

ZONING

213 Attachment 3

City of Meriden

§ 213-12B

Lot and Bulk Requirements

[Amended 10-21-1985; 7-5-1988; 12-5-1988; 3-5-1990; 12-21-2009; 1-3-2012]

Zoning District		Minimum Lot Requirements				Minimum Yard Requirements			Maximum Height (feet)
		Lot Area (square feet)	Area per Dwelling Unit (square feet)	Width (feet)	Maximum Coverage	Front ⁵ (feet)	Side (feet)	Rear (feet)	
R-R	Rural Residential	40,000	40,000	200	25%	40	40	40	35 ¹
	Farming/greenhouses/nurseries	2 acres		200	25%	40	40	40	35
S-R	Suburban Residential			100	30%	35	10 ²	25	35/30 ¹²
	Private water and sanitation	40,000	40,000						
	Private sanitation	20,000	20,000						
	Public water and sanitation	15,000	15,000						
R-1	Single-Family Residential			90	25	25	10 ²	25	35/30 ¹²
	Private water and sanitation	40,000	40,000						
	Private sanitation	20,000	20,000						
	Public water and sanitation	11,250	11,250						
R-2	Two- and Three-Family Residential ^a	12,000	4,000	100 ⁴	40	25	10 ²	25	35/30 ¹²
R-3	Multiple-Family Residential ^a	10,000	2,500 ⁶	80 ⁴	65 ³	25	10 ²	25	35
R-4	Multiple-Family Professional ^a	15,000	2,000	100	75 ²	35	25 ²	25	75
	Offices and office buildings:		330/office						
	With private sanitation	20,000							
	With public sanitation	15,000							
C-1	Central Commercial								
	Retail/service stores	4,000		40 ⁴	90	—	—	15	75
	Motels/hotels	4,000		40 ⁴	75	—	10	15	12 stories
	Multifamily dwellings	4,000	500	40 ⁴	90	—	10	15	12 stories

MERIDEN CODE

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Zoning District									
	Professional offices	4,000		40 ⁴	90	—	10	15	12 stories
	Service stations	9,000		80		25	20 ²	20	35
C-2	General Commercial								
	Retail/service ^a	10,000		100 ⁴		15	15	20	75
	Multifamily ^a	15,000	1,500	100 ⁴	75	35	25	25	75
	Professional office:		300/office	100 ⁴	75	35	25	25	75
	With private sanitation	20,000							
	With public sanitation	15,000							
	Motel/hotel ^a	40,000		100 ⁴	40	15	15	20	75
	Auto sales, service/repair station	10,000		80	25	15	15	20	35
TOD	Transit Oriented Development	See Section 27 TOD District							
C-3	Highway Commercial	40,000		100 ⁴	40	15	15	20	35
	Hotel/motel ^a	40,000		100	40	15	15	20	75
C-4	Convenience Commercial ^a	4,000		40 ⁴	60%	(As specified in the adjacent residential district)			35
M-1	Research, Development, Manufacturing	3 acres		200		40	25 ²	25	75
M-2	Industrial	1 acre		150	40% ^b	25	20 ²	20	75
M-3	Industrial	1 acre		100	50% ^b	25	20 ²	20	75
M-4	Planned Industrial	100 acres	3 acres/lot	175 ^d	20% ^a	60	25	40	120
RDD	Regional Development	8 acres		200	50% building and paved area	60	60	60	40
NCDD	Neighborhood Commercial Design District	10,000	3,000	75	60%	20	10	25	35

ZONING

NOTES:

General:

Minimum depth for a residential lot shall include amount of required front setback, amount of rear setback, plus 30 feet in between to be reserved for building; use front and rear setbacks specified in this table unless greater amount specified in § 213-48 is applicable.

- ^a Permitted with public sanitation only.
- ^b See § 213-60B for possible expansion with special exception.
- ^c Principal buildings.
- ^d Also minimum one-hundred-seventy-five-foot depth per individual parcel.
- ¹ Maximum building height for places of worship or public assembly is 60 feet. All other requirements are the same as for a single-family dwelling.
- ² Minimum side yard for corner lots noted are as follows:

District/Use	Interior Side A (feet)	Street Side A (feet)
S-4	10	25
R-1	10	25
R-2	10	25
R-3	10	35
R-4	25	35
C-1	20	25
service station/ repair garage		
M-1	25	40
M-2	20	25
M-3	20	25

- ³ Maximum lot coverage is 40% for rooming, boarding and tourist homes. All other requirements are the same as for multiple-family dwellings (maximum eight units).

- ⁴ Minimum lot width for corner lots is as follows:

District/Use	Width A (feet)
R-3 Multiple-family	100
R-4 Multiple-family	150
R-4 Professional office	
R-4 Hospital, health facility	150
C-1 Retail	50
C-1 Service	60
	(Interior minimum lot width is 60)
C-1 Motel, hotel	50
C-1 Multiple-family	50
C-1 Professional offices	50
C-2 Retail service	125
C-2 Multiple-family	150
C-2 Professional office	150
C-2 Motel, hotel	150
C-3 Retail, service	150
C-3 Motel, hotel	150
C-4 Neighborhood convenience	50

- ⁵ For required front yard on any major or collector street, see § 213-48D(2).
- ⁶ The maximum number of units permitted on a lot of 35,000 square feet or less is eight units.
- ⁷ (Reserved)
- ⁸ (Reserved)
- ⁹ (Reserved)
- ¹⁰ (Reserved)
- ¹¹ (Reserved)
- ¹² Within the height restricted band, this maximum building height is 30 feet; on nonconforming lots narrower than 60 feet in the R-R, S-R, R-1 and R-2 zones, the maximum height of buildings shall be two stories (not to exceed 30 feet).