

ZONING

177 Attachment 4

Town of West Hartford
Standards for Multifamily Residence Districts
[Amended 5-8-1979; 1-13-1981; 5-10-2005]

District	Lot Area per Dwelling Unit (square feet)	Maximum Floor Area Ratio	Maximum Lot Coverage of All Buildings	Yards			Parking Area	Usable Open Space for Dwelling Unit (square feet)	Maximum Height		Maximum Horizontal Dimensions per Building (feet)	Maximum Number of Dwelling Units per Structure
				Front Yard	Main Building (feet)	Accessory Building (feet)			Main Building (stories/feet)	Accessory Building (stories/feet)		
RM-4	4,000	0.4	20%	1. Buildings and parking areas: Building line including Type A screening, except that parking facilities in an RP District shall observe a front yard of at least 10 feet including Type C screening.	Each side and each rear yard shall have a width of at least the height of the building, including Type A screening	2	Type A screening, except that for parking areas with 10 or more car spaces abutting a residential use, Type C screening shall be required, provided that in the RM/O Zone, Type C screening shall be required along the rear property line for areas abutting residential uses located in the rear yard with more than 4 spaces.	400	2½/30	1½/15	250	12
RM-3	3,000	0.5	20%					400	2½/30	1½/15	250	12
RM-3R	3,000	0.5	20%					400	2½/30	1½/15	250	2
RP	3,000	0.5	20%					400	2½/30	1½/15	250	12
RM-2	2,000	1.00	30%					200	3/40	1½/15	250	20
RM-1, RO, RCO and RM/O ²	1,000	1.25	40%	2. Motor vehicles parked overnight shall be parked behind the building line, except that at one-family dwellings and multifamily dwellings containing 2 or 3 units, which have 1 or more parking spaces behind the building line, in conformance with § 177-32E(8) and (12) up to 2 motor vehicles, only 1 of which may be a van or a pickup truck, may be parked forward of the building line so long as they bear a Connecticut registration, are perpendicular to the street, are on a surface which complies with § 177-32E(12), and are either on the driveway or on an area which is not located in front of the living area of the dwelling.	Each side and each rear yard shall have a width of at least 1/2 of the height of the building, including Type A screening ¹	2		200	3/40	1½/15	250	40
RM-MS	1,000	1.25	40%									

NOTES:

¹ Side yard requirements in RM/O Zone may be reduced pursuant to the requirements of § 177-16.3 of this chapter.

² [Amended 11-14-1989]