

SECTION SEVEN-A
SCHEDULE OF AREA, HEIGHT & BULK OF LOTS, BUILDINGS & STRUCTURES

7A-00 No lot shall be used and no building or structure shall be erected except in conformance with the following schedule:

Zone District	MINIMUM LOT SIZE		MINIMUM YARDS (Feet)				Maximum (%)	Maximum Height	
	Lot Area (s.f)	Lot Width (ft)	Front	Side	Side (Total)	Rear	Lot Coverage	Stories***	Feet***
R-80	80,000	200 (F)	60	30		50	15	2 ½	35
R-40	40,000	150 (F)	50	25		40	20	2 ½	35
R-20/25	22,500	D (F)	40	20		25	20	2 ½	35
R-12	12,000	80 (F)	40	15		20	25	2 ½	35
R-12	MULTIFAMILY	- (F)	-	-	-	-	-	-	40****
RO	12,000	80 (F)	40	10		20	30	2 ½	35
R-HD	8,000	65 (F)	25	10		20	50	3	40
HOD ¹	1,306,800		40	40		40		3	35
CB	8,000	50	10	A		C	75	4	55
B	20,000	100	40	B		C	25	3	40
BL	Density and dimensional requirements as specified in the "B" zoning district.								
BOZ	Refer to underlying zoning requirements and section 4-04 requirements								
I-1	40,000 (E)	200 (E)	40	20 (E)		30 (E)	35	3#	55
I-1	Executive Park							6	65
I-2	80,000	200	40	30	50 (min. of 30 on one side)	30	50	3##	65
I-2	Executive Park							6	65
WSB ²	Refer to Section 4-05 for yard and building requirements for WSB zone								
MUT ³	40,000	-	40 along existing public streets. Zero internal	10 along existing public streets. Zero internal except 25 between residential-only structures	-	10 along existing public streets. Zero internal	-	4 (3 residential-only structures)	55 (35 residential-only structures)

- (A) 20 ft. if adjacent to a residential zone; otherwise none required
- (B) 40 ft. if adjacent to a residential zone; otherwise 10 feet
- (C) 40 ft. if adjacent to a residential zone; otherwise 20 feet
- (D) 100 ft. if serviced by both municipal water and municipal sewers; otherwise 125 feet
- (E) If both public water and sewer are available see Section 5-00.13⁴
- (F) Subdivision applications must also meet requirements in Section 3-18 of Subdivision Regulations.⁵

¹ New, ZA #538, effective 9/22/07

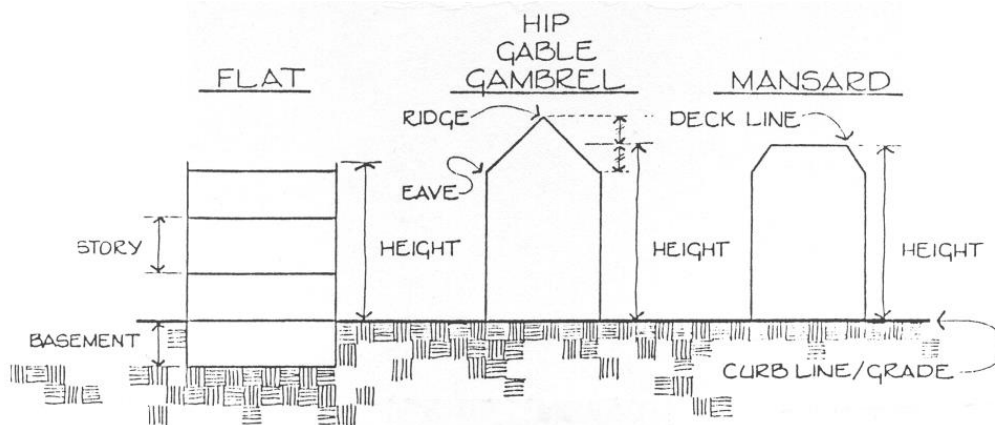
² Revised, ZA #571, effective 8/3/13

³ New, ZA #587, effective 6/4/16

⁴ Revised, ZA #536, effective 5/23/07

⁵ Revised, ZA #536, effective 5/23/07

* Any parcel created by the subdivision of land, as defined in the Rules & Regulations Controlling the Subdivision of Land of the Town of Southington, where on-site water and septic are proposed shall contain a



minimum of one full acre (43,560 sq. ft.)

** Also See Section 11-13

*** See the illustration on the next page for examples of building heights as measured in stories and feet.

**** Allowable height from Section 3-04.2.B.4 is 35 feet.

Allowable height may increase to a maximum of 4 stories, provided the building is setback an additional distance of 100 feet from all property lines. Such setback requirement shall be in addition to underlying setback requirements.

Allowable height may increase to a maximum of 5 stories, provided building is setback a minimum distance of 100 feet for each additional level above three stories. Such setback requirement shall be measured from all property lines and shall be in addition to underlying setback requirements.