

BULK REGULATIONS

17.58 Attachment 1

Village of Darien

Residential Bulk Standards Table

Summary of Village of Darien Residential Bulk Standards											
Zoning District	Min. Lot Area (square feet) <sup>1</sup>	Min. Lot Width (feet) <sup>2</sup>	Minimum Setbacks						Minimum Dwelling Separation (feet)	Maximum Building Height (feet)	
			Front/Street (feet) <sup>2</sup>	Side to Home (feet) <sup>3</sup>		Rear to Home (feet) <sup>3</sup>	Rear/Side to Accessory Building (feet) <sup>4</sup>	Pavement (feet) <sup>4</sup>		Home	Accessory Building
				Least Side	Sum of Sides						
Agricultural holding	35 acres <sup>12</sup>	300	50	25	50	50	50	5/10	50	35	15
	40,000 <sup>12</sup>	90	25/40	10	25	25	5/5	5/10	20	35	15
Single-family (RS-1)	16,000	90	25/40	10	25	25	5/5	5/10	20	35	15
Single-family (RS-2)	11,000	75	25/40	10	25	25	5/5	5/10	20	35	15
Single-family (RS-3)	8,000	66	25/40	10	25	25	5/5	5/10	20	35	15
Two-family(RD)	11,000 <sup>8</sup>	90	25/40	0/10 <sup>10</sup>	0/25 <sup>10</sup>	25	5/5	5/10	0/20 <sup>10</sup>	35	15
Multifamily (RM) <sup>6</sup>	3,600/du <sup>6</sup>	80	25/40	0/20 <sup>6,10</sup>	0/40 <sup>6,10,11</sup>	25	5/5	5/10	0/40 <sup>6,10</sup>	35 <sup>9</sup>	15
Neighborhood commercial	8,000	66	25/40	10	25	25	5/5	5/10	20	35 <sup>9</sup>	15
Suburban commercial <sup>7</sup>	40,000 <sup>13</sup>	80	25/40	10	25	25	5/5	5/10	20	35 <sup>9</sup>	15
Central commercial <sup>7</sup>	8,000	66	25/40	10	25	25	5/5	5/10	20	35 <sup>9</sup>	15

## DARIEN CODE

### NOTES:

- <sup>1</sup> Measured from existing or officially mapped right-of-way line, whichever is farthest from the center line of the street.
- <sup>2</sup> For street with said right-of-way equal to or greater than 100 feet, 40 feet of setback is required.
- <sup>3</sup> Additional setbacks may be required along zoning district boundaries See Section 17.68.100.
- <sup>4</sup> Accessory buildings shall be five feet from the property line; five feet from an alley.
- <sup>5</sup> Minimum of five feet from a side or rear yard (or additional per Section 17.68.100), minimum of 10 feet from a public street.
- <sup>6</sup> For single-family and two-family homes see the RD-1 District.
- <sup>7</sup> Refers to bulk requirements for institutional residential developments in nonresidential zoning districts.
- <sup>8</sup> Eight thousand square feet per RS-3 District is permitted as a conditional use.
- <sup>9</sup> Institutional residential buildings in excess of two stories are allowed with a conditional use permit.
- <sup>10</sup> Zero feet where property line divides attached buildings.
- <sup>11</sup> Twenty feet for townhouse on interior of row, 30 feet for townhouse on end of row.
- <sup>12</sup> Thirty-five acres is for principal use home, 40,000 square feet is for accessory farm dwelling.
- <sup>13</sup> Twenty thousand square feet permitted as a conditional use.
- <sup>14</sup> Accessory structures located in the side yard shall meet the same setback of the principal structure.