177 Attachment 5

Town of West Hartford
Standards for Business Districts
[Amended 10-28-1969; 4-26-1971; 7-28-1987; 11-14-1989; 7-8-2003; 11-14-2017; 6-14-2022; 9-26-2023]

District	Lot Area (square feet)	Average Lot Width (feet)	Maximum Floor Area Ratio	Maximum Lot Coverage of All Buildings	Yards and Screening Adjoining Residential Districts				Yards and Screening Adjoining Nonresidence Districts				Maximum Height			
					Front Yard		Side and Rear Yard		Front Yard		Side and Rear Yard		Main Building		Accessory Building	
					Buildings	Parking Areas	Buildings	Parking Areas	Buildings	Parking Areas	Buildings	Parking Areas	Stories	Feet	Stories	Feet
Office-Laboratory District (BOL)	350,000	400	0.3	15%	100 feet, including Type F screening	50 feet, including Type E screening	Same as front yard	Same as front yard	50 feet, including Type D screening	25 feet, including Type B screening	Same as front yard	Same as front yard	3	35	1½	15
Office District (BO)	Not required	Not required	0.4	30%	Building line, including Type A screening	10 feet, including Type A screening	Each side yard and each rear yard shall have a width of at least 1/2 the height of the main building, but not less than 15 feet, including Type B screening. Accessory buildings may be erected to within 2 feet of the lot line if any portion of the wall facing the residence district closer than 15 feet to said lot line has no openings for windows, doors or mechanical equipment and if said wall is constructed with brick facing.	Shall be provided with Type C screening	Building line	—	One of the side yards or rear yard of the main building shall have the width of at least 1/3 of the height of said building, but not less than 10 feet, and said yard shall be accessible for fire-fighting purposes.[4] No other side or rear yard is required, but if provided, it shall be at least 4 feet wide.	—	4	45	1½	15
Residence-Institutional (RI)													3	35	1	15
Shopping Center District (BS)	200,000	300	0.2[2]	20%[2]	50 feet, including Type D screening	50 feet, including Type E screening	Same as front yard	Same as front yard	Building line, including Type A screening	—		—	4[2]	45[2]	1½	15
Neighborhood Business District (BN) and Neighborhood Business Design District (BND)	Not required	Not required	0.6[2]	30%[2]	Building line, including Type A screening	10 feet, plus Type A screening	Side and rear yards of the main building, where said yards abut a residence district, shall have a width of at least 1/2 the height of said building, but not less than 15 feet, including Type B screening. Accessory buildings may be erected to within 2 feet of the lot line if any portion of the wall facing the residence district closer than 15 feet to said lot line has no openings for windows, doors or mechanical equipment and if said wall is constructed with brick facing.	Shall be provided with Type C screening	Building line	—			2[2]	25[2]	1½	15
Central Business District (BC)			1.25[5]	Ground coverage may be equal to that area remaining after provisions for yard requirements and parking are met. If parking requirements are met as stipulated under § 177-32D or G, the building coverage may be equal to that area remaining after yard requirements are met.									4	45[1]	1½	15
General Business District (BG)			1.25										4	45	1½	15
Central Business District High-Density (CBDH)			1.25[3]	50%									4[3]	45[3]	1½	15
Transit-Oriented Development District (TOD)	Not required	Not required	1.5[5]	50%[6]	Building line, including Type A screening	Not permitted	Side and rear yards of the main building, where said yards abut a residence district, shall have a width of not less than 15 feet for side yards and shall have a width of at least 1/2 the height of said building, but not less than 15 feet, including Type C screening. Accessory buildings may be erected to within 2 feet of the lot line if any portion of the wall facing the residence district closer than 15 feet to said lot line has no openings for windows, doors or mechanical equipment and if said wall is constructed with brick facing.	Shall be provided with Type C screening, and side yards shall be located at least 10 feet behind the front facade of the main building	Building line, including Type A screening	Not permitted	No side yard required. If provided, it shall be at least 4 feet wide. Rear yard shall have a width of at least ½ the height of the building, but not less than 15 feet, including Type B screening.	Type C Screening	5	55[6]	1½	15

NOTES:

[1] Maximum height may be increased to 55 feet if the first floor of the main building contains banks, retail businesses dealing directly with the consumer on the premises, establishments performing personal services or restaurants with or without alcoholic drink and other establishments serving food and nonalcoholic drink.
[2] In the BN, BND, and BS Zones, floor area ratio, maximum lot coverage, stories and height may be increased pursuant to § 177-16.5 of this chapter.
[3] In the CBDH Zone floor area ratio, lot coverage, maximum height and stories may be increased pursuant to § 177-16.6 of this chapter.
[4] In the CBDH Zone, no other side yards may be provided except where necessary to provide access to parking or loading facilities located in the rear of lots that are not otherwise accessible.
[5] In the BC Zone, the floor area ratio may be increased pursuant to § 177-16.6 of this chapter.
[6] In the TOD Zone, the floor area ratio, lot coverage, and height may be increased pursuant to § 177-43 of this chapter.