

ZONING

177 Attachment 3

Town of West Hartford
Standards for One-Family Residence Districts
[Amended 10-28-1969; 11-28-1978; 1-13-1981; 7-14-1981; 9-22-1987; 2-13-1990; 10-25-2005]

District	Minimum Lot Area per Dwelling Unit (square feet)	Average Lot Width (feet)	Minimum Lot Depth (feet)	Minimum Front Yard	Side Yard (minimum)			Rear Yard (minimum)			Maximum Height				Maximum Lot Coverage of All Buildings	Maximum Horizontal Dimension per Building (feet)
					Main Building (feet)	Accessory Building (feet)	Parking Area (feet)	Main Building (feet)	Accessory Building (feet)	Parking Area (feet)	Main Building		Accessory Building			
											Stories	Feet	Stories	Feet		
R-80	As specified in § 177-14			1. Building shall observe building line.	25	10	5	50	10	5	2½	35	1½	15	10%	250
R-40	40,000	150	200		20	10	5	50	10	5	2½	30	1½	15	15%	250
R-20 ¹	20,000	110	140		15	5	2	40	5	2	2½	30	1½	15	25%	250
R-13 ¹	12,750	85	110		10	2	2	35	2	2	2½	30	1½	15	30%	250
R-10 ¹	10,500	70	100		10	2	2	30	2	2	2½	30	1½	15	30%	250
R-6	6,000	50	100		4	2	2	30	2	2	2½	30	1½	15	30%	250

NOTES:

¹ Lots of record in these zones filed with the Town Clerk on or before July 24, 1956:

A. R-20: 18,000 square feet in area; 100 feet in width.

B. R-13: 10,500 square feet in area; 75 feet in width.

C. R-10: 9,000 square feet in area; 60 feet in width.