

BULK REGULATIONS

17.58 Attachment 2

Village of Darien

Nonresidential Bulk Standards Table

Summary of Village of Darien Residential Bulk Standards										
Zoning District	Min. Lot Area (square feet) ¹	Min. Lot Width (feet) ²	Minimum Setbacks						Minimum Building Separation (feet)	Maximum Building Height (feet)
			Front/Street (feet)	Side to Home (feet) ³		Rear (feet)	Side/Rear From CC (feet) ⁴	Pavement (feet) ⁵		
				Least Side	Sum of Sides					
Agricultural holding ¹	35 acres ¹	120	35/40	50	100	50	50	5/10	100	35/60 ⁶
	40,000 ^{1,7}	70	25/40	10	25	25	5/5	5/10	20	35
Single-family (RS-1) ¹	11,000	70	25/40	10	25	25	5/5	5/10	20	35
Single-family (RS-2) ¹	11,000	70	25/40	10	25	25	5/5	5/10	20	35
Single-family (RS-3) ¹	11,000	70	25/40	10	25	25	5/5	5/10	20	35
Two-family(RD) ¹	11,000	70	25/40	10	25	25	5/5	5/10	20	35
Multifamily (RM) ¹	11,000	70	25/40	10	25	25	5/5	5/10	20	35
Neighborhood commercial	8,000	66	25/40	10	25	25	5/5	5/10	20	35
Suburban commercial	40,000 ²	80	25/40	0/103	0/25 ³	25	5/5	5/10	0/20 ¹	35

DARIEN CODE

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				Least Side	Sum of Sides					
Central commercial	3,600	40	Maximum setback of zero feet or block average, except per Plan Comm. as a component of site design. Side yard is 10 feet from residential.			25	5/5	0	Max = 0 except per plan comm.	45; Min = 20 except per plan comm.
Suburban industrial	20,000	80	25/40	0/103	0/253	25	5/5	5/10	0/20 ³	45
Urban industrial	11,000	80	25/40	25	50	25	5/5	5/10	50	60

NOTES:

¹ Bulk requirements for institutional uses, such as churches and schools, in agricultural and residential districts.

² May be reduced to 20,000 square feet with a conditional use permit.

³ Zero feet where property line divides attached buildings.

⁴ Accessory buildings shall be five feet from the property line; five feet from an alley.

⁵ Five feet from side and rear lot lines, except where modified along district boundary by required buffer yard; see Section 17.68.100.10 feet from front or street line.

⁶ Sixty feet permitted for agricultural structures.

⁷ Bulk requirements for nonresidential agricultural uses.