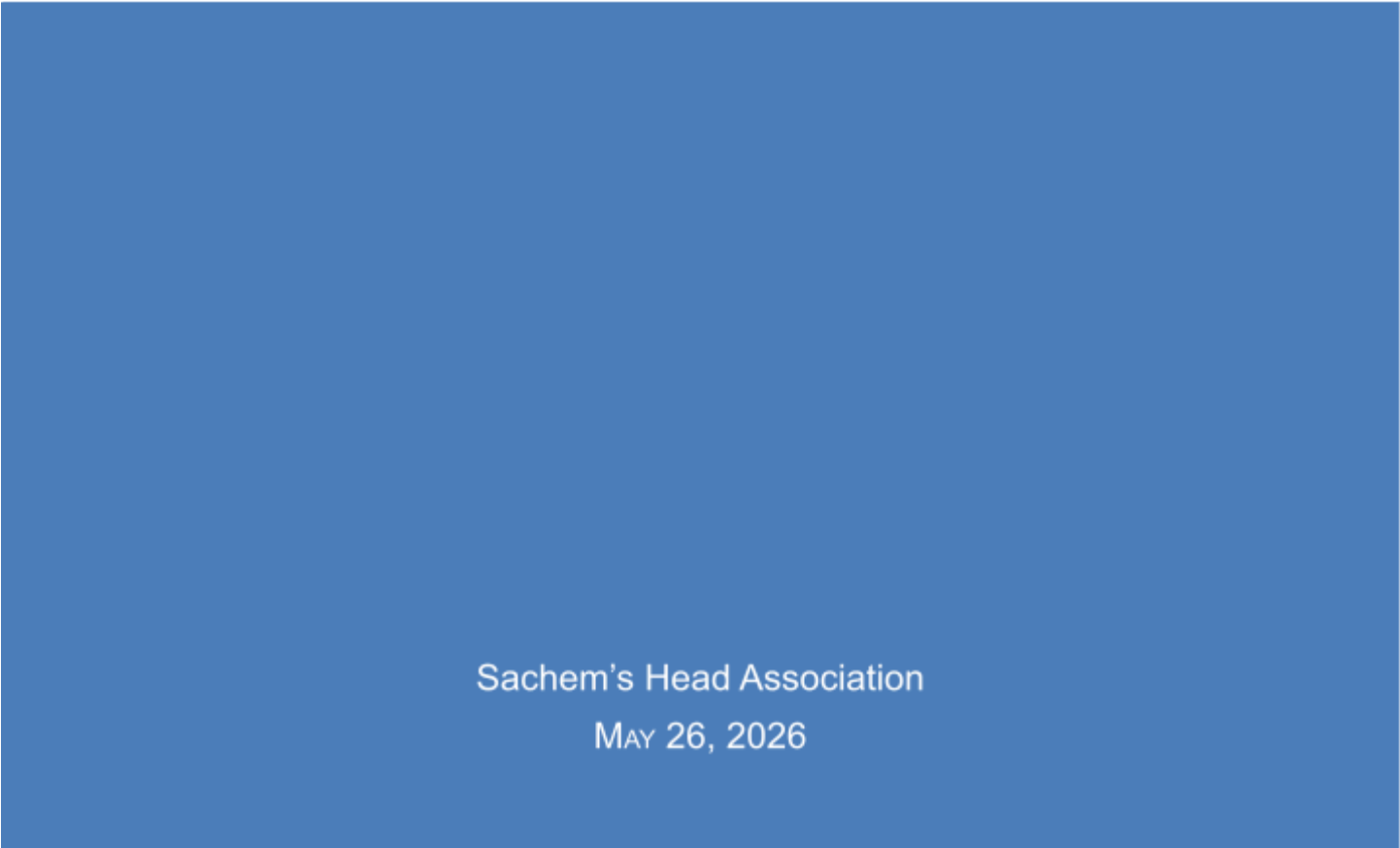




# SACHEM'S HEAD ASSOCIATION ZONING REGULATIONS



Sachem's Head Association  
MAY 26, 2026

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## **Section 1. General Provisions**

### 1.1. Purpose

These Zoning Regulations (“Regulations”) adopted by Sachem’s Head Association (the “Association”) are for the purposes set forth in Connecticut General Statutes Section 8-2, as may be amended from time to time.

Nothing in these Regulations is intended to abrogate or repeal the provisions of any other ordinance or regulation of the Association except wherein specifically designated, or to affect or modify in any way the legal conditions or restrictions in any covenant or deed or order issued pursuant thereto. Where the provisions of these Regulations differ from any such other restrictions or regulations, the more restrictive shall apply. Similarly, where any two provisions of these Regulations conflict with each other, the more restrictive shall apply. Any references herein to other local, state, or federal regulations are for informational purposes only.

### 1.2. Severability

If any section, paragraph, subdivision, clause, or provision of these Regulations shall be found by a court of competent jurisdiction to be invalid or unconstitutional, such finding shall apply only such section, paragraph, subdivision, clause or provision and the remaining Regulations shall continue in full force and effect.

### 1.3. Interpretations

In the event that any numerical minimum requirement identified in these Regulations results in a fractional result in completing the calculation to determine the numerical minimum requirement, the calculated result shall be rounded up to the nearest whole number.

Headings of sections are provided for convenience and do not define the scope of any section or provision herein.

## **Section 2. Definitions**

2.1 Except as hereinafter specified, all words used in these Regulations shall be given the meaning commonly attributed to them.

2.2 Unless clearly to the contrary, words used in the singular shall include the plural and words in the plural shall include the singular and words used in the present tense shall also include the future tense.

2.3 The word “shall” indicates a mandatory, and not a discretionary, condition.

2.4 The words “Lot,” “tract,” “plot,” “piece,” “site” and “parcel” shall be interchangeable.

2.5 The words “zone,” “district” and “zoning district” shall be interchangeable.

2.6 On appeal from a decision of the Zoning Commission, or its duly appointed Zoning

Enforcement Officer (“ZEO”), as to the meaning of any word or words used herein, the Board of Appeals shall interpret and determine the intent thereof and adopt a rule explicitly setting forth such interpretation.

2.7 The following word or words as used herein shall be deemed to mean:

- “Adjacent” – A property sharing a common boundary or boundaries with another property, but shall not include properties separated by any Street, road, or other right of way.
- “Access Easement” – The right to use all or a portion of land owned by another person for the purpose of accessing adjacent, abutting, or other property.
- “Accessory Apartment” – An accessory Dwelling, attached to the Principal Dwelling, with separate cooking facilities, that is not a Guest House.
- “Average Ground Level” – A baseline elevation determined for each Building or Structure, or distinct portion of either, by averaging the lower of either finished, proposed or pre-existing ground elevations at points situated every twenty (20) feet along an imaginary line located ten (10) feet outside of a wall of the Building or Structure or distinct portion thereof.
- "Buildable Lot Area" - The area of a Lot, less any areas containing inland or tidal wetlands, Access Easements, rights-of-way, or Significant Area of Steep Slopes.
- “Building” – a Structure supported by walls, columns, or other similar features and which is intended to be used as a means of housing, enclosure, or shelter for people, animals, equipment, materials, or goods or personal property of any kind. Membrane structures, greenhouses, and prebuilt or preassembled structures are considered Buildings.
- "Business" - Any activity carried on for profit or non-profit purposes on a regular basis but not including hobbies.
- “Disturbed Area” – All or a portion of a property where the vegetative cover, subsurface soil, or other natural element are destroyed, damaged or removed leaving the land susceptible to accelerated erosion.
- “Dwelling” – A Building, or portion thereof, designed exclusively for residential occupancy by one Family.
- “Dwelling, Accessory” – A Guest House or Accessory Apartment.
- “Dwelling, Principal” – The primary or predominate Dwelling.
- “Earth Excavation Activities” – Any activity involving Earth Excavation, filling, grading, or other form of Earth Material extraction or importation and/or removal of Earth Material in an amount exceeding one hundred cubic yards (100 yd<sup>3</sup>) in a calendar year.
- “Earth/Earth Material” – Natural soil, loam, sand, gravel, rock, clay, silt, or any other excavated natural material.
- “Excavation” – the removal, digging out, or extraction of Earth Material.
- "Family" - One or more persons related by blood or marriage, or a group of

five or fewer individuals who need not be so related, who are living together as a single housekeeping unit and are maintaining a common household and common cooking facilities but excluding Household Employees.

- "Floor Area Ratio (FAR)" - The ratio of Gross Floor Area of a Principal Structure to Buildable Lot Area.

- "Gross Floor Area" – The cumulative horizontal floor areas in each and every individual floor of any Principal Structure, measured from the exterior walls of the Structure, which shall include, but not be limited to, connected or attached: garages, porches, courtyards enclosed by solid walls, decks, Terraces, Patios, covered breezeways and any detached, attached, or connected greenhouses, Accessory Dwellings, sheds, pergolas, or gazebos. Also included are attic spaces with clear heights of at least six (6) feet over the attic floor area, the horizontal area at each floor level devoted to stairwells, elevator shafts, chimneys, atriums or similar multi-story spaces, and basement areas with an interior height of at least six (6) feet and having ceilings more than three (3) feet above Average Ground Level. The maximum allowable Gross Floor Area for any Principal Structure is obtained by multiplying the Buildable Lot Area by the applicable Floor Area Ratio.

- "Guest House" – An Accessory Structure existing on the same Lot as a Principal Structure, designed for use by a Family, non-paying temporary guests, and/or Household Employees of an owner or occupant(s) of the Principal Structure, when permitted by the criteria established in Section 4.4.5. A Guest House is not an Accessory Apartment.

- "Household Employee" – A person employed by the owner or occupant of a Principal Dwelling for the general purposes of maintaining the property or assisting the Family and may include housekeepers, cooks, maids, caretakers, caregiver, gardeners, or chauffeurs.

- "Impervious Surface" – Any surface that does not readily infiltrate water, including but not limited to Buildings, Structures, parking areas, paved areas, driveways, Streets, sidewalks, paved paths, Patios, and any area covered with concrete or asphalt, not including retention basins. Areas that are covered with materials such as stone, gravel, and manufactured surfaces, designed to allow water infiltration, shall be considered impervious in accordance with the percentage documented by engineering specifications for the subject surface material.

- "Infiltration Measure" – A stormwater treatment improvement, designed to capture stormwater runoff and infiltrate it into the ground, which improvement, at minimum, infiltrates the first one (1) inch of stormwater runoff from roof areas into the ground.

- "Livestock" – Animals commonly kept as part of an agricultural, rather than a residential, environment and which term shall include, but not be limited to, chickens, pigs, goats, llamas, alpacas, and horses.

- "Lot" – A piece or parcel of land occupied, or to be occupied, by a Building or Structure, or a group of Buildings or Structures, and their Accessory Uses. Land bisected by a private easement or right-of-way may be combined to form a single Lot.

- "Lot Area" – The total horizontal area of a Lot included within reasonably regular Lot Lines, excluding all areas that are below the Mean High Tide Line or are

contained in any Street or right of way or Access Easement or that project into Adjacent land a distance greater than its width at the base of such projection.

- “Lot Coverage” – The projection to the ground of the area contained within the maximum perimeter of a Building or Structure as viewed from above including decks and above Average Ground Level Terraces but excluding projections from the Building or Structure as per Section 4. For roof systems having overhangs greater than one (1) foot, the projection to the ground will be the edge of the roof less one (1) foot.

- “Lot Line” – The property lines delineating a Lot.

- “Low Impact Development Practices” – An approach to land use planning and project design that seeks to: (a) increase the ability of a developed Lot to effectively emulate predevelopment hydrologic conditions, including, without limitation, stormwater retention and detention, water quality treatment, and infiltration function; (b) minimize overland stormwater runoff from a developed Lot; (c) maximize the retention of trees, native vegetation, understory plants, and native soils; (d) minimize soil disturbances; (e) minimize the conversion of site surfaces from vegetated to non-vegetated surfaces; and (f) maximize the quantity and use of appropriate native plants onsite and is compliant with the Connecticut Stormwater Quality Manual effective March 30, 2024, as may be amended or restated from time to time.

- “Mean High Tide Line” – Shall be the most recent NOAA-derived elevation published in the CT Department of Energy and Environmental Protection’s Coastal Jurisdiction tables

- “Mean High-Water Line” – Shall be the most recent NOAA-derived elevation published in the CT Department of Energy and Environmental Protection’s Coastal Jurisdiction tables

- "Non-Conforming Building" - A Building or Structure which does not comply with the building limitations specified in Table 1 and Table 3.

- “Non-Conforming Lot” – A Lot which does not comply with the minimum Lot size or minimum Lot width requirements specified in Table 1 and Table 3.

- “Non-Conforming Use” – Any Use other than permitted under these Regulations that was established prior to the effective date of these Regulations.

- “Patio” - An improved area that is flush with the ground with no structural supports other than subsurface base material and/or retaining walls.

- "Parkland" - Land owned by the-Association and so designated by the Association's Executive Board.

- “Rental Property” - A Principal or Accessory Structure for which an occupant pays a monetary charge for the right to occupy or use such Building or Structure.

- “Short Term Rental” – A Dwelling, Principal or Accessory, rented for a period of no more than thirty (30) consecutive days.

- “Sign, Contractor Information” – A sign advertising any contractor or contractor services but excluding any worksite or safety signage.

- “Sign, Permanent” – A sign attached to a Building, Structure, or the

ground, made from materials intended for long term use.

- "Sign, Political" – A sign announcing or supporting a candidate seeking election to a political office or referendum question.
- "Significant Area of Steep Slopes" – An area of a Lot that has a grade of more than twenty-five percent (25%) and an area of one thousand (1,000) square feet or more. The grade is measured along a line perpendicular to the Lot's contours established at intervals not exceeding two (2) feet.
- "Street" - A public or private way or thoroughfare, however designated, which primarily affords access to abutting property.
- "Street Line" – The length of a Lot Line abutting a public or private way or thoroughfare. Street Line, Lot frontage and Lot width are all interchangeable terms.
- "Structure" - Anything constructed or erected, including a Building, which is located on, in, or under a Lot or Lots, or anything attached to something located on the ground.
- "Structure, Accessory" - A Structure located on the same Lot as a Principal Structure that is customarily and clearly subordinate to the Principal Structure and all portions of which are located a minimum of ten feet (10') away from the Principal Structure, including, without limitation, a detached garage, shed, garbage shed, swimming pool, pool house, tennis court, children's playhouse, play-gym, separate statuary having a volume of more than ten (10) cubic feet, power generators, solar panels, propane tanks, Terraces or Patios above Average Ground Level, wind power generators having a volume of more than seventy-five (75) cubic feet and/or standing more than four (4) feet high, and Accessory Dwellings. The following are not Accessory Structures: fences, sidewalks, parking areas, Terraces or Patios at Average Ground Level, and driveways. Any portion of a Principal Structure devoted or intended to be devoted to an Accessory Use is not an Accessory Structure but is considered part of the Principal Structure.
- "Structure, Principal" – A Building or other Structure upon or in which the Principal Use of the property is situated, including, without limitation, a Principal Dwelling.
- "Terrace" – A graded grass area that is flush with the ground with no structural supports other than subsurface base material and/or retaining walls.
- "Use" - Any activity, including habitation, occupation, business, or operation carried on or intended to be carried on in a Building or other Structure or on a tract of land.
- "Use, Accessory" - A Use of a Lot, Building or other Structure which is subordinate to and customarily and clearly incidental to the Principal Use of such Lot, Building or other Structure.
- "Use, Principal" - The primary Use of a Lot, Building or Structure.
- "View Lane" – The straight line with uninterrupted rectangular view to the waters of Long Island Sound, Sachem's Head Harbor, or Great Harbor whose width is at least the required minimum side setback width for the principal structure in the district in which the property is located.
- "Waterfront Property" - Property abutting the coastal and tidal waters of Long Island Sound, Great Harbor, or Sachem's Head Harbor including Lots having tidal

wetlands frontage.

- "Yards" - The required minimum depth or width measured to the nearest point of the Building or Structure, or alternatively, the average distance between the Lot Line and the Building or Structure measured at intervals of three (3) feet along the nearest part of the Building or Structure to the nearest point on the Lot Line, provided that no part of the Building or Structure shall be nearer to such Lot Line than two-thirds (2/3) of the distance specified in Tables 1 and 3 containing Principal and Accessory Structure setback requirements.

- "Yard, Front" - An open, unoccupied space on the same Lot as a Building or Structure situated between the Street Line and the line connecting the parts of the Building or Structure nearest to such Street Line and extending to the side Lot Line. In the case of a Lot abutting two Streets, the owner may elect which Yard abutting upon a Street shall be the front Yard providing the frontage requirements are met. With respect to a fully enclosed Lot having access to a Street only by means of an Access Easement or private right-of-way, that portion of the Lot nearest to such Street and connected to the Street by such Access Easement shall be deemed to be the front of the Lot, and the Lot Area contiguous thereto shall be deemed the Front Yard.

- "Yard, Side" - An open, unoccupied space on the same Lot as a Building or Structure and situated between the side Lot Line and the part of the Building or Structure nearest thereto and extending through from the Front Yard, or from the Street where no Front Yard is required, to the Rear Yard, or where no Rear Yard is required, to the rear Lot Line.

- "Yard, Rear" - An open, unoccupied space on the same Lot with a Building or Structure and situated between the rear Lot Line and the part of the Building or Structure nearest thereto and extending from the Side Yard, or from the side Lot Line where no Side Yard is required, to the rear Lot Line.

**Section 3. Districts and Map**

3.1. For purposes of these Regulations, the lands within the jurisdiction of the Association, as defined by Connecticut Special Act 278 of 1931, as amended, and lawful accretions thereto, are hereby divided into the following land use districts (the “Zoning Districts”):

Zone Name
Residence AA (R-AA)
Residence A (R-A)
Residence B (R-B)
Residence C (R-C)
Residence D (R-D)
Waterfront District (WFD)
Floodplain District (FPD)

3.2. The location and boundaries of the Zoning Districts are hereby established as shown on the map in the appendix entitled “Zoning Map – Sachem’s Head Association” dated April 21, 2006, which is attached hereto and made a part hereof, which may be amended from time to time. The boundary of the Association is shown on a survey map dated August 16, 1994 prepared by Anderson Associations, Guilford, Connecticut.

3.3. The purpose of each Residence District is to provide single-family detached Dwellings on individual Lots in accordance with the bulk requirements set forth on Table 1 for the applicable Residence District.

3.4. The Floodplain District (“FPD”) shall encompass the special flood hazard areas, Zone A, Zone AE, and Zone VE, as depicted on the current Flood Insurance Rate Map, dated December 17, 2010, as amended, prepared by the Federal Emergency Management Agency (“FEMA”), as such zones may be amended from time to time by FEMA (the “Flood Map”).

3.5. As of May 23, 2002, the date of adoption of the Ordinances of 2002, two waterfront districts were established: the first along the south side of Prospect Avenue extending from the east property line of the property at 44 Prospect Avenue to the west property line of the property at 126 Prospect Avenue; the second along Uncas Circle extending from the easterly property line of the property 52 Uncas Circle to the westerly property line of the property at 90 Uncas Circle, each a “Waterfront District.”

3.6. Except where referenced to a Street Line or other designated line shown on such map by distance in feet therefrom, the district lines are intended to follow Lot Lines or the center lines of Street or other rights of way or water courses, or where any such line abuts upon Long Island Sound, it shall be deemed to extend outward to the limit of the jurisdiction of the Association, or to the middle of any bay, estuary, or tributary thereof.

3.7. Upon appeal from a decision of the Association’s Zoning Commission, or its duly appointed ZEO as to the precise location of any district boundary, the Association’s Board of Appeals shall determine the precise location thereof by an order entered upon its minutes.

## Section 4. Permitted Uses

### 4.1. General

4.1.1. The lands within the Association shall be limited to residential use, as well as Parkland and recreational use by the members and permitted guests of the Association.

4.1.2. No Building, Structure, or improvement, or any portion thereof, shall be used, and no Building, Structure, improvement, or any portion thereof, shall be constructed, reconstructed, enlarged, extended, moved, altered, or demolished except in conformity with these Regulations.

4.1.3. Lots may not be diminished in area, nor shall any Yard or other open space be reduced, except in conformity with these Regulations.

4.1.4. Any Use not listed as permitted within these Regulations is prohibited.

4.1.5. Uses subject exclusive to state or federal jurisdiction as to location or Use are exempt from these Regulations. Properties owned by the United States Government, State of Connecticut, or Association shall be exempt from these Regulations.

1.1.1. There shall be no more than one (1) Principal Structure on any Lot.

1.1.2. No contractor, including but not limited to painters, contractors, or yard maintainers, may conduct exterior work on any Lot within the Association on any Sunday or on any federal holiday between May 1 and September 30 or outside the following hours Monday through Friday: 7:30AM to 5:30PM and Saturday: 7:30AM to 4:00PM.

1.1.3. If temporary bathroom facilities are necessary for any project, the temporary bathroom facility shall be located in an area on the Lot where the work is being conducted and where it is least visible from the road while remaining serviceable.

1.1.4. While the approval to erect a docking system for boats is generally under the jurisdiction of the Connecticut Department of Energy & Environmental Protection (DEEP), the Association's Zoning Commission is responsible for the zoning and coastal area management approval aspects for portions of the docking system above the Mean High Tide Line. Any railing for the brow and gangway to any such docking system shall be no higher than four (4) feet and shall be, to the maximum extent possible, of see-through construction. Any upland attachment pad or Structure necessary for a docking system's brow is exempt from any Rear Yard setback but shall abide by all other setbacks.

1.1.5. Any Lot Adjacent to the Long Island Sound shall be developed so that the design and relationship of the development to the waterfront, as viewed from the water, is consistent with the waterfront setting, including, but not limited to:

1.1.1.1. Building and Structures being located in such a way as to maintain view of the water from the nearest public Street to the greatest extent possible.

1.1.1.2. Any property that is contiguous to or Adjacent to the waters of Long Island Sound, that maintains any fencing in its Rear Yard from the Mean High Tide Line as determined by Table 3 or the waterfront, as the case may be, shall be no more than four (4) feet high and shall be of “see through” construction.

1.1.1.3. Any walls built or hedges grown within the Rear Yard setback, from the Mean High Tide Line shall be no more than thirty (30) inches in height.

1.1.1.4. Each property with a width not less than the minimum Side Yard width requirement for the Zoning District shall maintain one View Lane. Said View Lane may be located anywhere along the front Lot Line.

1.1.1.5. Where any Association Street ends at the waterfront, a View Lane shall be preserved. Such View Lane shall be at least seventy-five percent (75%) of the width of the Street's right of way.

1.1.1.6. There shall be no Buildings, Structures, or other permanent obstructions, including but not limited to air conditioning units, emergency generators, etc. placed or established within View Lanes. View lanes may not be obstructed by fences, unless such fence is see-through. Any trees, shrubbery, or other landscape features in the View Lane shall not be higher than three (3) feet. At all times, all major shade trees installed within a View Lane shall have their lowest branches at least six (6) feet above the ground.

1.1.1.7. Trees or shrubbery existing prior to the initial enactment of this Section 4, shall be permitted to be maintained in their current position, however, any replacement of such trees or shrubbery shall be in conformance with this Section 4.

1.1.1.8. When two (2) or more Lots are combined into one (1) Building Lot, the Zoning Commission may, at its discretion, increase the width of the required View Lane.

1.1.1.9. The Zoning Commission may, in its discretion, waive the requirement for a View Lane when (i) the particular juxtaposition of the Lot, water, and Street would create no appreciable view for any passerby on the Street; or (ii) when the Lot required to maintain a View Lane is of such a size that the distance from the Street to the water is so great that no appreciable view of the water would be created.

1.1.6. No noise which is objectionable due to volume, intermittence, beat frequency or shrillness shall be transmitted outside the Lot from which it originates. Sound absorptive shielding around such items as air conditioning units and emergency generators shall be used as required to minimize noise levels but shall be implemented in accordance with these Regulations.

1.1.7. No lighting on any Lot shall be of such intensity or direction as to create illumination or glare on Adjacent Lots or Adjacent Streets.

1.1.8. No farm animals, Livestock, or other undomesticated animals shall be kept within the Association.

1.1.9. No Lot may be used for the purpose of operation, landing or taking off of any aircraft, including helicopters, except in emergency situations.

1.1.10. No part of any Yard or open space required for any Principal or Accessory Structure or Building may be counted towards the Yard or open space requirement for any other Principal or Accessory Structure or Building.

1.1.11. In the event that any Lot maintains frontage of no less than twenty-five (25) feet in more than one zoning district, the provisions of the less restrictive district may be applied for a distance of not more than thirty (30) feet into the more restrictive district.

1.1.12. Pilasters, belt courses, sills, cornices, or similar architectural features on any Principal or Accessory Structure may project into Yards or other required open spaces for a distance not to exceed one (1) foot and the planting or landscaping of such spaces is permitted.

1.1.13. Uncovered ramps required for handicapped accessibility to a Principal Dwelling, installed as required by applicable building code provisions, may project up to four (4) feet into a required Side Yard or up to eight (8) feet into a required Front or Rear Yard, unless determined by ZEO that greater projection into required Yards is necessary to provide access in accordance with applicable building codes or applicable laws, rules, or regulations.

1.1.14. No tag sales, garage sales, or similar occasional sales of personal property shall be permitted in any Zoning District.

1.1.15. No person owning or occupying any land within the Association shall place debris and/or litter either on land owned or occupied by himself or on land of another, including land of the Association, or permit or allow debris and/or litter to remain on such land.

1.1.16. Any Impervious Surface shall be built using Low Impact Development Practices for stormwater management and appropriate Infiltration Measures.

1.1.17. Any Impervious Surface driveway shall be sloped to drain in a sheet flow pattern into vegetated areas.

1.1.18. Any Earth Excavation Activities that result in a change to Average Ground Level of more than two and one-half (2 ½) feet or involves the importation, removal, or relocation of more than one hundred cubic yards (100 yds<sup>3</sup>) in a calendar year shall require a Zoning Permit, whether or not such activity is part of a building project.

## 1.2. Area, Location and Bulk Requirements

1.2.1. The area, location and bulk requirements for Zoning District shall be depicted on Table 1 and Table 3 of these Regulations. The base requirement delineated in Table 1 applies directly to Lots maintaining the minimum required Lot Area in any particular Zoning District. For Lots having an area larger than the minimum required Lot Area in a particular Zoning District, then the Buildable Lot Area dependent requirements for Lot width, buildable Lot Coverage, Front, Side, and Rear Yard setbacks for

both Principal and Accessory Structures, improvements or Structures, and the Maximum Floor Area requirement for Principal Structure shall be as set forth in Table 3.

1.2.1.1. Any Structure constructed on a lot bisected by an easement or right-of-way shall be no closer to such Access Easement or right-of-way than the distance specified for the minimum Side Yard setback for the applicable Buildable Lot Area.

1.2.2. The height of any Building or Structure shall be measured from the Average Ground Level to the highest point on the highest roof or top of any substantial Structure placed on the top of a roof, including, but not limited to, a viewing platform, widow's walk, cupola, solar panel, whichever is higher. A substantial roof Structure shall exclude any chimney.

1.2.2.1. The starting location for such measurement shall be the lowest elevation along the measurement line. Where such elevation points would be on the property of others, the ground elevations shall be taken at the property line. Where such elevation points would be inside another Building or Structure, or distinct portion thereof, the elevation used shall be an average of the grades on the line of each side of such Building, Structure, or distinct portion thereof. Average Ground Level for Buildings or Structures located in the Floodplain District are governed in accordance with Section 6.

1.2.2.2. Average Ground Level for Terraces and Patios shall be determined as above, except that the measuring points shall be taken at the edge of the Terrace or Patio, using at least one (1) point at each corner and one (1) point at each midpoint of each side of the Terrace or Patio. For a Terrace or Patio without distinct side, measurements shall be taken using at least eight (8) equidistant points at the edge of the Terrace or Patio.

1.2.3. The Maximum Lot Area covered by all Buildings; Principal, Accessory and Accessory Structures shall be in accordance with Table 1 and Table 3. The Lot Coverage of all Buildings and Structures, Principal and Accessory, shall not exceed the sum of allowable lot coverage for both.

1.2.4. The maximum Lot Area covered by Impervious Surfaces, including Principal Buildings, Accessory Structures and Buildings but excluding reasonable parking areas and driveways at an area commensurate with the intended residential occupancy of the building, shall not exceed Maximum Lot Area defined in 4.2.3

### 1.3. Principal Structures

1.3.1. No Lot may contain more than one Principal Structure or Building. Lots in Residence Zoning Districts shall contain no more than one Principal Dwelling.

1.3.2. The Average Height of a Principal Structure, as set forth in Table 2, shall be at least seven (7) feet below the Maximum Building Height set forth in Table 1 for Principal Structure in the relevant zone.

1.3.3. Each Principal Structure in any Residence Zoning District shall be occupied by only one Family and Household Employees.

#### 1.4. Accessory Structures

1.4.1. Customary Accessory Structures, including garages, sheds, garbage sheds, swimming pools, pool houses, tennis courts, stand-alone decks, accessory to the Principal Structure, may be built, in accordance with this Section, as of right, in any Zoning District. Any swimming pool constructed shall ensure adequate enclosures and will, at all times, conform to the State Building Code, as it may be amended from time to time.

1.4.2. Accessory utilities, such as power generators and propane tanks, are permitted as of right, but must be concealed by fencing or plantings at least one (1) foot taller than the accessory utility, but in no case taller than six and one half (6 ½) feet above Average Ground Level.

1.4.3. No Accessory Structure shall be permitted in any required Front or Side Yard. Furthermore, Accessory Structures, except for private garages, may be no closer to the Street Line than the Principal Structure. Private garages may be as close to the Street Line as the Front Yard setback permits.

1.4.4. No Accessory Structure may be located on a Lot with no Principal Dwelling.

1.4.5. Only one Accessory Dwelling is permitted per Lot.

1.4.6. Guest Houses shall be subject to the following:

1.1.1.10. No Guest House shall be permitted in any Zoning District other than R-AA and R-A;

1.1.1.11. The height of any Guest House shall not exceed twenty (20) feet above Average Ground Level. The Average Height of a Guest House shall be at least five (5) feet below the Maximum Building Height, as identified on Table 1 for Accessory Structures within the relevant Zoning District;

1.1.1.12. The Guest House shall be no closer to the Principal Dwelling than twenty (20) feet; and

1.1.1.13. A Guest House may not be used as a Rental Property unless specifically permitted under law or permitted under these Regulations.

1.4.7. The maximum percentage of a Lot that may be covered by Accessory Structures, including any Accessory Dwelling, shall not exceed the percentage or area set forth Table 1 and Table 3.

1.4.8. The Average Height of an Accessory Structure, set forth in Table 2, shall be at least five (5) feet less than the Maximum Building Height as set forth in Table 1 for Accessory Structures in the relevant Zoning District.

1.4.9. Fences and fence posts, with or without associated top mounted lighting shall not exceed six and one-half (6 ½) feet above the Average Ground Level in any Front, Side, or Rear Yard. The

frame or supporting members shall be on the installing party's side, the "good" or finished fence side shall face the Street or Adjacent Lot owner. No barbed wire or other hazardous material shall be used in the construction of any fence.

1.4.10. Living hedges, which cannot be seen through, not exceeding six and one-half (6 ½) feet above the Average Ground Level are permitted within any Front, Side, or Rear Yard except where such shrubbery is located at Street intersection or Adjacent to driveways leading to Accessory Structures or off-street parking areas. In such locations, living hedges shall not be permitted over three (3) feet in height.

1.4.11. No living hedge or other shrubbery shall be permitted to encroach on public sidewalks or Streets or rights-of-way.

1.4.12. Shrubby and trees over six and one-half (6 ½) feet may be planted for screening purposes within a Side Yard setback only upon agreement between the Adjacent Lot owners as to a maintenance agreement for such trees or shrubbery. Such maintenance agreement must be approved by the ZEO, must be binding on each Lot owner's successors and assigns, and must be recorded on the Guilford Land Records.

1.4.13. There shall be no transportable residential Structure permitted as an Accessory Structure in any Zoning District.

#### 1.5. Parking and Access

1.5.1. Each Principal Structure shall have off-street parking for at least two (2) vehicles.

1.5.2. Any inclusion of an Accessory Dwelling shall increase any off-street parking requirement by two (2) additional parking spaces.

1.5.3. All commercial motor vehicles and trucks, mobile homes, campers, house trailers, and similar recreational vehicles must be garaged in an approved Accessory Structure and shall not be occupied, except as pursuant to Section 4.5.4 below.

1.5.4. The temporary occupancy of a mobile home by residents of the Association for a period of time not to exceed one (1) year is permitted when the residents' Principal Dwelling has been rendered uninhabitable by reason of fire, flood or other act of God and such mobile home is located on the residents' Lot and meets all set back requirements set forth in these Regulations. The one (1) year period shall begin upon date of the damage to the Principal Dwelling.

1.5.5. Only one (1) unregistered vehicle being restored, or one (1) registered vehicle being restored or repaired, or one (1) unregistered vehicle unfit for highway use, owned by a resident of the Principal Dwelling shall be permitted on any Lot for a period not to exceed one (1) year. Any such vehicle, unless stored in a permitted Accessory Structure, may not be stored closer to the Street than the Principal Dwelling. Any such vehicle shall not be visible from any point of the Street.

### 1.6. Sign Standards

1.6.1. This section shall apply to all publicly visible signs. No sign, advertising display, Structure, poster, or other device shall be established, constructed, reconstructed, enlarged, extended, moved, or structurally altered unless in conformance with these Regulations. It is the intent of these Regulations to protect public safety, protect property values within the Association, and protect the physical appearance of the Association.

1.6.2. The following signs shall be permitted as-of-right:

1.6.2.1. Association or government notices, including Association or government signs to control traffic or other regulatory purposes, to identify Streets or warn of danger.

1.6.2.2. Temporary signs including:

1.6.2.2.1. Political Signs, however, such Political Signs must be removed no later than ten (10) days after voting for such election closes.

1.6.2.2.2. one standard real estate "For Sale" or "For Rent" sign, not to exceed five (5) square feet in area, advertising only the Lot upon which it is situated. Any Lot in excess of three (3) acres and having frontage on two (2) Streets, is permitted to erect a sign on each Street. Such signs shall be removed within ten (10) days after the sale or rental of such Lot.

1.6.2.2.3. one (1) sign, not to exceed three (3) square feet in area, providing the name and nature of any lawful Non-Conforming Use.

1.6.2.2.4. during the pendency of any construction process, while within the term of a building permit, signs for the purpose of safety messages and personnel permitted on the worksite. Such signs may be no larger than one (1) square foot in area and shall be removed within five (5) days of the expiration or closure of the building permit or completion of the project, whichever occurs earlier. No Contractor Information Signs are permitted under this Section 4.6.2.2.4.

1.6.3. Unless expressly permitted herein, no Permanent Sign shall be erected or structurally altered unless permitted by the Zoning Commission.

1.6.4. No temporary sign-or Permanent Sign may be erected or maintained in a way so as to cause a hazard to traffic or pedestrians, or impair access to a public sidewalk, public or private Street, right-of-way, Access Easement, driveway or a fire hydrant.

1.6.5. No Lot may have more than one (1) Permanent Sign per one hundred (100) feet of frontage.

1.6.6. No Permanent Sign shall be larger than one (1) square foot in area, measured from the outside edge of the sign, excluding any Structure necessary to support the sign, with lettering or

numbering no larger than two (2) inches in height and two (2) inches in width. Such lettering or numbering may not be any color other than white, silver, or gold. Any Permanent Sign background shall be a darker shade or color than such lettering or numbering.

1.6.7. All signs, permanent or temporary, together with any supports, anchors, or braces, shall be kept in good repair and safe condition.

1.6.8. No Permanent Sign may be illuminated by light other than light of a constant intensity and which light is designed and maintained only for the purpose of illuminating the sign and/or the Lot upon which the sign sits. No flashing, moving signs, pennants, flags will be permitted. Any lighting source shall not be visible from any Street or any Adjacent Lot. Temporary signs may not be illuminated.

### 1.7. Accessory Uses

1.7.1. While the Association recognizes the desire and/or need to, at times, use a residence for Business activities, it is the intent of these Regulations to ensure that a home occupation, as an Accessory Use, is conducted so as not to impose upon or burden neighboring Lots and their residents. These home occupation standards were designed to ensure compatibility of uses in maintaining the residential characteristic of the neighborhood.

1.7.2. Any home occupation must be clearly incidental and subordinate to the residential Use of the Principal Structure and may not change the exterior residential character of the Dwelling or the property in any visible manner.

1.7.3. Except for home daycares, no home occupation shall permit any employees or visitations by clients.

1.7.4. No industrial uses, animal kennel, or motor vehicle repair shall be permissible home occupations.

## **Section 2. Property Rental**

2.1. No Dwelling, Principal or Accessory, shall be used, or permitted to be used, as a Rental Property, including as a Short Term Rental, for a period of less than seven (7) continuous days.

2.2. Only one (1) Short Term Rental of any Dwelling, Principal or Accessory, shall be permitted in any calendar month. If a permitted Short Term Rental extends from one calendar month into a second calendar month, such Short Term Rental shall be counted for both calendar months.

2.3. No Accessory Dwelling may be rented separately from the Principal Dwelling, unless the owner of the Principal Dwelling is in residence for the entire lease, license or rental period. In no case shall the rental term of an Accessory Dwelling extend for longer than ninety (90) continuous days.

## **Section 3. Special District Standards**

### 3.1. Floodplain District

3.1.1. Properties within the FPD shall be subject to the following additional standards:

3.1.1.1. No Building, improvement, or other Structure shall be constructed, moved, or substantially improved unless a flood hazard area permit is obtained from the Town of Guilford in accordance with Town of Guilford Ordinance Chapter 174, Flood Damage Prevention, which shall be in addition to obtaining a Zoning Permit or Special Exception, as may be required under these Regulations.

3.1.1.2. For purposes of this Section 6, “substantial improvement” shall mean any repair, reconstruction, or improvement of a Building, improvement, or other Structure, the total cost of which equals or exceeds fifty percent (50%) of the fair market value of the Building, improvement or other Structure either immediately before the improvement began, or, if the Building, improvement, or Structure has been damaged and is being restored, immediately prior to the damage occurring. Substantial improvement is considered to have occurred when the first alteration of any wall, ceiling, floor or other structural component of the Building, improvement or Structure commences, whether or not such alteration affects the external dimensions of the Structure or Building. The term “substantial improvement” does not, however, include any project undertaken solely to bring a Building, improvement or Structure into compliance with Association, state, federal, or local health, sanitary, or safety code specifications, required to ensure safe living conditions. The term “substantial improvement” shall also not apply for any projects for a Building, improvement, or Structure listed on the National Register of Historic Places or the Connecticut State Register of Historic Places.

3.1.1.3. Within the FPD, no paving, except for routine maintenance and repair of existing Streets and driveways, and no Earth Excavation Activities shall occur unless a flood hazard area permit has been obtained by the Town of Guilford. Other than the construction or creation of any pond or body of water, any bona fide landscaping operation which Excavates a cumulative one hundred (100) cubic yards or less of Earth Material shall be exempt.

3.1.1.4. Any application for Zoning Permit or Special Exception for a Lot within the FPD shall be accompanied by a map and plans that depict:

3.1.1.4.1. The boundaries of the FPD in relation to the subject Lot;

3.1.1.4.2. The Federal Emergency Management Agency (“FEMA”) base flood elevations (the “BFE”) above mean sea level; and

3.1.1.4.3. For each Building, improvement or Structure, the lowest floor level elevation, including basement, above mean sea level.

3.1.1.5. Any Building located in the FPD may be moved to, or built upon, a new location in the FPD that is less restrictive than the area currently occupied, provided that the new location does not give rise to a new non-conformity or substantially increase an existing non-conformity.

3.1.1.6. For a Building or Structure within the FPD, average and maximum building height shall be measured from the BFE, minus four (4) feet or the pre-existing Average Ground Level whichever is higher. No Building shall be higher, at its highest point, than forty (40) feet from the pre-existing Average Ground Level.

3.1.1.7. The bottom of the lowest finished floor of a permitted Structure or Building may be constructed a maximum of six (6) feet above the BFE- in force at the time of issuance of the building permit. The bottom of the lowest finished floor of a Building or Structure must be constructed at least one (1) floor above the BFE, or the prevailing minimum for the Town of Guilford, whichever is greater.

3.1.1.8. Principal Dwellings in existence as of October 15, 2019, that are, or become, located in an AE or VE Flood Zone, as determined by FEMA, may be raised up to an additional two and one-half (2 ½) feet above the allowed maximum height. Average height does not apply to such Principal Dwellings if the exact dimensions of the original Principal Dwellings are retained in the raised Structure.

3.1.1.9. The area below the first finished floor above sea level shall not be counted in the Gross Floor Area of a Structure so long as such area shall conform to FEMA requirements. Use of the area below the first finished floor for parking is permitted.

3.1.1.10. Access, including but not limited to steps, stairs and other accessways to a Structure raised in accordance with Section 6.1.1.8 above, shall be located under the Structure and will not be counted in the Gross Floor Area. If such access cannot be practicably located under the Structure, such stairs, steps, and other accessways less than five (5) feet in width which must be extended or added to provide access to such newly raised Structure shall not be counted in the Gross Floor Area or Lot Coverage calculation. Pre-existing steps, stairs or other accessways more than five (5) feet in width may be extended at that width to provide access to the newly raised Structure.

### 3.2. Waterfront Districts

6.2.1 The average Rear Yard setback of any Principal or Accessory Structure in the WFD shall be no closer to the Mean High-Water Line of Long Island Sound than a line drawn between the two (2) closest rear corners of the Adjacent Principal Structures on either side of the subject Lot, including porches, but not decks, at Average Ground Level. In no case shall the Rear Yard setback for either a Principal or Accessory Structure be less than that prescribed for in Table 1 or Table 3.

## **Section 4. Coastal Area Management**

### 4.1. Purpose

4.1.1. The purpose of this Section 7 is to regulate activities within the Association occurring within coastal areas in order to protect coastal resources in accordance with the Coastal Management Act for the State of Connecticut.

#### 4.2. Coastal Site Plans.

4.2.1. All site plans and applications for activities or projects located within the Association's boundaries are subject to the Coastal Site Plan requirements and procedures set forth in these Regulations and as identified in Chapter 444 of the Connecticut General Statutes (the "Coastal Management Act"). All Coastal Site Plans shall be reviewed by the Zoning Commission in accordance with the Coastal Management Act, unless review is specifically exempted.

4.2.2. After receipt of a Coastal Site Plan, the Zoning Commission may exempt the following activities from Coastal Site Plan review unless the Zoning Commission finds that undertaking one of the below activities will likely have a serious adverse impact, as defined in the Coastal Management Act, on the coastal area or coastal resources.

4.2.2.1. Minor additions to, or modifications of, existing Principal or Accessory Structures or Building or detached Accessory Structures;

4.2.2.2. Construction of new or modification of existing Structures incidental to the enjoyment and maintenance of residential property including but not limited to walks, Terraces, Patios, elevated decks, driveways, swimming pools, tennis courts, docks and detached Accessory Structures;

4.2.2.3. Construction of new, or modification of existing on-premises Accessory Structures including fences, walls, pedestrian walks and Terraces, underground utility connections, essential electric, gas, telephone, water and sewer service lines, signs and other minor Structures, as will not substantially alter the natural character of coastal resources or restrict access along the public beach;

4.2.2.4. Activities conducted for the specific purpose of conserving or preserving soil, vegetation, water, fish, shellfish, wildlife and other coastal land and water resources;

4.2.2.5. Interior modifications to Buildings and Structures; and

4.2.2.6. Minor changes in Use of a Building, Structure or property except those changes occurring on property Adjacent to or abutting coastal waters.

4.2.2.7. Other exemptions that may be provided by State Statute.

4.2.3. Any Coastal Site Plan shall be filed in addition to any application for a Zoning Permit, Variance, or Special Exception.

4.2.4. Gardening and the harvesting of crops shall be exempt from these requirements.

4.2.5. In addition to applying the statutory standard and policies identified in the Coastal Management Act, the Zoning Commission, in ruling on any Coastal Site Plan, shall take into consideration the impact the proposed activity or Use may have on nearby coastal resources, including but not limited

to tidal wetlands, as well as on potential degradation of viewpoints and coastal area vistas as seen from Adjacent Streets.

4.2.6. The Zoning Commission, may, in its discretion, hold a hearing on a Coastal Site Plan. Notice of the time and place for any such hearing shall be given in accordance with Conn. Gen. Stat. §§ 8-3c and 8-7d.

4.2.7. The Zoning Commission shall render its decision on any Coastal Site Plan in accordance with the procedures articulated in the Coastal Management Act.

4.2.8. Any extension or change of an existing Structure or Use permitted by a Coastal Site Plan review which substantially changes its character or intensity shall require a new Coastal Site Plan review.

4.2.9. Expiration of Coastal Site Plans shall be in accordance with the time frames established under the Connecticut General Statutes.

4.2.10. The Zoning Commission may require a bond, escrow account, or other financial security arrangement to secure compliance with any modifications, conditions, or other terms stated in its approval of a Coastal Site Plan. The financial guarantee shall be released only after the Zoning Commission or the ZEO confirm that all improvements are complete and in satisfactory condition.

## **Section 5. Special Exceptions**

**5.1.** Upon application, after notice and public hearing subject to the provisions of Conn. Gen. Stat. § 8-3c, and the affirmative finding that the prospects of opening another Street are sufficient to make such other designation more suitable in the public interest, the Zoning Commission may grant a Special Exception to the Regulations to permit a fully enclosed Lot having access only by Access Easement or private right-of-way; to designate a portion of the Lot, other than the portion nearest to the Street connecting the Access Easement or right-of-way to the Lot, as the Front Yard.

**5.2.** Application processing and public hearings for Special Exception applications shall follow Connecticut State Statutes, Section 8-7d, as amended.

**5.3.** In considering any application for Special Exception, the Commission shall, in addition to any other applicable standards of these Regulations, evaluate the merits of the application with respect to the following factors:

- a. Plan of Conservation and Development: Whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the Guilford Plan of Conservation and Development, as amended.
- b. Purpose of Regulations: That the proposed use or activity is consistent with the purposes of the regulations.
- c. Access: That the road or path serving the proposed use and any buildings are adequate, including without limitation, in width, grade, alignment, capacity, and sight lines to carry prospective traffic; that provision for vehicular access to the lot avoids undue hazards to

traffic or pedestrians and undue traffic congestion on any street, and that there will be adequate access for fire protection and other emergency services.

- d. Suitable Location for Use: That the lot on which the use is to be established is of sufficient size and adequate dimension for the nature and intensity of the proposed use, and the impact on neighboring properties and residences, or the development of the district.
- e. That the proposed plans have provided for the conservation of natural features, drainage basins, the protection of the environment of the area, and sustained maintenance of the development.
- f. Nuisance Avoidance: That the proposed use and any building or other structure in connection therewith will not create a nuisance such as noise, fumes, odors, bright lights, glare, visual obstructions, vibrations, or other nuisance conditions at or beyond the property line.
- g. Long Term Viability: That adequate provision is made for the sustained maintenance of the proposed development including structures, buffers and other improvements.

## **Section 6. Non-Conforming Lots, Structures and Uses.**

6.1. The purpose of this Section 9 is to permit the continuation of any Non-Conforming Use, Lot, or Building lawfully existing at the time of the adoption of these Regulations, or of pertinent amendment thereto, to continue.

### 6.2. Non-Conforming Uses

6.2.1. Lawful Non-Conforming Uses may continue subject to the provisions of this section:

6.2.1.1. No such Non-Conforming Use shall be modified, expanded to occupy a greater area of land, or relocated on a Lot in a manner that would make such Use more non-conforming.

6.2.1.2. A lawful Non-Conforming Use may be changed to a conforming Use.

6.2.1.3. No Non-Conforming Use, once changed to a conforming Use, shall be permitted to be returned to a Non-Conforming Use.

6.2.1.4. No Non-Conforming Use which has been formally discontinued or converted to a more conforming use shall thereafter be resumed.

### 6.3. Non-Conforming Buildings

6.4. A lawful Non-Conforming Building may continue, subject to the provisions of this section:

6.4.1. A lawful Non-Conforming Building may be improved or restored provided that such improvement or restoration does not increase the non-conformity of the Building.

6.4.2. A lawful Non-Conforming Building that is destroyed by fire, explosion, natural disaster, accident, flood or otherwise may be reconstructed, repaired, or rebuilt providing that the non-conforming portion of such reconstruction, repair or rebuilding is on the identical foundation

footprint as the original Non-Conforming Building and is commenced within eighteen (18) months of the damage or destruction and is completed within two (2) years from the commencement of repair or reconstruction. If due to such damage or deconstruction the foundation of a lawful Non-Conforming Building must be replaced, a new foundation may be poured to replicate exactly the original foundation, or a smaller footprint, and the Building rebuilt with no increase in the original non-conformity. Such exception shall not apply to any demolition at the discretion of the property owner. The Zoning Commission may grant an extension to the timelines in this [Section 9.4.2](#) for good cause shown.

6.4.3. Any lawful Non-Conforming Building which does not conform to the requirements as set forth in Tables 1 and 3 shall not be enlarged unless such enlarged portion conforms to the building requirements in such Tables 1 and 3 and the original non-conformity is not increased.

#### 6.5. Non-Conforming Lots

6.5.1. A Lot which does not conform to the dimensions set forth in Table 1 for the district in which it is located, shall be a lawful Non-Conforming Lot provided such Lot was an existing Lot of record prior to the initial adoption of Zoning Regulations by the Association or prior to any date of any subsequent amendment to the Regulations that would otherwise make such Lot non-conforming, subject to the provisions of this [Section 9](#).

6.5.2. No more than one (1) single family Dwelling and permitted Accessory Structures may be constructed on a Non-Conforming Lot located in any Zoning District.

6.5.3. Any Building or Structure located on a Non-Conforming Lot may be extended or expanded in accordance with the provision of these Regulations but in no case shall any bulk requirement be made more non-conforming.

### **Section 7. Zoning Permit**

**7.1.** No Building or other Structure shall be erected, moved, enlarged, or structurally altered externally nor shall the Use of any premises, Lot, or part thereof be modified until a Zoning Permit has been approved by the Zoning Commission or its duly appointed ZEO and, if required, any Coastal Site Plan has approved by the Zoning Commission.

7.2. After the date the Zoning Commission receives the Zoning Permit Application, all required information relating to such application, as set forth herein or stipulated by the ZEO, shall be submitted to the Zoning Commission or the ZEO.

7.3. Any Zoning Permit Application shall be accompanied by:

7.3.1. An existing conditions Class A-2 survey of the subject property at a scale of not more than 1"=100' showing:

7.3.1.1. All Lot dimensions;

7.3.1.2. The date, true north point, and graphic written scales;

- 7.3.1.3. Street and Lot Lines;
- 7.3.1.4. Curbs, pavements, sidewalks, driveways, Access Easements, easements and rights-of-way;
- 7.3.1.5. Locations of existing and proposed Structures;
- 7.3.1.6. Existing and proposed two (2) foot contour lines;
- 7.3.1.7. The height of the existing Average Ground Level and proposed Average Ground Level surrounding any proposed Building or Structure;
- 7.3.1.8. Existing and proposed watercourses, waterbodies, swamps, marshes, wetlands, flood prone areas as shown on the FEMA Flood Maps, with the direction of flow and water surface levels, as well as areas of tree cover, rock outcrops, and other significant physical features;
- 7.3.1.9. All coastal resources;
- 7.3.1.10. Location of the Mean High-Water Line and the Mean High Tide Line;
- 7.3.1.11. Location and design of all existing and proposed flood protection and erosion control works;
- 7.3.1.12. Location and results of percolation tests;
- 7.3.1.13. Location, design and height of external lights and lighted areas, as appropriate;
- 7.3.1.14. All outside setback lines;
- 7.3.1.15. Existing stone walls;
- 7.3.1.16. Septic arrangements and systems;
- 7.3.1.17. Water lines and any other underground utility location;
- 7.3.1.18. Proposed location of View Lanes for any Waterfront Property;
- 7.3.1.19. Any required filing fee as set forth in Association's General Ordinance E.1, as may be amended from time to time; and
- 7.3.1.20. such additional information as may be required by the ZEO.

7.4. When an application for Zoning Permit approval involves any construction, land disturbance or Earth Excavation Activities, the application shall include Development Plan information on maps and supporting documents, which may be consolidated with other maps and plans as required herein, unless determined to be unnecessary to make a determination of conformance with these Regulations by the ZEO:

7.4.1.A Development Plan, signed and sealed by a Connecticut licensed professional engineer, depicting the following:

7.4.1.1. Date, true north point, and graphic written scale;

7.4.1.2. proposed and required zoning data for all proposed Structures, including height, number of stories, yards, floor area and Building and total coverage; and

7.4.1.3. a signature block for endorsement by the ZEO.

7.4.2. An erosion and sediment control plan, in accordance with both the Connecticut Guidelines for Soil Erosion & Sediment Control, published September 30, 2023, and the Connecticut Stormwater Quality Manual, effective March 30, 2024, as either may be amended or restated from time to time, including:

7.4.2.1. The location of erosion and sediment control measures;

7.4.2.2. A narrative outlining the schedule/sequence of construction;

7.4.2.3. Installation, application and maintenance requirements;

7.4.2.4. Implementation details; and

7.4.2.5. Contact information, including but not limited to telephone number and e-mail address for the person responsible for implementation of the erosion and sediment control measures during construction.

7.4.3. Parking and access plan; and

7.4.4. Plan describing and showing the location of any proposed Earth Excavation Activities, filling, or grading, processing of Earth Material for reuse on site, deposition of imported Earth Material, stockpiling of Earth Material and/or removal of Earth Material.

7.5. The ZEO shall determine if the proposed Use, Building, or Structure conforms to these Regulations and shall approve or deny a Zoning Permit subject to such conditions as required by the Regulations and such other conditions as the ZEO deems necessary. If the Zoning Permit is denied, the ZEO shall, in writing, identify the reasons for denial and shall include that any decision may be appealed to the Zoning Board of Appeals.

7.6. The ZEO, at their discretion, may waive the requirements of this Section 10 for minor projects that do not affect overall project layout, design, development density, or environmental impact.

7.7. A Zoning Permit shall constitute a Certificate of Zoning Compliance for the purposes of certification of conformity to the Regulations.

7.8. The ZEO may revoke a Zoning Permit if it is determined that the information provided on the application was materially misrepresented or that the conditions of any Zoning Permit or the conditions of the Regulations are being violated.

7.9. If the work proposed under a Zoning Permit is not commenced within six (6) months from the date of issuance, the Zoning Permit shall expire. In the case of new Structures or Buildings, work commenced shall mean commencement of fabrication above Average Ground Level. All work authorized by the Zoning Permit shall be completed within eighteen (18) months from the issuance of the Zoning Permit. A new application for Zoning Permit Approval must be submitted if additional time for completion is required, but in no case shall any such extension exceed one (1) additional year from the date of approval of such new Zoning Permit.

7.10. When the construction of the proposed foundation is complete, and prior to the construction of the remainder of the Building or Structure is commenced, an as-built plan of the foundation, prepared by a Connecticut licensed land surveyor, shall be submitted to the ZEO and shall depict the Average Ground Level of the property before the start of construction and the current Average Ground Level of the property. Such as-built shall depict setback distances to a .1 foot accuracy to the nearest property lines.

7.11. When the construction of any proposed Structure or Building is complete, a certification from a Connecticut licensed land surveyor shall be submitted to the ZEO stipulating that the Structures, as built, comply with the site and elevation plans underlying the issued Zoning Permit and shall depict the Average Ground Level of the property before the start of construction and the current Average Ground Level of the property.

7.12. If any changes to the conditions underlying the Zoning Permit occur during construction, the ZEO shall be notified and the final as-built plans shall be modified, certified and submitted as stated above.

7.13. No Certificate of Occupancy by the Town of Guilford shall be issued until the as-built certification process described above has been completed and the Town of Guilford has been notified of the same by the ZEO.

## **Section 8. Enforcement**

8.1. These Regulations shall be enforced by the Zoning Commission, or its duly appointed ZEO as herein provided.

### **8.2. Zoning Enforcement Officer**

8.2.1. The ZEO shall be authorized to inspect and/or examine, with the consent of the property owner or authorized agent, any Building, Structure, place or premises and to order, in writing, the remedying of any condition found to be in violation of any provision of these Regulations.

8.2.2. Upon confirming a violation of the Regulations, the ZEO shall issue a notification to the property owner, tenant and any other person responsible for the violation of the facts surrounding the

violation, the time period in which the violation must be corrected, and the desired remedy. The ZEO's notification may request a response as to how the violation will be corrected. The ZEO shall maintain a copy of the notification and shall provide a copy of the notification to both the Zoning Commission and the Association's Executive Board.

8.3. Any violation of these Regulations may be punished by a fine of One-Hundred Fifty and 00/100 (\$150.00) for each and every day such violation exists and/or continues. Citations may be issued and fines imposed pursuant to the timeframes, conditions and procedures as defined in the Association's Ordinance E.2 "Fines and Citation Procedure for Zoning Violations." The Zoning Commission or the ZEO may utilize any additional remedies as are provided by the Connecticut General Statutes to restrain, correct, or abate any violation of these Regulations, including, but not limited to, injunctive action.

## **Section 9. Zoning Board of Appeals**

9.1. The Zoning Board of Appeals ("ZBA") shall consist of three persons and an alternate qualified and appointed as provided in Special Act No. 287 of 1931, as amended by Special Act No. 375 of 1935.

### 9.2. Powers and Duties of the ZBA

9.2.1. To adopt rules and procedures necessary to exercise its authority;

9.2.2. To hear and decide appeals where it is alleged there is an error in any order, requirement, or decision by the official or officials charged with the enforcement of these Regulations, or any bylaw, ordinance, or regulation adopted under Special Act No. 287 of 1931, as amended by Special Act No. 375 of 1935 and/or Chapter 124, Title 8 of the Connecticut General Statutes. Any appeal shall be made in accordance with Conn. Gen. Stat. § 8-7 and the following:

9.2.2.1. Appeals shall be made within fifteen (15) days upon the earlier of:

9.2.2.1.1. the date of the receipt of the order, requirement or decision from which such person may appeal;

9.2.2.1.2. upon the publication in accordance with Conn. Gen. Stat. § 8-3(f) of a notice of the order, requirement, or decision from which such person may appeal; or

9.2.2.1.3. upon actual or constructive notice of such order, requirement or decision from which such person may appeal.

9.2.2.2. Appeals shall be filed with the ZEO or the Zoning Commission, from whom the appeal has been taken, with the Chairman or Clerk of the ZBA, and with the President or Clerk of the Executive Board of the Association, specifying the grounds of such appeal. No appeal will be accepted without being accompanied by the application fee, as set by the ZBA.

9.2.2.3. Appeals shall include an exact copy of the order, decision, or requirement being appealed.

9.2.2.4. The ZBA may reverse or affirm, in whole or in part, or may modify any such order, requirement or decision. The concurring vote of two (2) members of the ZBA shall be necessary to reverse any order, requirement or decision of the ZEO or Zoning Commission.

9.2.3. To hear and decide upon all matters which it is required to pass under the terms of these Regulations.

9.2.4. To authorize upon application in specific cases variances from the terms of these Regulations, in keeping with the Regulations' general purpose and intent and with due consideration for conserving public health, safety, convenience, welfare and property values solely with respect to a parcel of land where, owing to conditions especially impacting such Lot, but not generally impacting the applicable Zoning District, wherein literal enforcement of these Regulations would cause exceptional difficulty or unusual hardship and to permit substantial justice to be done and public safety and welfare secured. The ZBA shall consider the general principle that hardship based on financial considerations alone or hardship created by willful act of the property owner are not considered grounds for exception difficulty or unusual hardship. Before any variance is granted, the ZBA shall make written finding of:

9.2.4.1. The special circumstances attaching to the subject Lot which do not generally apply to the applicable zoning district;

9.2.4.2. The nature or the exceptional difficulty or unusual hardship; and

9.2.4.3. That relief can be granted without detriment to the public welfare or impairment to the integrity of these Regulations.

9.3. The ZBA shall hold a public hearing on any application for a variance in accordance with Conn. Gen. Stat. § 8-7d.

9.4. No variance shall take effect until a copy thereof, as endorsed by the ZEO or ZBA, is filed on the Guilford Land Records.

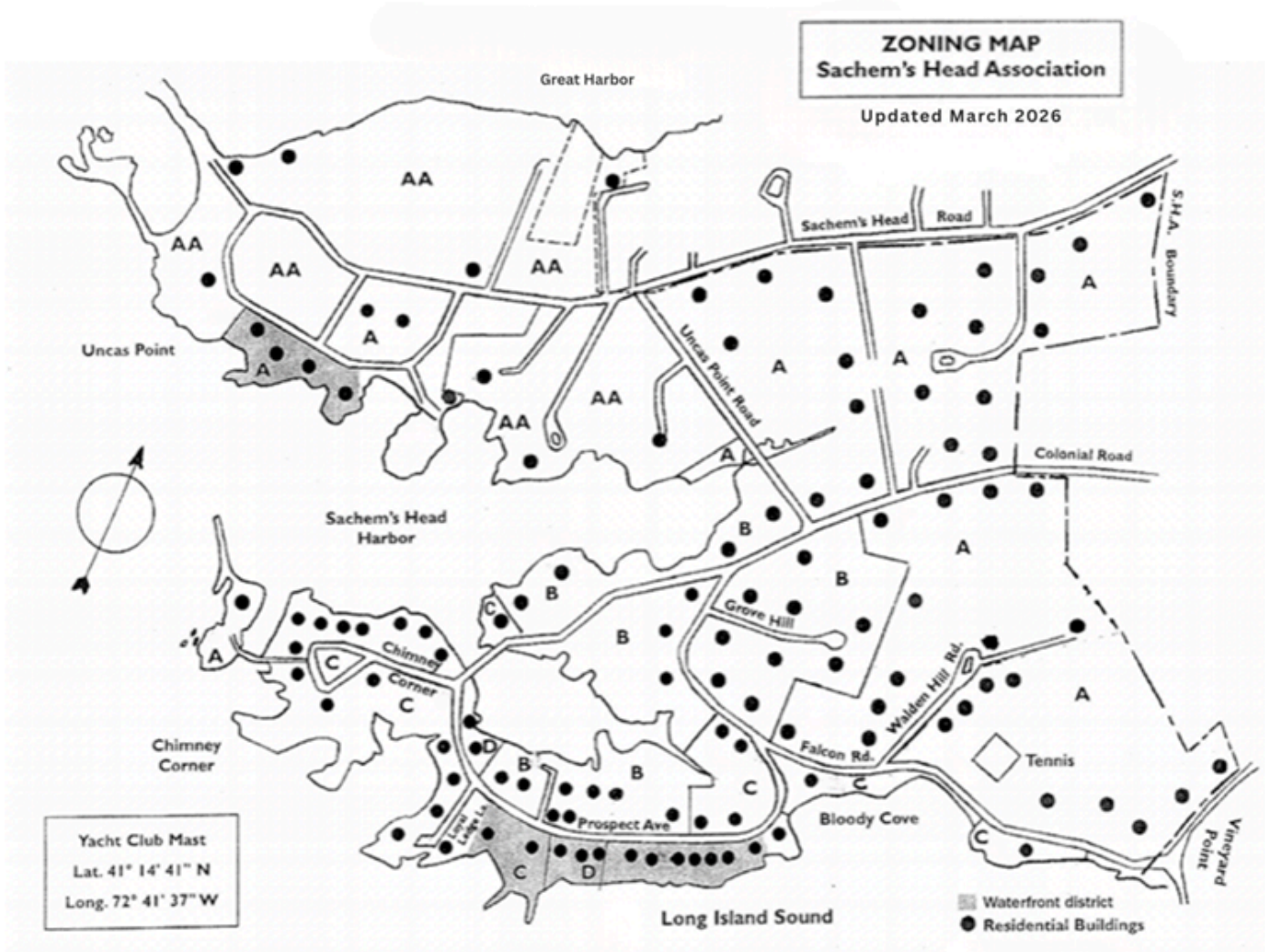
## **Section 10. Amendments**

The provisions of these Regulations, including the boundaries of any Zoning District as shown upon the Zoning Map, or any provisions in the Appendix, may be amended from time to time by the Zoning Commission in accordance with Association's Charter and Conn. Gen. Stat. § 8-3.

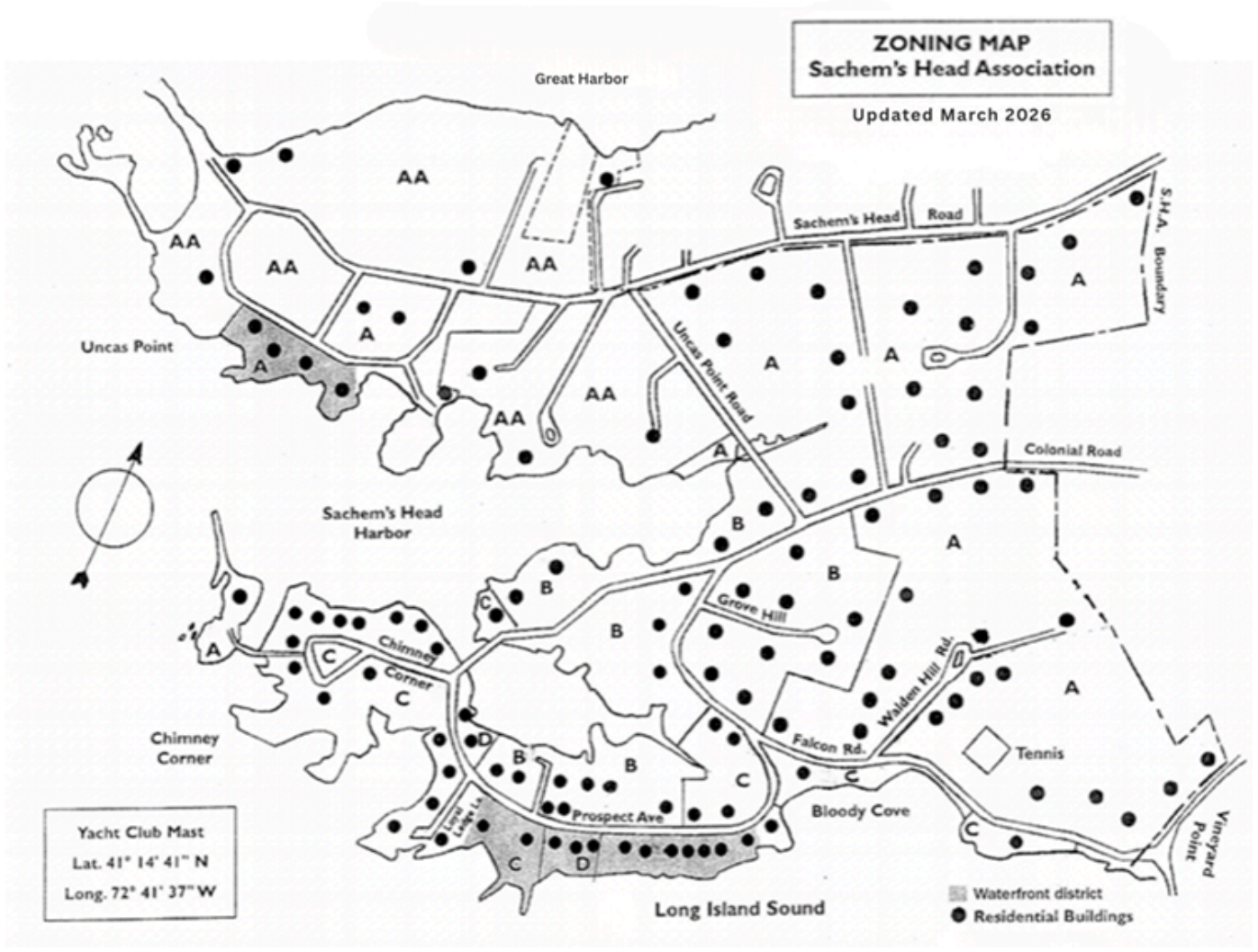
## **Section 11. Effective Date**

The effective date of these Zoning Regulations is May 26, 2026.

SACHEM'S HEAD ASSOCIATION  
ZONING MAP



SACHEM'S HEAD ASSOCIATION  
ZONING MAP



# APPENDIX

**Table 1**

**Base Requirements  
Sachem’s Head Association  
Zoning Districts**

Class of District	Minimum Size of Lot		Maximum % of Lot to be Occupied		Minimum Yard Dimensions in Feet				Minimum Distance in Feet from Accessory Building or Structure to:				Maximum Building Height		Average Building Height		Floor Area Ratio (FAR)
	Area in Sq.Ft.	Width at Front of Principal Building	Principal Building	Accessory Building and Structures Total	Front Yard	One Side Yard	Total of Two Side Yards	Rear Yard	Principal Building	Street Line	Side Lot Line	Rear Lot Line <sup>a</sup>	Principal	Accessory	Principal	Accessory	
<b>AA</b>	80,000	180	7	3	50	30	65	60	10	50	20	20	37	20	30	15	.100
<b>A</b>	40,000	125	10	5	40	20	45	45	10	40	15	15	37	20	30	15	.150
<b>B</b>	20,000	100	15	6	30	15	35	40	10	30	12	12	37	20	30	15	.225
<b>C</b>	10,000	75	20	7	25	10	25	35	10	25	9	9	37	20	30	15	.300
<b>D</b>	5,000	50	25	8	20	8	18	30	10	20	6	6	37	20	30	15	.400

<sup>a</sup> Except as delineated in Sections 5 and 8

Table 2 – Average Height p.1

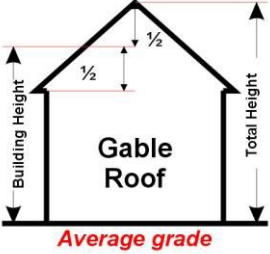
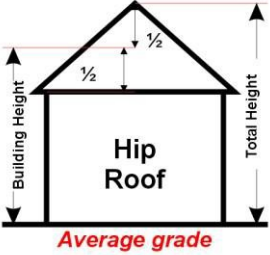
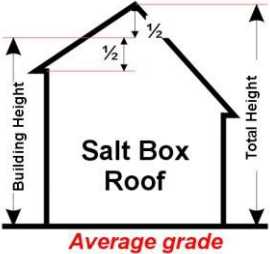
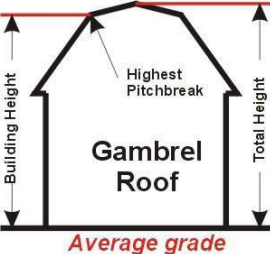
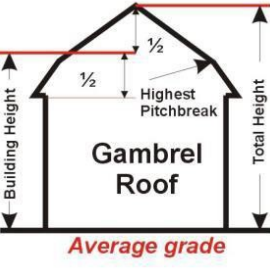
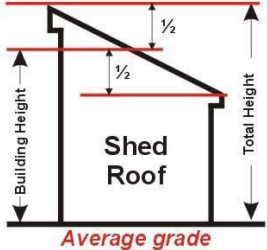
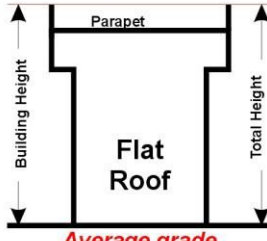
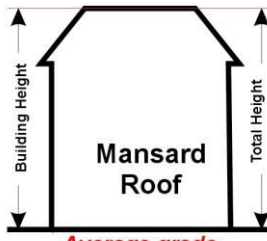
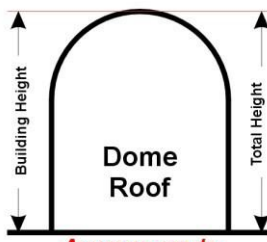
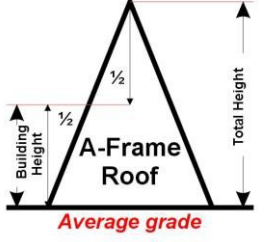
Roof Type	Basic Rule	Rule When Dormer(s) or Distinct Portion(s) occupy more than 50% of the width of the façade below
 <p style="text-align: center;"><b>Gable Roof</b></p>	<p><b>GABLE ROOF</b></p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;"><b>Hip Roof</b></p>	<p><b>HIP ROOF</b></p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;"><b>Salt Box Roof</b></p>	<p><b>SALT BOX ROOF</b></p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest eave to its corresponding ridge).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p style="text-align: center;"><b>Gambrel Roof</b></p>	<p><b>GAMBREL ROOF</b></p> <p>When the highest Pitchbreak is <u>above</u> the midpoint elevation (between the ridge and the lowest corresponding eave), the vertical height from Average Grade to the highest Pitchbreak.</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave or Pitchbreak) of any roof, Dormer, or Distinct Portion</p>
 <p style="text-align: center;"><b>Gambrel Roof</b></p>	<p><b>GAMBREL ROOF</b></p> <p>When the highest Pitchbreak is <u>at or below</u> the midpoint elevation (between the ridge and the lowest corresponding eave), the vertical height from Average Grade to the highest midpoint elevation (between the ridge and</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave or Pitchbreak) of any roof, Dormer, or Distinct Portion</p>

Table 2 – Average Height p.2

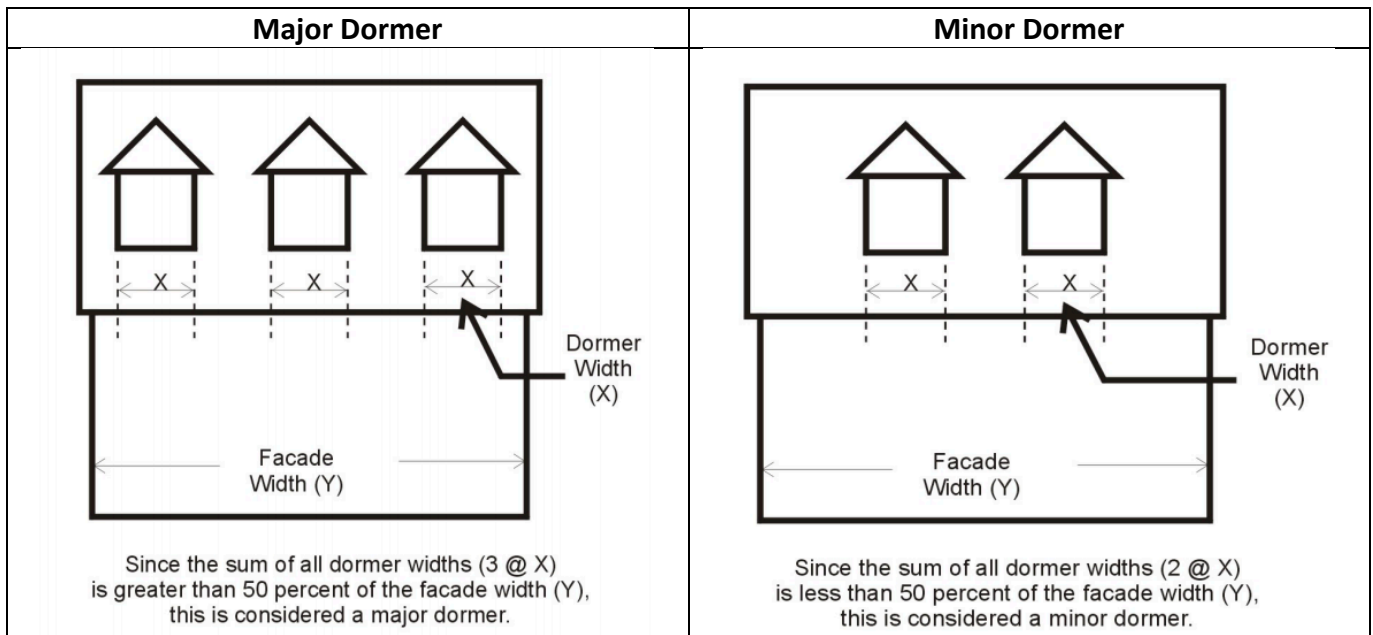
 <p>The diagram shows a cross-section of a shed roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof slope is indicated with a 1/2 slope triangle. The highest midpoint elevation is marked with a horizontal line and a 1/2 slope triangle.</p>	<p><b>SHED ROOF</b></p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>
 <p>The diagram shows a cross-section of a flat roof with a parapet. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The parapet is labeled 'Parapet'.</p>	<p><b>FLAT ROOF</b></p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of a mansard roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right.</p>	<p><b>MANSARD ROOF</b></p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of a dome roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right.</p>	<p><b>DOME ROOF</b></p> <p>The vertical height from Average Grade to the highest elevation of any such roof, including the top of any parapet.</p>	<p>n/a</p>
 <p>The diagram shows a cross-section of an A-frame roof. A horizontal line at the bottom is labeled 'Average grade'. The building height is shown as a vertical line on the left. The total height is shown as a vertical line on the right. The roof slope is indicated with a 1/2 slope triangle.</p>	<p><b>A-FRAME ROOF</b></p> <p>The vertical height from Average Grade to the highest midpoint elevation of a roof (from its highest ridge to its lowest corresponding eave).</p>	<p>The vertical height from Average Grade to the highest midpoint elevation (between a ridge and the corresponding eave) of any roof, Dormer, or Distinct Portion.</p>

**Table 2 – Average Height – Dormer Definition p.3**

**DORMER:** a projection from a sloping roof creating useable Floor Area below or containing a window or a ventilating louver.

**DORMER, MAJOR:** Major Dormer; one or more Dormers that occupy 50 percent or more of the width of the facade below as measured by the walls.

**DORMER, MINOR:** Minor Dormer; one or more Dormers that occupy less than 50 percent of the width of the facade below as measured by the walls.



**Table 3**

Buildable Lot Area (Square Feet) Low High	Accessory							
	Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front	One Side Front Yard Setback	One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
<b>5000</b>	<b>2000 Ft.<sup>2</sup></b>	<b>1250 Ft.<sup>2</sup></b>	<b>400 Ft.<sup>2</sup></b>	<b>50 Ft.</b>	<b>20 Ft.</b>	<b>8 Ft.</b>	<b>18 Ft.</b>	<b>6 Ft.</b>
5001 to 5199	2020	1265	406	50	20	8	18	6
5200 to 5399	2062	1295	419	51	20	8	19	6
5400 to 5599	2104	1326	433	52	20	8	19	6
5600 to 5799	2147	1357	446	53	21	8	19	6
5800 to 5999	2191	1390	461	54	21	8	20	6
<b>6000 to 6199</b>	<b>2236</b>	<b>1423</b>	<b>474</b>	<b>55</b>	<b>21</b>	<b>8</b>	<b>20</b>	<b>7</b>
6200 to 6399	2282	1457	485	56	21	8	20	7
6400 to 6599	2329	1492	496	57	21	9	21	7
6600 to 6799	2377	1527	508	58	22	9	21	7
6800 to 6999	2425	1564	520	59	22	9	21	7
<b>7000 to 7199</b>	<b>2470</b>	<b>1601</b>	<b>533</b>	<b>60</b>	<b>22</b>	<b>9</b>	<b>21</b>	<b>7</b>
7200 to 7399	2510	1634	545	61	22	9	22	7
7400 to 7599	2550	1662	558	62	22	9	22	7
7600 to 7799	2586	1691	571	63	23	9	22	7
7800 to 7999	2623	1720	585	64	23	9	22	8
<b>8000 to 8199</b>	<b>2660</b>	<b>1750</b>	<b>597</b>	<b>65</b>	<b>23</b>	<b>9</b>	<b>23</b>	<b>8</b>
8200 to 8399	2698	1780	608	66	23	9	23	8
8400 to 8599	2737	1811	619	67	23	9	23	8
8600 to 8799	2776	1842	631	68	24	9	23	8
8800 to 8999	2815	1874	642	69	24	10	24	8
<b>9000 to 9199</b>	<b>2851</b>	<b>1901</b>	<b>653</b>	<b>70</b>	<b>24</b>	<b>10</b>	<b>24</b>	<b>8</b>
9200 to 9399	2884	1922	663	71	24	10	24	9
9400 to 9599	2916	1944	673	72	24	10	24	9
9600 to 9799	2950	1966	684	73	25	10	25	9
9800 to 9999	2983	1989	695	74	25	10	25	9
<b>10000</b>	<b>3000</b>	<b>2000</b>	<b>700</b>	<b>75</b>	<b>25</b>	<b>10</b>	<b>25</b>	<b>9</b>
10001 to 10199	3018	2014	705	75	25	10	25	9
10200 to 10399	3054	2042	716	76	25	10	25	9
10400 to 10599	3090	2071	726	76	25	10	26	9
10600 to 10799	3126	2100	737	77	25	10	26	9
10800 to 10999	3164	2130	748	77	25	10	26	9
<b>11000 to 11199</b>	<b>3201</b>	<b>2156</b>	<b>759</b>	<b>78</b>	<b>26</b>	<b>10</b>	<b>27</b>	<b>9</b>
11200 to 11399	3239	2178	771	78	26	11	27	9
11400 to 11599	3278	2199	782	79	26	11	27	9
11600 to 11799	3309	2222	792	79	26	11	28	9
11800 to 11999	3341	2244	803	80	26	11	28	10
<b>12000 to 12199</b>	<b>3373</b>	<b>2267</b>	<b>813</b>	<b>80</b>	<b>26</b>	<b>11</b>	<b>28</b>	<b>10</b>
12200 to 12399	3405	2289	824	81	26	11	28	10
12400 to 12599	3438	2313	835	81	26	11	28	10
12600 to 12799	3466	2331	846	82	26	11	29	10

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory					One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front	Front Yard Setback			
12800 to 12999			3495	2349	857	82	26	11	29	10
<b>13000 to 13199</b>			<b>3523</b>	<b>2367</b>	<b>868</b>	<b>83</b>	<b>26</b>	<b>11</b>	<b>29</b>	<b>10</b>
13200 to 13399			3550	2386	879	83	27	11	29	10
13400 to 13599			3578	2405	891	84	27	12	29	10
13600 to 13799			3604	2424	901	84	27	12	30	10
13800 to 13999			3630	2443	910	85	27	12	30	10
<b>14000 to 14199</b>			<b>3657</b>	<b>2462</b>	<b>920</b>	<b>85</b>	<b>27</b>	<b>12</b>	<b>30</b>	<b>10</b>
14200 to 14399			3684	2481	930	86	27	12	30	10
14400 to 14599			3711	2501	940	86	27	12	30	10
14600 to 14799			3738	2520	950	87	27	12	31	10
14800 to 14999			3765	2540	961	87	27	12	31	10
<b>15000 to 15199</b>			<b>3793</b>	<b>2559</b>	<b>971</b>	<b>88</b>	<b>27</b>	<b>12</b>	<b>31</b>	<b>10</b>
15200 to 15399			3821	2577	981	88	28	12	31	10
15400 to 15599			3849	2595	992	89	28	12	31	11
15600 to 15799			3877	2613	1001	89	28	13	32	11
15800 to 15999			3906	2631	1010	90	28	13	32	11
<b>16000 to 16199</b>			<b>3934</b>	<b>2648</b>	<b>1019</b>	<b>90</b>	<b>28</b>	<b>13</b>	<b>32</b>	<b>11</b>
16200 to 16399			3961	2664	1029	91	28	13	32	11
16400 to 16599			3988	2680	1038	91	28	13	32	11
16600 to 16799			4016	2696	1048	92	28	13	33	11
16800 to 16999			4044	2712	1057	92	28	13	33	11
<b>17000 to 17199</b>			<b>4072</b>	<b>2727</b>	<b>1067</b>	<b>93</b>	<b>28</b>	<b>13</b>	<b>33</b>	<b>11</b>
17200 to 17399			4100	2741	1076	93	29	13	33	11
17400 to 17599			4128	2755	1086	94	29	14	33	11
17600 to 17799			4157	2769	1096	94	29	14	33	11
17800 to 17999			4186	2783	1104	95	29	14	34	11
<b>18000 to 18199</b>			<b>4215</b>	<b>2800</b>	<b>1113</b>	<b>95</b>	<b>29</b>	<b>14</b>	<b>34</b>	<b>11</b>
18200 to 18399			4244	2821	1122	96	29	14	34	11
18400 to 18599			4273	2841	1131	96	29	14	34	11
18600 to 18799			4303	2862	1140	97	29	14	34	12
18800 to 18999			4332	2883	1149	97	29	14	34	12
<b>19000 to 19199</b>			<b>4362</b>	<b>2904</b>	<b>1158</b>	<b>98</b>	<b>30</b>	<b>14</b>	<b>34</b>	<b>12</b>
19200 to 19399			4393	2925	1167	98	30	15	35	12
19400 to 19599			4423	2946	1176	99	30	15	35	12
19600 to 19799			4454	2968	1186	99	30	15	35	12
19800 to 19999			4485	2989	1195	100	30	15	35	12
<b>20000</b>			<b>4500</b>	<b>3000</b>	<b>1200</b>	<b>100</b>	<b>30</b>	<b>15</b>	<b>35</b>	<b>12</b>
20001 to 20199			4502	3004	1205	100	30	15	35	12
20200 to 20399			4506	3012	1214	100	30	15	35	12
20400 to 20599			4510	3020	1223	101	30	15	35	12
20600 to 20799			4532	3028	1232	101	30	15	36	12
20800 to 20999			4555	3036	1241	101	30	15	36	12

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard	Total Two Side Yards	Accessory Side and/or Rear Yard
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
<b>21000 to 21199</b>	<b>4577</b>	<b>3044</b>	<b>1251</b>	<b>101</b>	<b>30</b>	<b>15</b>	<b>36</b>	<b>12</b>	
21200 to 21399	4600	3052	1260	101	31	15	36	12	
21400 to 21599	4623	3060	1270	102	31	15	36	12	
21600 to 21799	4643	3068	1279	102	31	15	37	12	
21800 to 21999	4663	3076	1289	102	31	15	37	12	
<b>22000 to 22199</b>	<b>4684</b>	<b>3086</b>	<b>1298</b>	<b>102</b>	<b>31</b>	<b>15</b>	<b>37</b>	<b>12</b>	
22200 to 22399	4704	3098	1308	103	31	16	37	12	
22400 to 22599	4725	3111	1318	103	31	16	37	12	
22600 to 22799	4743	3123	1328	103	31	16	38	12	
22800 to 22999	4762	3135	1338	103	31	16	38	12	
<b>23000 to 23199</b>	<b>4780</b>	<b>3148</b>	<b>1348</b>	<b>103</b>	<b>31</b>	<b>16</b>	<b>38</b>	<b>12</b>	
23200 to 23399	4799	3160	1358	104	31	16	38	12	
23400 to 23599	4818	3173	1369	104	32	16	38	12	
23600 to 23799	4837	3183	1379	104	32	16	38	13	
23800 to 23999	4857	3193	1389	104	32	16	38	13	
<b>24000 to 24199</b>	<b>4877</b>	<b>3203</b>	<b>1400</b>	<b>105</b>	<b>32</b>	<b>16</b>	<b>39</b>	<b>13</b>	
24200 to 24399	4897	3214	1410	105	32	16	39	13	
24400 to 24599	4917	3224	1421	105	32	16	39	13	
24600 to 24799	4937	3234	1429	105	32	16	39	13	
24800 to 24999	4957	3245	1438	106	32	16	39	13	
<b>25000 to 25199</b>	<b>4978</b>	<b>3256</b>	<b>1446</b>	<b>106</b>	<b>32</b>	<b>16</b>	<b>39</b>	<b>13</b>	
25200 to 25399	4998	3268	1454	106	32	16	39	13	
25400 to 25599	5018	3281	1463	107	32	16	40	13	
25600 to 25799	5039	3293	1471	107	33	16	40	13	
25800 to 25999	5060	3306	1480	107	33	16	40	13	
<b>26000 to 26199</b>	<b>5076</b>	<b>3318</b>	<b>1489</b>	<b>108</b>	<b>33</b>	<b>16</b>	<b>40</b>	<b>13</b>	
26200 to 26399	5088	3331	1497	108	33	16	40	13	
26400 to 26599	5100	3343	1506	108	33	16	40	13	
26600 to 26799	5112	3356	1515	109	33	17	40	13	
26800 to 26999	5124	3369	1524	109	33	17	41	13	
<b>27000 to 27199</b>	<b>5139</b>	<b>3380</b>	<b>1532</b>	<b>109</b>	<b>33</b>	<b>17</b>	<b>41</b>	<b>13</b>	
27200 to 27399	5158	3391	1541	110	33	17	41	13	
27400 to 27599	5177	3401	1550	110	33	17	41	13	
27600 to 27799	5196	3411	1559	110	34	17	41	13	
27800 to 27999	5215	3422	1568	110	34	17	41	13	
<b>28000 to 28199</b>	<b>5234</b>	<b>3432</b>	<b>1578</b>	<b>111</b>	<b>34</b>	<b>17</b>	<b>41</b>	<b>13</b>	
28200 to 28399	5253	3443	1587	111	34	17	41	13	
28400 to 28599	5273	3453	1596	111	34	17	41	13	
28600 to 28799	5280	3464	1604	111	34	17	42	13	
28800 to 28999	5287	3475	1611	112	34	17	42	13	
<b>29000 to 29199</b>	<b>5295</b>	<b>3486</b>	<b>1619</b>	<b>112</b>	<b>34</b>	<b>17</b>	<b>42</b>	<b>13</b>	
29200 to 29399	5302	3497	1627	112	34	17	42	13	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard	Total Two Side Yards	Accessory Side and/or Rear Yard
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
29400 to 29599	5310	3508	1634	112	34	17	42	13	
29600 to 29799	5325	3519	1642	112	34	17	42	13	
29800 to 29999	5340	3531	1650	113	35	17	42	13	
<b>30000 to 30199</b>	<b>5356</b>	<b>3542</b>	<b>1658</b>	<b>113</b>	<b>35</b>	<b>17</b>	<b>42</b>	<b>13</b>	
30200 to 30399	5371	3553	1666	113	35	17	42	13	
30400 to 30599	5386	3565	1674	113	35	17	42	13	
30600 to 30799	5402	3576	1682	114	35	17	42	14	
30800 to 30999	5417	3588	1690	114	35	18	42	14	
<b>31000 to 31199</b>	<b>5432</b>	<b>3599</b>	<b>1698</b>	<b>114</b>	<b>35</b>	<b>18</b>	<b>42</b>	<b>14</b>	
31200 to 31399	5445	3611	1706	114	35	18	42	14	
31400 to 31599	5458	3623	1714	114	35	18	43	14	
31600 to 31799	5471	3629	1722	115	35	18	43	14	
31800 to 31999	5485	3635	1730	115	36	18	43	14	
<b>32000 to 32199</b>	<b>5498</b>	<b>3641</b>	<b>1738</b>	<b>115</b>	<b>36</b>	<b>18</b>	<b>43</b>	<b>14</b>	
32200 to 32399	5512	3647	1747	115	36	18	43	14	
32400 to 32599	5525	3654	1755	116	36	18	43	14	
32600 to 32799	5536	3660	1761	116	36	18	43	14	
32800 to 32999	5548	3666	1768	116	36	18	43	14	
<b>33000 to 33199</b>	<b>5559</b>	<b>3672</b>	<b>1775</b>	<b>117</b>	<b>36</b>	<b>18</b>	<b>43</b>	<b>14</b>	
33200 to 33399	5570	3679	1781	117	36	18	43	14	
33400 to 33599	5582	3685	1788	117	36	18	43	14	
33600 to 33799	5593	3695	1794	117	37	18	43	14	
33800 to 33999	5604	3704	1801	118	37	18	43	14	
<b>34000 to 34199</b>	<b>5618</b>	<b>3714</b>	<b>1808</b>	<b>118</b>	<b>37</b>	<b>18</b>	<b>43</b>	<b>14</b>	
34200 to 34399	5633	3724	1814	118	37	18	43	14	
34400 to 34599	5649	3734	1821	119	37	18	43	14	
34600 to 34799	5664	3743	1828	119	37	19	43	14	
34800 to 34999	5680	3753	1834	119	37	19	44	14	
<b>35000 to 35199</b>	<b>5694</b>	<b>3763</b>	<b>1841</b>	<b>119</b>	<b>37</b>	<b>19</b>	<b>44</b>	<b>14</b>	
35200 to 35399	5707	3773	1848	120	37	19	44	14	
35400 to 35599	5721	3783	1855	120	37	19	44	14	
35600 to 35799	5734	3793	1862	120	38	19	44	14	
35800 to 35999	5748	3803	1869	120	38	19	44	14	
<b>36000 to 36199</b>	<b>5761</b>	<b>3812</b>	<b>1875</b>	<b>121</b>	<b>38</b>	<b>19</b>	<b>44</b>	<b>14</b>	
36200 to 36399	5774	3822	1881	121	38	19	44	14	
36400 to 36599	5788	3833	1888	121	38	19	44	14	
36600 to 36799	5801	3842	1894	121	38	19	44	14	
36800 to 36999	5815	3851	1900	122	38	19	44	14	
<b>37000 to 37199</b>	<b>5829</b>	<b>3861</b>	<b>1906</b>	<b>122</b>	<b>38</b>	<b>19</b>	<b>44</b>	<b>15</b>	
37200 to 37399	5842	3870	1913	122	38	19	44	15	
37400 to 37599	5856	3880	1919	122	39	19	44	15	
37600 to 37799	5869	3889	1925	122	39	19	44	15	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
37800 to 37999	5883	3899	1932	123	39	19	44	15	
<b>38000 to 38199</b>	<b>5895</b>	<b>3908</b>	<b>1938</b>	<b>123</b>	<b>39</b>	<b>19</b>	<b>44</b>	<b>15</b>	
38200 to 38399	5906	3918	1945	123	39	20	45	15	
38400 to 38599	5917	3927	1951	123	39	20	45	15	
38600 to 38799	5928	3937	1957	124	39	20	45	15	
38800 to 38999	5939	3947	1964	124	39	20	45	15	
<b>39000 to 39199</b>	<b>5950</b>	<b>3956</b>	<b>1970</b>	<b>124</b>	<b>39</b>	<b>20</b>	<b>45</b>	<b>15</b>	
39200 to 39399	5961	3966	1977	124	40	20	45	15	
39400 to 39599	5972	3976	1984	124	40	20	45	15	
39600 to 39799	5983	3985	1990	125	40	20	45	15	
39800 to 39999	5994	3995	1997	125	40	20	45	15	
<b>40000</b>	<b>6000</b>	<b>4000</b>	<b>2000</b>	<b>125</b>	<b>40</b>	<b>20</b>	<b>45</b>	<b>15</b>	
40001 to 40199	6007	4003	2003	125	40	20	45	15	
40200 to 40399	6020	4008	2008	125	40	20	45	15	
40400 to 40599	6034	4014	2014	126	40	20	45	15	
40600 to 40799	6048	4020	2019	126	40	20	45	15	
40800 to 40999	6061	4025	2025	126	40	20	45	15	
<b>41000 to 41199</b>	<b>6074</b>	<b>4031</b>	<b>2030</b>	<b>127</b>	<b>40</b>	<b>20</b>	<b>45</b>	<b>15</b>	
41200 to 41399	6087	4037	2036	127	40	20	46	15	
41400 to 41599	6100	4042	2041	127	40	20	46	15	
41600 to 41799	6113	4048	2047	127	40	20	46	15	
41800 to 41999	6126	4054	2052	128	40	20	46	15	
<b>42000 to 42199</b>	<b>6130</b>	<b>4059</b>	<b>2058</b>	<b>128</b>	<b>40</b>	<b>20</b>	<b>46</b>	<b>15</b>	
42200 to 42399	6125	4065	2064	128	41	20	46	15	
42400 to 42599	6120	4071	2069	129	41	21	46	15	
42600 to 42799	6132	4076	2075	129	41	21	46	15	
42800 to 42999	6143	4082	2081	129	41	21	46	15	
<b>43000 to 43199</b>	<b>6154</b>	<b>4089</b>	<b>2086</b>	<b>129</b>	<b>41</b>	<b>21</b>	<b>46</b>	<b>15</b>	
43200 to 43399	6165	4097	2092	130	41	21	46	15	
43400 to 43599	6176	4106	2098	130	41	21	46	15	
43600 to 43799	6187	4114	2103	130	41	21	47	15	
43800 to 43999	6198	4122	2109	130	41	21	47	15	
<b>44000 to 44199</b>	<b>6209</b>	<b>4131</b>	<b>2114</b>	<b>131</b>	<b>41</b>	<b>21</b>	<b>47</b>	<b>15</b>	
44200 to 44399	6220	4139	2119	131	41	21	47	15	
44400 to 44599	6230	4147	2124	131	41	21	47	15	
44600 to 44799	6240	4156	2128	131	41	21	47	16	
44800 to 44999	6250	4164	2133	132	41	21	47	16	
<b>45000 to 45199</b>	<b>6259</b>	<b>4173</b>	<b>2138</b>	<b>132</b>	<b>41</b>	<b>21</b>	<b>47</b>	<b>16</b>	
45200 to 45399	6268	4181	2143	132	41	21	47	16	
45400 to 45599	6277	4189	2148	132	41	21	47	16	
45600 to 45799	6286	4198	2152	133	41	21	47	16	
45800 to 45999	6294	4206	2157	133	41	21	48	16	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
<b>46000 to 46199</b>	<b>6303</b>	<b>4215</b>	<b>2162</b>	<b>133</b>	<b>41</b>	<b>21</b>	<b>48</b>	<b>16</b>	
46200 to 46399	6312	4223	2167	133	41	21	48	16	
46400 to 46599	6321	4232	2171	134	41	21	48	16	
46600 to 46799	6330	4241	2176	134	42	21	48	16	
46800 to 46999	6338	4249	2181	134	42	21	48	16	
<b>47000 to 47199</b>	<b>6347</b>	<b>4258</b>	<b>2186</b>	<b>134</b>	<b>42</b>	<b>21</b>	<b>48</b>	<b>16</b>	
47200 to 47399	6356	4266	2191	135	42	22	48	16	
47400 to 47599	6365	4275	2196	135	42	22	48	16	
47600 to 47799	6376	4283	2201	135	42	22	48	16	
47800 to 47999	6386	4291	2206	135	42	22	48	16	
<b>48000 to 48199</b>	<b>6397</b>	<b>4300</b>	<b>2210</b>	<b>136</b>	<b>42</b>	<b>22</b>	<b>48</b>	<b>16</b>	
48200 to 48399	6408	4308	2214	136	42	22	49	16	
48400 to 48599	6419	4316	2218	136	42	22	49	16	
48600 to 48799	6429	4324	2222	136	42	22	49	16	
48800 to 48999	6440	4332	2226	137	42	22	49	16	
<b>49000 to 49199</b>	<b>6451</b>	<b>4341</b>	<b>2230</b>	<b>137</b>	<b>42</b>	<b>22</b>	<b>49</b>	<b>16</b>	
49200 to 49399	6462	4349	2234	137	42	22	49	16	
49400 to 49599	6473	4357	2238	137	42	22	49	16	
49600 to 49799	6484	4366	2242	138	42	22	49	16	
49800 to 49999	6495	4374	2246	138	42	22	49	16	
<b>50000 to 50199</b>	<b>6505</b>	<b>4382</b>	<b>2250</b>	<b>138</b>	<b>42</b>	<b>22</b>	<b>49</b>	<b>16</b>	
50200 to 50399	6516	4391	2254	138	42	22	49	16	
50400 to 50599	6526	4399	2258	139	42	22	50	16	
50600 to 50799	6536	4407	2262	139	42	22	50	16	
50800 to 50999	6547	4416	2266	139	43	22	50	16	
<b>51000 to 51199</b>	<b>6557</b>	<b>4424</b>	<b>2270</b>	<b>139</b>	<b>43</b>	<b>22</b>	<b>50</b>	<b>16</b>	
51200 to 51399	6568	4433	2274	140	43	22	50	16	
51400 to 51599	6578	4441	2278	140	43	22	50	16	
51600 to 51799	6589	4450	2282	140	43	23	50	16	
51800 to 51999	6599	4458	2286	141	43	23	50	16	
<b>52000 to 52199</b>	<b>6610</b>	<b>4467</b>	<b>2290</b>	<b>141</b>	<b>43</b>	<b>23</b>	<b>50</b>	<b>16</b>	
52200 to 52399	6621	4475	2294	141	43	23	50	16	
52400 to 52599	6631	4484	2297	141	43	23	50	16	
52600 to 52799	6642	4492	2301	142	43	23	51	16	
52800 to 52999	6652	4501	2305	142	43	23	51	16	
<b>53000 to 53199</b>	<b>6663</b>	<b>4509</b>	<b>2308</b>	<b>142</b>	<b>43</b>	<b>23</b>	<b>51</b>	<b>16</b>	
53200 to 53399	6674	4517	2312	143	43	23	51	17	
53400 to 53599	6684	4525	2316	143	43	23	51	17	
53600 to 53799	6695	4534	2320	143	43	23	51	17	
53800 to 53999	6706	4542	2324	143	43	23	51	17	
<b>54000 to 54199</b>	<b>6717</b>	<b>4550</b>	<b>2327</b>	<b>144</b>	<b>43</b>	<b>23</b>	<b>51</b>	<b>17</b>	
54200 to 54399	6727	4558	2331	144	43	23	51	17	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
54400 to 54599	6738	4567	2335	144	43	23	51	17	
54600 to 54799	6749	4575	2339	145	43	23	52	17	
54800 to 54999	6760	4583	2342	145	43	23	52	17	
<b>55000 to 55199</b>	<b>6770</b>	<b>4592</b>	<b>2346</b>	<b>145</b>	<b>44</b>	<b>23</b>	<b>52</b>	<b>17</b>	
55200 to 55399	6780	4600	2350	145	44	23	52	17	
55400 to 55599	6790	4608	2354	146	44	23	52	17	
55600 to 55799	6800	4617	2358	146	44	23	52	17	
55800 to 55999	6810	4625	2361	146	44	23	52	17	
<b>56000 to 56199</b>	<b>6820</b>	<b>4633</b>	<b>2365</b>	<b>146</b>	<b>44</b>	<b>24</b>	<b>52</b>	<b>17</b>	
56200 to 56399	6830	4642	2369	147	44	24	52	17	
56400 to 56599	6841	4650	2373	147	44	24	52	17	
56600 to 56799	6851	4659	2375	147	44	24	52	17	
56800 to 56999	6861	4667	2376	147	44	24	53	17	
<b>57000 to 57199</b>	<b>6871</b>	<b>4676</b>	<b>2378</b>	<b>148</b>	<b>44</b>	<b>24</b>	<b>53</b>	<b>17</b>	
57200 to 57399	6881	4684	2379	148	44	24	53	17	
57400 to 57599	6891	4692	2381	148	44	24	53	17	
57600 to 57799	6902	4701	2382	148	44	24	53	17	
57800 to 57999	6912	4710	2384	149	44	24	53	17	
<b>58000 to 58199</b>	<b>6922</b>	<b>4718</b>	<b>2385</b>	<b>149</b>	<b>44</b>	<b>24</b>	<b>53</b>	<b>17</b>	
58200 to 58399	6932	4727	2387	149	44	24	53	17	
58400 to 58599	6943	4735	2388	149	44	24	53	17	
58600 to 58799	6953	4744	2390	150	44	24	53	17	
58800 to 58999	6963	4752	2391	150	44	24	54	17	
<b>59000 to 59199</b>	<b>6973</b>	<b>4761</b>	<b>2393</b>	<b>150</b>	<b>44</b>	<b>24</b>	<b>54</b>	<b>17</b>	
59200 to 59399	6984	4770	2395	150	45	24	54	17	
59400 to 59599	6994	4778	2396	151	45	24	54	17	
59600 to 59799	7004	4787	2398	151	45	24	54	17	
59800 to 59999	7015	4796	2399	151	45	24	54	17	
<b>60000 to 60199</b>	<b>7025</b>	<b>4803</b>	<b>2401</b>	<b>152</b>	<b>45</b>	<b>25</b>	<b>54</b>	<b>17</b>	
60200 to 60399	7035	4810	2403	152	45	25	54	17	
60400 to 60599	7046	4817	2406	152	45	25	54	17	
60600 to 60799	7056	4824	2408	152	45	25	54	17	
60800 to 60999	7066	4831	2410	153	45	25	55	17	
<b>61000 to 61199</b>	<b>7076</b>	<b>4838</b>	<b>2412</b>	<b>153</b>	<b>45</b>	<b>25</b>	<b>55</b>	<b>17</b>	
61200 to 61399	7087	4845	2415	153	45	25	55	17	
61400 to 61599	7097	4851	2417	154	45	25	55	18	
61600 to 61799	7107	4858	2419	154	45	25	55	18	
61800 to 61999	7118	4865	2421	154	45	25	55	18	
<b>62000 to 62199</b>	<b>7128</b>	<b>4872</b>	<b>2424</b>	<b>154</b>	<b>45</b>	<b>25</b>	<b>55</b>	<b>18</b>	
62200 to 62399	7138	4879	2426	155	45	25	55	18	
62400 to 62599	7149	4886	2428	155	45	25	55	18	
62600 to 62799	7159	4893	2430	155	45	25	55	18	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard	Total Two Side Yards	Accessory Side and/or Rear Yard
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
62800 to 62999	7170	4900	2433	156	45	25	56	18	
<b>63000 to 63199</b>	<b>7180</b>	<b>4907</b>	<b>2435</b>	<b>156</b>	<b>46</b>	<b>25</b>	<b>56</b>	<b>18</b>	
63200 to 63399	7191	4914	2437	156	46	25	56	18	
63400 to 63599	7201	4921	2440	157	46	25	56	18	
63600 to 63799	7211	4928	2442	157	46	25	56	18	
63800 to 63999	7222	4935	2444	157	46	25	56	18	
<b>64000 to 64199</b>	<b>7232</b>	<b>4942</b>	<b>2446</b>	<b>158</b>	<b>46</b>	<b>26</b>	<b>56</b>	<b>18</b>	
64200 to 64399	7243	4949	2449	158	46	26	56	18	
64400 to 64599	7254	4956	2451	158	46	26	56	18	
64600 to 64799	7264	4963	2452	159	46	26	56	18	
64800 to 64999	7275	4970	2452	159	46	26	57	18	
<b>65000 to 65199</b>	<b>7284</b>	<b>4977</b>	<b>2453</b>	<b>159</b>	<b>46</b>	<b>26</b>	<b>57</b>	<b>18</b>	
65200 to 65399	7292	4984	2454	160	46	26	57	18	
65400 to 65599	7301	4991	2455	160	46	26	57	18	
65600 to 65799	7309	4998	2455	160	46	26	57	18	
65800 to 65999	7317	5005	2456	160	46	26	57	18	
<b>66000 to 66199</b>	<b>7326</b>	<b>5012</b>	<b>2457</b>	<b>161</b>	<b>46</b>	<b>26</b>	<b>57</b>	<b>18</b>	
66200 to 66399	7334	5020	2458	161	46	26	57	18	
66400 to 66599	7342	5027	2458	161	46	26	57	18	
66600 to 66799	7351	5034	2459	161	46	26	58	18	
66800 to 66999	7359	5041	2460	161	46	26	58	18	
<b>67000 to 67199</b>	<b>7367</b>	<b>5048</b>	<b>2461</b>	<b>162</b>	<b>47</b>	<b>26</b>	<b>58</b>	<b>18</b>	
67200 to 67399	7376	5055	2461	162	47	26	58	18	
67400 to 67599	7384	5063	2462	162	47	26	58	18	
67600 to 67799	7393	5071	2463	162	47	26	58	18	
67800 to 67999	7401	5079	2464	163	47	27	58	18	
<b>68000 to 68199</b>	<b>7409</b>	<b>5087</b>	<b>2464</b>	<b>163</b>	<b>47</b>	<b>27</b>	<b>58</b>	<b>18</b>	
68200 to 68399	7418	5095	2465	163	47	27	58	18	
68400 to 68599	7426	5104	2466	163	47	27	58	18	
68600 to 68799	7435	5112	2467	164	47	27	59	18	
68800 to 68999	7443	5120	2468	164	47	27	59	18	
<b>69000 to 69199</b>	<b>7452</b>	<b>5128</b>	<b>2468</b>	<b>164</b>	<b>47</b>	<b>27</b>	<b>59</b>	<b>18</b>	
69200 to 69399	7460	5137	2469	164	47	27	59	19	
69400 to 69599	7469	5145	2470	164	47	27	59	19	
69600 to 69799	7477	5153	2471	165	47	27	59	19	
69800 to 69999	7486	5162	2471	165	47	27	59	19	
<b>70000 to 70199</b>	<b>7495</b>	<b>5170</b>	<b>2472</b>	<b>165</b>	<b>47</b>	<b>27</b>	<b>59</b>	<b>19</b>	
70200 to 70399	7504	5178	2473	165	47	27	59	19	
70400 to 70599	7513	5187	2474	166	47	27	60	19	
70600 to 70799	7522	5195	2474	166	47	27	60	19	
70800 to 70999	7532	5203	2475	166	48	27	60	19	
<b>71000 to 71199</b>	<b>7541</b>	<b>5212</b>	<b>2476</b>	<b>166</b>	<b>48</b>	<b>27</b>	<b>60</b>	<b>19</b>	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback	
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front				
71200	to	71399	7550	5220	2477	167	48	27	60	19
71400	to	71599	7560	5229	2477	167	48	28	60	19
71600	to	71799	7569	5237	2478	167	48	28	60	19
71800	to	71999	7578	5246	2479	167	48	28	60	19
<b>72000</b>	<b>to</b>	<b>72199</b>	<b>7588</b>	<b>5254</b>	<b>2480</b>	<b>168</b>	<b>48</b>	<b>28</b>	<b>60</b>	<b>19</b>
72200	to	72399	7597	5263	2480	168	48	28	61	19
72400	to	72599	7607	5271	2481	168	48	28	61	19
72600	to	72799	7616	5280	2482	168	48	28	61	19
72800	to	72999	7625	5288	2483	169	48	28	61	19
<b>73000</b>	<b>to</b>	<b>73199</b>	<b>7635</b>	<b>5297</b>	<b>2483</b>	<b>169</b>	<b>48</b>	<b>28</b>	<b>61</b>	<b>19</b>
73200	to	73399	7644	5305	2484	169	48	28	61	19
73400	to	73599	7654	5314	2485	169	48	28	61	19
73600	to	73799	7663	5322	2486	170	48	28	61	19
73800	to	73999	7673	5331	2486	170	48	28	61	19
<b>74000</b>	<b>to</b>	<b>74199</b>	<b>7682</b>	<b>5340</b>	<b>2487</b>	<b>170</b>	<b>48</b>	<b>28</b>	<b>62</b>	<b>19</b>
74200	to	74399	7692	5348	2488	170	48	28	62	19
74400	to	74599	7701	5357	2489	171	48	28	62	19
74600	to	74799	7711	5365	2489	171	49	28	62	19
74800	to	74999	7720	5374	2490	171	49	28	62	19
<b>75000</b>	<b>to</b>	<b>75199</b>	<b>7730</b>	<b>5383</b>	<b>2491</b>	<b>172</b>	<b>49</b>	<b>29</b>	<b>62</b>	<b>19</b>
75200	to	75399	7741	5392	2492	172	49	29	62	19
75400	to	75599	7752	5400	2492	172	49	29	62	19
75600	to	75799	7763	5409	2493	173	49	29	62	19
75800	to	75999	7774	5418	2494	173	49	29	63	19
<b>76000</b>	<b>to</b>	<b>76199</b>	<b>7785</b>	<b>5426</b>	<b>2495</b>	<b>173</b>	<b>49</b>	<b>29</b>	<b>63</b>	<b>19</b>
76200	to	76399	7796	5435	2496	174	49	29	63	19
76400	to	76599	7806	5444	2496	174	49	29	63	20
76600	to	76799	7817	5453	2497	174	49	29	63	20
76800	to	76999	7828	5462	2498	175	49	29	63	20
<b>77000</b>	<b>to</b>	<b>77199</b>	<b>7839</b>	<b>5470</b>	<b>2499</b>	<b>175</b>	<b>49</b>	<b>29</b>	<b>63</b>	<b>20</b>
77200	to	77399	7850	5479	2499	175	49	29	63	20
77400	to	77599	7861	5488	2500	176	49	29	64	20
77600	to	77799	7872	5497	2501	176	49	29	64	20
77800	to	77999	7883	5506	2502	176	49	29	64	20
<b>78000</b>	<b>to</b>	<b>78199</b>	<b>7894</b>	<b>5515</b>	<b>2502</b>	<b>177</b>	<b>49</b>	<b>29</b>	<b>64</b>	<b>20</b>
78200	to	78399	7905	5524	2503	177	50	29	64	20
78400	to	78599	7916	5533	2504	177	50	30	64	20
78600	to	78799	7928	5542	2505	178	50	30	64	20
78800	to	78999	7939	5550	2505	178	50	30	64	20
<b>79000</b>	<b>to</b>	<b>79199</b>	<b>7950</b>	<b>5559</b>	<b>2506</b>	<b>178</b>	<b>50</b>	<b>30</b>	<b>64</b>	<b>20</b>
79200	to	79399	7961	5568	2507	179	50	30	65	20
79400	to	79599	7972	5577	2508	179	50	30	65	20

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
79600 to 79799	7983	5586	2508	179	50	30	65	20	
79800 to 79999	7994	5595	2509	180	50	30	65	20	
<b>80000</b>	<b>8000</b>	<b>5600</b>	<b>2510</b>	<b>180</b>	<b>50</b>	<b>30</b>	<b>65</b>	<b>20</b>	
80001 to 80199	8005	5604	2510	180	50	30	65	20	
80200 to 80399	8014	5613	2511	180	50	30	65	20	
80400 to 80599	8024	5621	2512	181	50	30	65	20	
80600 to 80799	8034	5629	2512	181	50	30	65	20	
80800 to 80999	8044	5638	2513	181	50	30	65	20	
<b>81000 to 81199</b>	<b>8053</b>	<b>5646</b>	<b>2514</b>	<b>181</b>	<b>50</b>	<b>30</b>	<b>65</b>	<b>20</b>	
81200 to 81399	8063	5655	2515	181	50	30	65	20	
81400 to 81599	8073	5663	2515	182	50	30	65	20	
81600 to 81799	8082	5671	2516	182	50	30	65	20	
81800 to 81999	8092	5680	2517	182	50	30	65	20	
<b>82000 to 82199</b>	<b>8102</b>	<b>5688</b>	<b>2518</b>	<b>182</b>	<b>50</b>	<b>30</b>	<b>66</b>	<b>20</b>	
82200 to 82399	8112	5697	2518	183	50	31	66	20	
82400 to 82599	8122	5705	2519	183	50	31	66	20	
82600 to 82799	8131	5714	2520	183	51	31	66	20	
82800 to 82999	8141	5722	2521	183	51	31	66	20	
<b>83000 to 83199</b>	<b>8151</b>	<b>5731</b>	<b>2522</b>	<b>184</b>	<b>51</b>	<b>31</b>	<b>66</b>	<b>20</b>	
83200 to 83399	8161	5739	2522	184	51	31	66	20	
83400 to 83599	8171	5748	2523	184	51	31	66	20	
83600 to 83799	8181	5757	2524	184	51	31	66	20	
83800 to 83999	8190	5765	2525	184	51	31	66	20	
<b>84000 to 84199</b>	<b>8200</b>	<b>5774</b>	<b>2525</b>	<b>185</b>	<b>51</b>	<b>31</b>	<b>66</b>	<b>20</b>	
84200 to 84399	8210	5782	2526	185	51	31	66	20	
84400 to 84599	8220	5791	2527	185	51	31	66	20	
84600 to 84799	8230	5800	2528	185	51	31	66	20	
84800 to 84999	8240	5808	2528	186	51	31	66	20	
<b>85000 to 85199</b>	<b>8253</b>	<b>5817</b>	<b>2529</b>	<b>186</b>	<b>51</b>	<b>31</b>	<b>66</b>	<b>20</b>	
85200 to 85399	8268	5826	2530	186	51	31	66	21	
85400 to 85599	8284	5834	2531	187	51	31	66	21	
85600 to 85799	8299	5843	2532	187	51	31	66	21	
85800 to 85999	8315	5852	2532	187	51	31	66	21	
<b>86000 to 86199</b>	<b>8330</b>	<b>5860</b>	<b>2533</b>	<b>188</b>	<b>51</b>	<b>31</b>	<b>66</b>	<b>21</b>	
86200 to 86399	8346	5869	2534	188	51	31	67	21	
86400 to 86599	8362	5878	2535	188	51	32	67	21	
86600 to 86799	8377	5887	2535	189	51	32	67	21	
86800 to 86999	8393	5895	2536	189	51	32	67	21	
<b>87000 to 87199</b>	<b>8409</b>	<b>5904</b>	<b>2537</b>	<b>189</b>	<b>51</b>	<b>32</b>	<b>67</b>	<b>21</b>	
87200 to 87399	8424	5913	2538	190	51	32	67	21	
87400 to 87599	8440	5922	2539	190	51	32	67	21	
87600 to 87799	8456	5931	2539	190	52	32	67	21	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard	Total Two Side Yards	Accessory Side and/or Rear Yard
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
87800 to 87999	8472	5940	2540	191	52	32	67	21	
<b>88000 to 88199</b>	<b>8488</b>	<b>5948</b>	<b>2541</b>	<b>191</b>	<b>52</b>	<b>32</b>	<b>67</b>	<b>21</b>	
88200 to 88399	8504	5957	2542	191	52	32	67	21	
88400 to 88599	8520	5966	2542	192	52	32	67	21	
88600 to 88799	8536	5975	2543	192	52	32	67	21	
88800 to 88999	8552	5984	2544	192	52	32	67	21	
<b>89000 to 89199</b>	<b>8568</b>	<b>5993</b>	<b>2545</b>	<b>193</b>	<b>52</b>	<b>32</b>	<b>67</b>	<b>21</b>	
89200 to 89399	8584	6002	2545	193	52	32	67	21	
89400 to 89599	8600	6011	2546	193	52	32	67	21	
89600 to 89799	8616	6020	2547	194	52	32	67	21	
89800 to 89999	8632	6029	2548	194	52	32	67	21	
<b>90000 to 90199</b>	<b>8648</b>	<b>6038</b>	<b>2549</b>	<b>194</b>	<b>52</b>	<b>32</b>	<b>67</b>	<b>21</b>	
90200 to 90399	8663	6047	2549	195	52	32	68	21	
90400 to 90599	8678	6056	2550	195	52	33	68	21	
90600 to 90799	8693	6065	2551	195	52	33	68	21	
90800 to 90999	8708	6074	2552	196	52	33	68	21	
<b>91000 to 91199</b>	<b>8723</b>	<b>6083</b>	<b>2552</b>	<b>196</b>	<b>52</b>	<b>33</b>	<b>68</b>	<b>21</b>	
91200 to 91399	8738	6092	2553	196	52	33	68	21	
91400 to 91599	8754	6101	2554	196	52	33	68	21	
91600 to 91799	8769	6110	2555	197	52	33	68	21	
91800 to 91999	8784	6119	2556	197	52	33	68	21	
<b>92000 to 92199</b>	<b>8800</b>	<b>6128</b>	<b>2556</b>	<b>197</b>	<b>52</b>	<b>33</b>	<b>68</b>	<b>21</b>	
92200 to 92399	8815	6138	2557	198	52	33	68	21	
92400 to 92599	8830	6147	2558	198	52	33	68	21	
92600 to 92799	8846	6156	2559	198	53	33	68	21	
92800 to 92999	8861	6165	2560	198	53	33	68	21	
<b>93000 to 93199</b>	<b>8877</b>	<b>6174</b>	<b>2560</b>	<b>199</b>	<b>53</b>	<b>33</b>	<b>68</b>	<b>21</b>	
93200 to 93399	8892	6183	2561	199	53	33	68	21	
93400 to 93599	8908	6193	2562	199	53	33	68	21	
93600 to 93799	8923	6202	2563	200	53	33	68	21	
93800 to 93999	8939	6211	2563	200	53	33	68	21	
<b>94000 to 94199</b>	<b>8954</b>	<b>6220</b>	<b>2564</b>	<b>200</b>	<b>53</b>	<b>33</b>	<b>68</b>	<b>21</b>	
94200 to 94399	8970	6230	2565	200	53	33	69	21	
94400 to 94599	8986	6239	2566	201	53	34	69	21	
94600 to 94799	9001	6248	2567	201	53	34	69	21	
94800 to 94999	9017	6258	2567	201	53	34	69	21	
<b>95000 to 95199</b>	<b>9032</b>	<b>6267</b>	<b>2568</b>	<b>202</b>	<b>53</b>	<b>34</b>	<b>69</b>	<b>21</b>	
95200 to 95399	9046	6276	2569	202	53	34	69	22	
95400 to 95599	9060	6286	2570	202	53	34	69	22	
95600 to 95799	9074	6295	2570	202	53	34	69	22	
95800 to 95999	9088	6304	2571	203	53	34	69	22	
<b>96000 to 96199</b>	<b>9102</b>	<b>6314</b>	<b>2572</b>	<b>203</b>	<b>53</b>	<b>34</b>	<b>69</b>	<b>22</b>	

**Table 3**

Buildable Lot Area (Square Feet)	Low	High	Accessory				One Side Yard Setback	Total Two Side Yards Setback	Accessory Side and/or Rear Yard Setback
			Principal Building Maximum Floor Area	Principal Building Maximum Coverage	Buildings & Structures Coverage Total	Minimum Yard Width at Front			
96200 to 96399	9116	6323	2573	203	53	34	69	22	
96400 to 96599	9130	6333	2574	204	53	34	69	22	
96600 to 96799	9144	6342	2574	204	53	34	69	22	
96800 to 96999	9158	6352	2575	204	53	34	69	22	
<b>97000 to 97199</b>	<b>9172</b>	<b>6361</b>	<b>2576</b>	<b>204</b>	<b>53</b>	<b>34</b>	<b>69</b>	<b>22</b>	
97200 to 97399	9187	6371	2577	205	53	34	69	22	
97400 to 97599	9201	6380	2578	205	53	34	69	22	
97600 to 97799	9215	6390	2578	205	54	34	69	22	
97800 to 97999	9229	6399	2579	206	54	34	69	22	
<b>98000 to 98199</b>	<b>9243</b>	<b>6409</b>	<b>2580</b>	<b>206</b>	<b>54</b>	<b>34</b>	<b>70</b>	<b>22</b>	
98200 to 98399	9258	6418	2581	207	54	35	70	22	
98400 to 98599	9272	6428	2581	207	54	35	70	22	
98600 to 98799	9286	6437	2582	207	54	35	70	22	
98800 to 98999	9301	6447	2583	208	54	35	70	22	
<b>99000 to 99199</b>	<b>9315</b>	<b>6457</b>	<b>2584</b>	<b>208</b>	<b>54</b>	<b>35</b>	<b>70</b>	<b>22</b>	
99200 to 99399	9329	6466	2585	209	54	35	70	22	
99400 to 99599	9344	6476	2585	209	54	35	70	22	
99600 to 99799	9358	6485	2586	209	54	35	70	22	
99800 to 99999	9373	6495	2587	210	54	35	70	22	
<b>100000</b>	<b>9380</b>	<b>6500</b>	<b>2587</b>	<b>210</b>	<b>54</b>	<b>35</b>	<b>70</b>	<b>22</b>	
100001+	9.38%	6.50%	2.59%	0.21%	0.054%	0.035%	0.07%	0.022%	

\* For all lots with buildable area over 100,000 square feet calculations are to be made at the percentage of the value at 100,000 square feet (represented at 100,001+.)