

TOWN OF EAST GRANBY
COMMERCIAL HEIGHT & AREA REQUIREMENTS

A. BUSINESS (B) ZONE
5. Height & Area Regulations

Maximum Stories	2 1/2
Maximum Height	35 feet
Minimum Frontage (feet)	100 feet
Minimum Size Lot Area	15,000 square feet
Minimum Front Yard	50 feet
Minimum Side Yard	15 feet (Commission may waive if abutting uses share a common building wall and common parking). 40 feet when abut a residential use.
Minimum Rear Yard	20 feet
Maximum Lot Coverage	60%

Commission may permit coverage to be increased to 80% to permit expansion of an existing business established on the lot for a period of not less than ten years provided applicant demonstrates that:

- No abutting land owned by or available to the applicant can be used to increase the lot area.
- Storm water management controls are provided to result in a “zero” increase in water run-off from the site for the increased coverage area, and
- The building footprint lot coverage does not exceed 40%.

In determining a request to allow increased coverage the Commission shall take into account existing and potential development and density of adjacent lots, natural resource constraints to development on adjacent properties and other mitigating factors having the effect of approximating an areal density of 60% when taking into account adjacencies.

B. PROFESSIONAL ZONE
4. Height & Area Regulations

Minimum Lot Area	15,000 square feet
Minimum Lot Width	100 feet
Minimum Front Yard	50 feet
Minimum Side Yard	30 feet if adjacent to residential, otherwise 15 feet
Minimum Rear Yard	50 feet
Maximum Lot Coverage	30%
Maximum Building Height	2 1/2 stories or 35 feet

E. VILLAGE CENTER (VC) ZONE
5. Height & Area Regulations

Maximum Stories	2 1/2
Maximum Height	35 feet
Minimum Frontage (feet)	50 feet
Minimum Size Lot Area	5,000 square feet
Minimum Front Yard	20 feet, except 50 feet on state highways
Minimum Side Yard	15 feet (Commission may waive if abutting uses share a common building wall or common parking).
Minimum Rear Yard	15 feet
Maximum Lot Coverage	80%

C. COMMERCE PARK ZONE
6. Height & Area Regulations

Maximum Height	2 1/2 stories 35 feet	Without public water and public sewer
	3 1/2 stories 45 feet	With public water and public sewer
		The Commission may allow industrial penthouses exceeding the maximum height limitation where the property is served by public water and where required for elevator, stairwell, environmental, health, safety, or process reasons.
Minimum Frontage (feet)	100	
Minimum Lot Area (sq.ft.)	80,000	The Commission may, by Special Permit, allow subdivision on lots of at least 40,000 square feet provided: <ul style="list-style-type: none"> • the applicant demonstrates that such development is more suitable in this location and that such exception is necessary to solve unique traffic circulation or development problems, • the subdivision is at least 8 acres in size, and • lots smaller than 80,000 square feet are clustered to allow for consolidated development.
Minimum Front Yard (feet)	50	
Minimum Side Yard (feet)	30 ea.	
Minimum Rear Yard (feet)	30	
Maximum Lot Coverage	60%	The Commission may permit coverage to be increased to 80% to permit expansion of an existing business which has been established on the lot for a period of not less than ten years provided the applicant demonstrates that: <ul style="list-style-type: none"> • No abutting land owned by or available to the applicant can be used to increase the lot area. • Storm water management controls are provided to result in a “zero” increase in water run-off from the site for the increased coverage area, and • The building footprint lot coverage does not exceed 40%. <p>In determining a request to allow increased coverage the Commission shall take into account existing and potential development and density of adjacent lots, natural resource constraints to development on adjacent properties and other mitigating factors having the effect of approximating an areal density of 60% when taking into account adjacencies.</p>