

ZONING

575 Attachment 2

City of Norwich

Open Space Requirements

[Amended 12-15-1998 by Ord. No. 8-1998; 12-20-2005 by Ord. No. 4-2005; 9-22-2009 by L.L. No. 2-2009; 6-19-2012 by Ord. No. 3-2012]

Zoning District	Minimum Lot Size (square feet)	Minimum Frontage (feet)	Street Setback (feet)⁵	Lot Lines Setback (feet)⁵	Maximum Building Height	Maximum Lot Coverage⁵
R-1	10,075	65	30	10	2 stories or 30 feet	40%
R-1A ¹	7,000	55	20	5	2 stories or 30 feet	40%
R-2 ^{1,2}	7,750	60	20	5	2 stories or 30 feet	50%
R-3	8,525	55	20	10	3 stories or 45 feet	50%
B-1 ⁴	1,200	15	0	3 ³	5 stories or 60 feet	90%
B-2	10,000	75	35	12	3 stories or 45 feet	50%
IN	12,500	100	30	20	5 stories or 50 feet	66%

NOTES:

¹ Minimum lot 3,300 square feet per dwelling unit, three or more dwelling units.

² Federal and state assisted housing shall be allowed in R-2 Zones. For federal and state assisted housing for the elderly, the following standards shall apply: minimum lot size: 15,000 square feet; minimum frontage: 100 feet; street setback: 20 feet; side yard 15 feet or 1/3 building height, whichever is more restrictive; rear yard: 20 feet; building height: six stories or 70 feet; coverage: 35%; minimum lot: 600 square feet per dwelling unit.

³ Nonrequired minimum only if provided.

⁴ BID:

a. Within the Business Improvement District corner lots may have setbacks of up to 25 feet on the two sides of the property that address the two streets. All other lots may have setbacks of up to 15 feet. These setbacks are allowed only for public seating, outdoor cafes and gardens. Under no circumstances shall a voluntary setback be considered a hardship or a justification for larger or brighter signage than is allowed by Ch. 465, Signs, of the Code of the City of Norwich.

b. Within the Business Improvement District the minimum building height shall be two stories or 30 feet. In fulfilling this requirement, the first and second floors must have comparable square footage.

c. Within the Business Improvement District the minimum lot coverage (whether one lot or two or more lots combined) shall be 60%.

⁵ Street setbacks, lot line setbacks, and maximum percentage of lot coverage does not apply to harmless encroachments such as eaves, overhangs, handicapped ramps, and open patios.