet minimum	20 Feet minimum
Total of Both Side Yards Setback	50 Feet minimum	40 Feet minimum
Rear Yard Setback	30 Feet minimum	40 Feet minimum
Building Rectangle	180 FT X 220 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
Commercial Agricultural Operations	ZP
Agtrivites/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
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
Public or private hospitals	SE
Sanitaria, convalescent homes, rest homes	SE
Assisted Living Community	SE
Cemeteries	SE
Bed & Breakfast Facilities	SE
Planned Conservation Developments	SE
Golf Courses	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
Landscape/Nursery Services <sup>12</sup> 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	SE
Rear Lots	SP
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
Livestock and Poultry	ZP