



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 Residential Zone

Lot & Building Requirements

Gross Lot Area	30,000 sq.ft. minimum
Net Buildable Lot Area	20,000 sq.ft. minimum
Lot Width	150 Feet minimum
Lot depth (from street line)	150 Feet minimum
Front Setback (from street line)	10 - 35 Feet minimum
Any One Side Yard Setback	25 Feet minimum
Total of Both Side Yards Setback	50 Feet minimum
Rear Yard Setback	30 Feet minimum
Building Rectangle	150 FT X 150 FT minimum
Building Height	30 Feet
Lot Coverage of all Structures	30% maximum
Impervious Surface	35% maximum
Footprint of building	
a.	One story 2,500 sq.ft. maximum
b.	Two or more stories 1,500 sq.ft. 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
Multi-Family Residence				X
Federal, State and Town buildings and uses, if not otherwise exempt (Note 2)				SE
Public and private schools, colleges, universities and other educational institutions				SE
Churches, parish houses and other religious institutions, used as houses of worship				SE
Age Restricted Development				SE
Bed & Breakfast Facilities				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)				SE
of 3,000 sq. ft. or less in total floor area				X
in excess of 3,000 sq. ft. total floor area				X
Retail Businesses, traditional in nature but which require disproportional display area, such as furniture and major appliance stores				X



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Age Restricted Development	SE
Offices for business, financial, computer services, and other similar professional services, not otherwise listed in this schedule	SE
Medical Offices	SE
Real Estate Offices	SE
Group Home/Halfway House)	SE
Historic Home Museum	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 Retail Use to a manufacturing/assembly establishment, with such retail being clearly incidental to the manufacturing operation	X
Accessory Apartments	SP
Medi-pods	SP
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
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	X
Signs	ZP
Outdoor/Outside Seating	
Sidewalk seating	X
Patio or other non-sidewalk seating location	X
Drive-Thru Facilities, secondary to the primary business, including retail businesses, banks and other similar businesses but excluding food service establishments.	X
Free-Standing Drive-Up ATM with no financial service business on the property (such use prohibited in all other districts)	X