

# Town of East Granby

## Bulk and Area Requirements

### Residential and Agricultural Zones

#### Residential:

	R-40	R-30	R-20
Minimum Lot Area (sq. ft)	40,000	30,000	30,000
Minimum Buildable Land Area (sq. ft)	30,000	25,000	25,000
Minimum Frontage (ft)	175	150	125
Minimum Front Yard (ft)	50	50	50
Minimum Side Yard (ft)	25	20	20
Minimum Rear Yard (ft) (Primary Structure)	80*	50*	50*
(Accessory Structure)	40	25	25
Maximum Stories	2 1/2	2 1/2	2 1/2
Maximum Height (feet)	35	35	35

\*Rear Yard may be reduced by 50%. See Section IV.A.8.c.

#### PRD

Minimum Buildable Lot Area (sq. ft)	30,000
Maximum Density	
• with public/community water	2.0 units per two buildable acres
• with on-site well and septic	2.0 units per three buildable acres
Minimum Front Yard (parcel)	50 feet
Minimum Side/Rear Yard (parcel)	25 feet
Maximum Stories	2 1/2
Maximum Height (feet)	35

#### Living Area Requirements

Minimum Total Living Area	1,400 square feet
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#### Agricultural

Minimum Frontage	175 feet
Minimum Lot Area	120,000 square feet
Minimum Front Yard	50 feet

A single family dwelling or other use allowed in a residential zone provided that:

- Such uses shall conform to the area, land, building and other standards applicable to an
  - R-40 Residential Zone, and
- No subdivision of land, as defined by statute, is involved

## MFDR

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	<u>One Parcel With Multi-Family Units</u>	<u>Subdivided Single-Family Lots</u>
Maximum Units per Buildable Acre	4.0	4.0
Maximum Units per Building	3.0 or 4.0 for a maximum of 60% of Units 1.0 or 2.0 for a minimum of 40% of Units	1.0
Maximum Building Coverage	20% of buildable land	n/a
Maximum Lot Coverage	40% of buildable land	n/a
Minimum Parcel Frontage	200 feet	200 feet
Minimum Lot Frontage	n/a	75 feet
Minimum Front Yard Setback	75 feet	50 feet on existing streets 30 feet on new streets
Minimum Landscaped Front Yard (parcel)	25 feet	25 feet
Minimum Side and Rear Yard (parcel)	50 feet	50 feet
Minimum Landscaped Buffer Strip (parcel)	25 feet	10 feet
Minimum Side and Rear yard (lots)	n/a	10 feet one side, 25 feet total 20 feet rear
Maximum Building Height	35 feet	35 feet
Maximum Number of Stories	2.5 stories	2.5 stories
Minimum Living Area		
• Efficiency	600 sq. ft.	850 sq. ft.
• 1 bedroom	700 sq. ft.	850 sq. ft.
• 2 bedroom	850 sq. ft.	850 sq. ft.
• 3 bedroom	1000 sq. ft.	1000 sq. ft.
Minimum Building Separation	40* feet between buildings of 3 or 4 Units	20 feet
Separating distance with * may be reduced by 5 feet only if applicant can demonstrate that an overall density of 4.0 Units per Buildable Acre can be achieved only with a reduced spacing.	25* feet between buildings of 1 or 2 Units 32* feet between a 3 or 4 Unit building and a 1 or 2 Unit building	
Minimum Parcel Area	10 acres	10 acres
Minimum Lot area	n/a	6500 sq. ft.
Minimum buildable lot area		5000 sq. ft.

# Town of East Granby

## Height and Area Regulations

### Professional Zone

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

### Industrial Zone

Maximum Height	2 1/2 stories	Forty (40) feet or 3 stories for office
buildings	35 feet	served by public water and sewer
Minimum Frontage (feet)	100	height limitation, with approval of the Commission, where served by public water and where required for elevator, stairwell, environmental, health, safety, or process reasons.
Minimum Lot Area (sq.ft.)	80,000	
Minimum Front Yard (feet)	50	
Minimum Side Yard (feet)	30 ea.	
Minimum Rear Yard (feet)	30	
Maximum Lot Coverage	60%	

### Business Zone

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