



## 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 Mixed Use & Village Commercial Zones

## Lot & Building Requirements

	Village Mixed Use	Village Commercial
Gross Lot Area	20,000 sq.ft. minimum	20,000 sq.ft. minimum
Net Buildable Lot Area	15,000 sq.ft. minimum	15,000 sq.ft. minimum
Lot Width minimum	70 Feet on Main St / 100 Feet Not on Main St	70 Feet minimum
Lot depth (from street line)	150 Feet minimum	150 Feet minimum
Front Setback (from street line)		
a) North of Lafayette & Essex Street	0 - 10 Feet minimum	0 - 10 Feet minimum
b) South of Lafayette & Essex Street	15 - 25 Feet minimum	15 - 25 Feet minimum
Any One Side Yard Setback	5 Feet minimum	5 Feet minimum
Total of Both Side Yards Setback	10 Feet minimum	0 Feet on Main St min. 10 Feet Not on main St min.
Rear Yard Setback	25 Feet minimum	20 Feet minimum
Building Rectangle on Main St	70 FT X 100 FT minimum	70 FT x 150 FT minimum
Not on Main St	100 FT x 100 FT minimum	
Building Height maximum	35 Feet or 2 stories w/ Attic whichever is less (same for both)	
Lot Coverage of all Structures	40% on Main St Max. 30% Not on Main St Max.	40% Max.
Impervious Surface Maximum	60% on Main St 50% Not on Main St	70% on Main St 60% Not on Main St
Structure footprint of any one building	3,500 sq.ft. Max. on Main St 2,500 sq.ft. Max. Not on Main St	5,000 sq.ft. Max. on Main St 3,500 sq.ft. Max. Not on Main
Length of Building Facing street	50 Feet Max.	

### Permitted Uses

SE (Special exception)    ZP (Zoning permit)    ZP \* (Zoning permit for residential only)    SP (Site plan)    X (Not allowed)

SCHEDULE OF USES	VMU	VC
Single Family Dwelling, not to exceed one such building per lot		
a) over 4000 sq feet & in Gateway Conservation Zone	n/a	n/a
b) all others	ZP	X
Multi-Family Residence	SE	X
Federal, State and Town buildings and uses, if not otherwise exempt	SE on Main	SE



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Public Utility Equipment Facilities, if not otherwise exempt		
with open (not enclosed) service or storage areas	SE	X
with completely enclosed service or storage areas	SE	X
Public and private schools, colleges, universities and other educational institutions	SE off Main	X
Non-Academic School, including but not limited to art, music, sports	SE	SP
Day Care Facilities		
a) Adult	Both	X
b) Child	SE off Main	X
Churches, parish houses and other religious institutions, used as houses of worship	SE	X
Membership clubs and associations, such clubs being primarily social in nature		
of 3,000 sq. ft. or less in total floor area	SE	X
in excess of 3,000 sq. ft. total floor area	SE on Main	X
Sanitaria, convalescent homes, rest homes	SE	X
Age Restricted Development	SE	X or SE
Cemeteries	X	X
Mortuary and funeral homes	SE on Main	X
Bed & Breakfast Facilities	SE	X
Inns	SE	SE
Combined Use Buildings	SE on Main	SE
Indoor Commercial Recreation Facilities, such as billiard rooms, arcades/gaming rooms, and other similar facilities, whether municipal, if not otherwise exempt, or private	X	SE
Theater (stage or cinema)	SE on Main	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 off Main	SP
of 3,000 sq. ft. or less in total floor area	SP on Main	SP
in excess of 3,000 sq. ft. total floor area	X	SP
Restaurants with or without service of alcohol		
of 3,000 sq. ft. or less in total floor area	SE on Main	SE
in excess of 3,000 sq. ft. total floor area	X	SE
Drinking establishments	SE on Main	SE
Microbrewery/Microwinery		SE
Preparation of or food processing for retail, on-site sale	SE on Main	SE
Offices for business, financial, computer services, and other similar professional services	SP	SP
Medical Offices	SE	SP
Real Estate Offices	SP	X
Mixed Use Buildings	SP	SP



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Public Parking Lot, private or municipal Existing parking reg.'s apply, except for min.-max. Space req.	SP	SP
Group Home/Halfway House	SE	X
Museum (public)	SE	X
Historic Home Museum	SE	X
Community Center	SE	X
Library	SE	SE
Lot Line Revision	ZP	ZP
Change of Business Name or Business Ownership	ZP	ZP
Private garages, garden houses, tool houses, play houses, boat docks and other similar buildings and structures	ZP *	ZP
Private swimming pools,	ZP *	X
Customary Home Occupations,	ZP *	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 *	X
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	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	X
Accessory Retail Use to a manufacturing/assembly establishment, with such retail being clearly incidental to the manufacturing operation,	SE on Main only	X
Accessory Apartments	SP	SP
Cafeteria style service provided within a building for employees of a principal use	X	ZP
Child Day Care facilities for children of employees	ZP	ZP
Dwelling accommodations for a caretaker, custodian or watchman in conjunction with a principal use on the same premises/property	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 on Main only	ZP
Signs	ZP	ZP
Outdoor/Outside Seating	ZP on Main	ZP
Sidewalk seating	SP	SP
Patio or other non-sidewalk seating location	SP	SP
Drive-Thru Facilities, secondary to the primary business, including retail businesses, banks and other similar businesses but excluding food service establishments.	SE on Main only	SE