

ZONING REGULATIONS

315 Attachment 2

Town of Suffield

Height and Area Schedule

Zone	Maximum Height* (feet)	Minimum Frontage (feet)	Minimum Lot Size	Developable Area (square feet)	Maximum Lot Coverage	Minimum Yards**		
						Front (feet)	Side (feet)	Rear (feet)
Farmland Preservation (FP)	40	50	5 acres	n/a	n/a	50	50	50
Residential (R-90)**	30	200	90,000 square feet	60,000	10%	50	30	50
Residential (R-45)**	30	175	45,000 square feet	45,000	20%	50	20	50
Residential (R-25)	30	125	25,000 square feet	25,000	25%	50	20	40
Residential (R-20)	30	100	20,000 square feet	20,000	30%	40	10	40
Residential (R-15)	30	90	15,000 square feet	15,000	35%	40	10	35
Residential (R-11)	30	75	11,000 square feet	11,000	40%	40	9	25
Planned Development Apartment (PDA)	50	500	10 acres	n/a	35%	50	50	50
Housing Opportunity District (HOD)	50	200	25 acres	n/a	35%	50	50	50
Neighborhood Commercial (NC)	30	125	30,000 square feet	n/a	40%	50	20 or 30	20 or 30
Town Center Village District (TCV)****	40	60	12,000 square feet	n/a	75%	0	10 to 20	20
West Suffield Village District (WSCV)	35	125	30,000 square feet	n/a	50%	60	20	30
Industrial (I)	50	150	45,000 square feet	n/a	75%	50	15	30
Planned Development Industrial Park (PDIP)***	50	150	60,000 square feet	n/a	60%	50	25	30

NOTES:

- * Accessory buildings in excess of 10 feet in height shall observe setback requirements for a principal building. Accessory buildings 10 feet in height or less shall observe five-foot side and rear setbacks except in the R-90 Zone which shall be 10 feet and in the R-45 Zone which shall be 10 feet for rear yard. In-ground pools shall be located not less than 15 feet from side and rear property lines in all zones as measured from the edge of the patio surrounding the pool. **[Amended 1-4-2019]**
- ** Subdivisions of 20 acres or greater with five or more lots in the R-90 and/or R-45 Zone require a special permit according to Article VI of these regulations prior to subdivision approval.
- *** No part of any building or structure shall exceed the height limitations established by the FAA.
- **** Minimum side yard setback shall be an aggregate of 30 feet with a twenty-foot-wide fire lane on one side. **[Amended 7-5-2007]**