

# ZONING

270 Attachment 1

## Town of Haddam

**Table I**  
**Schedule of Area, Height, Bulk and Placement Regulations**

<b>Zone</b>	<b>Minimum Lot Area (acres)</b>	<b>Minimum Lot Frontage Width<sup>1</sup> (feet)</b>	<b>Minimum Front Yard (feet)</b>	<b>Minimum Side Yard (feet)</b>	<b>Minimum Aggregate Side Yards (feet)</b>	<b>Minimum Rear Yard (feet)</b>	<b>Maximum Building Height<sup>2</sup> (feet)</b>	<b>Maximum % of Land Coverage</b>	<b>Minimum Setback from a Watercourse (Gateway Zone<sup>5</sup>) (feet)</b>
R-2 (1F)*	2	200	40	20	50	30	35	10%	50
R-2 (2F)*	2	200	40	20	50	30	35	10%	50
R-1 (1F)*	1	150	30	20 <sup>6</sup>	50 <sup>6</sup>	20	35	15%	50
R-1 (2F)*	2	200	40	20	50	30	35	15%	50
R-2A (1F)*	2	200	40 <sup>7</sup>	20	50	30 <sup>7</sup>	35	10%	50
R-2A (2F)*	2	200	40 <sup>7</sup>	20	50	30 <sup>7</sup>	35	10%	50
Commercial	1/2	100	30	10	25	20	35	40% <sup>3</sup>	50
Industrial (I-1 and I-2)	1	150	30	20	50	20	35	25% <sup>3</sup>	50
Industrial Park <sup>4</sup>	2	200	70	30	70	40	35	25% <sup>3</sup>	50
Higganum Village District	None	30	10	8	15	10	35	70%	N/A
Modification limits for HVD Zone	N/A	8	3	2	4	3	35	25%	N/A

## HADDAM CODE

### NOTES:

\*(1F) = Single-family dwellings

\*(2F) = Two-family dwellings

<sup>1</sup> "Minimum lot frontage" is defined as continuous uninterrupted frontage, unencumbered by any vehicular rights-of-way or access strips, on a Town or state road or other road meeting specifications of the Haddam Subdivision Regulations. On a corner lot, only one of the frontages must meet the minimum requirements.

<sup>2</sup> No building or other structure shall be constructed, reconstructed, enlarged, extended, moved or structurally altered in such a manner as to exceed a height of 35 feet or contain more than two stories and an attic above grade. However, spires, cupolas, towers, flagpoles, tanks and other similar structural features occupying no more than 10% of the building area and not designed for human occupancy may be constructed, reconstructed, enlarged, extended, moved or structurally altered to a reasonable and necessary height upon the granting of a special permit therefor by the Town authority having jurisdiction.

<sup>3</sup> The maximum combined coverage of buildings, accessory structures and parking areas shall not exceed 75% of the lot area.

<sup>4</sup> See Article XII of these regulations for additional lot requirements in the Industrial Park District.

<sup>5</sup> See § 270-50 of these regulations for exceptions to fifty-foot setback requirements.

<sup>6</sup> Lots on record or part of an approved subdivision for the R-1 Zone: side yards equal 10 feet and 25 feet.

<sup>7</sup> Existing structures on lots of record or existing in an approved subdivision for the R-2A Zone: front yard equals 30 feet; rear yard equals 20 feet.