

## CHAPTER 8 Chapter 8 Residence Districts

### 8.1 Residence districts R-80 and R-40.

- 8.1.1 Permitted uses. No buildings or uses are permitted in the R-80 and R-40 residence district, except in accordance with the following:
- .1 Single-family dwellings.
  - .2 Customary home occupations, including professional offices, in accordance with section 3.14 hereof.
  - .3 Farming for commercial purposes, including agriculture, forestry, truck and nursery gardening, greenhouses not including a florist shop, dairy farming, livestock and poultry raising, but excluding the commercial raising of pigs and fur bearing animals, provided that:
    - .1 The lot shall contain no less than five acres;
    - .2 No farm building shall be located less than 100 feet from any street line, except as permitted in section 8.1.3(b); and
    - .3 No farm building shall be located less than 150 feet from the nearest side or rear lot line.
  - .4 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than two times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided, that it shall be permitted to set up the sale on the day immediately preceding it and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
  - .5 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, except those items noted in section 8.1.2(k).
- 8.1.2 Special permit. The commission on the city plan may, after public hearing and subject to appropriate safeguards in harmony with the general purpose of this ordinance, grant a special permit for the following uses:
- .1 Reserved.
  - .2 Philanthropic, educational, recreational, religious and eleemosynary use by a duly incorporated nonprofit body or government unit.
  - .3 Cemeteries.
  - .4 Convalescent and nursing homes, provided that the lot area is not less than 4,500 square feet for each person accommodated, including patients and employees, except that where such facility is connected to a public sanitary sewer system the minimum lot area requirement shall be reduced to 1,500 square feet for each person so accommodated; and no building is located closer than 50 feet to an existing or proposed residence.
  - .5 Hospitals and sanitariums subject to a maximum lot coverage of 20 percent, and provided the lot area is not less than 20 acres, and accessory to the principal use, uses such as day care centers, professional offices, out-patient treatment centers and such other uses as are commonly associated with and maintained in conjunction with the principal use, provided the total area devoted to accessory uses shall not exceed 35 percent of the total floor area of the entire facility and all new facilities shall comply with chapter 15, Parking. In addition, any building used as an accessory to a hospital use may exceed 2½ stories but not be greater than seven stories.
  - .6 Public and private educational institutions offering curricula meeting educational requirements of the State of Connecticut.
  - .7 Commercial open space recreation uses such as golf courses, ski areas, campsites and riding academies, provided the lot area is not less than ten acres.
  - .8 Kennels, providing the lot area is not less than five acres and no building is located closer than 200 feet to a lot line.
  - .9 Government facilities.
  - .10 Family day care homes as authorized by the Connecticut General Statutes.

- .11 Public utility facilities as follows: water tanks over 50,000 gallons, propane or natural gas tanks over 50,000 gallons, new electrical substations with more than five megawatt capacity, transmission towers of more than 35 feet in height, waste disposal/transfer station.
- 8.1.3 Accessory farm uses. Accessory buildings and uses subordinate and customarily incidental to farms as specified in section 8.1.1(c) above.
  - .1 Buildings used for the storage, processing and manufacture of agricultural products when incidental to a farm.
  - .2 Roadside stands for the sale of farm produce and products raised and/or produced on the farm provided they shall contain not more than 200 square feet in area, with not more than two signs aggregating 12 square feet in area advertising such produce or products. Such stands and signs shall be not less than 20 feet from any street line, and not less than 50 feet from any street intersections.
  - .3 Buildings used on a farm for the storage of any number of motor vehicles and equipment when such vehicles and equipment are used in connection with the operation of a farm. The repair of such vehicles is permitted within a building on a farm upon which such vehicles are so used.
- 8.1.4 Other accessory uses. Accessory buildings and uses subordinate and customarily incidental to any of the foregoing principal uses.
  - .1 No accessory buildings shall be used for residential purposes.
  - .2 Tool house, greenhouse not including a florist shop or garden structures, except building for housing livestock or poultry.
  - .3 Buildings for housing livestock or poultry which are kept for domestic use only are permitted not less than 100 feet from a street line and not less than 100 feet from a side or rear lot line.
  - .4 Private garages for use of occupants of the principal building with space for not more than three motor vehicles on one lot.
  - .5 Parking of not more than one commercial motor vehicle provided that such vehicle is not more than one an one-half ton capacity, and owned or operated by the owner or occupant of each principal building.
  - .6 Fences in accordance with section 5.5 hereof.
  - .7 Swimming pools in accordance with section 5.6 hereof.
  - .8 Off-street parking facilities in accordance with chapter 15 hereof; and
  - .9 Signs in accordance with chapter 16 hereof.

(Ord. No. 844, § 1, 5-2-77; Ord. No. 1108, 12-1-86; Ord. No. 1166, 3-6-89; Ord. No. 1178, 7-17-89; Ord. No. 1179, 7-17-89; Ord. No. 1286, 8-1-94; Ord. No. 1496, 9-29-03)

## **8.2 Residence district R-20.**

- 8.2.1 Permitted uses. No buildings or uses are permitted in the R-20 residence district except in accordance with the following:
  - .1 Single-family dwellings.
  - .2 Customary home occupations, including professional offices, in accordance with section 3.14 hereof.
  - .3 Garage or yard sales of household goods, provided no such sale shall occur on the same lot more than two times in a calendar year, and each occurrence shall be limited to no more than two consecutive days; provided that, it shall be permitted to set up the sale on the day immediately preceding it, and to dismantle the sale on the day immediately following it. A permit for each such sale shall be obtained from the zoning enforcement officer, but no fee shall be required.
  - .4 Public utility lines, stations, and buildings as defined under Connecticut General Statutes, except those uses permitted by special permit in accordance with section 8.1.2(k).