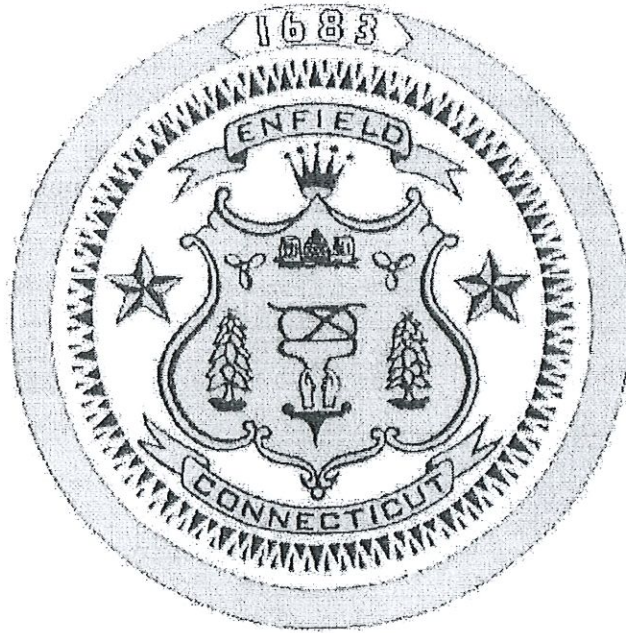

ZONING REGULATIONS

Town of Enfield,
Connecticut



Revised to June 11, 2020

Planning and Zoning Commission



ARTICLE IV RESIDENTIAL DISTRICTS

Section 4.00 Purposes

The purpose of Residential Zoning Districts is to encourage the construction of a variety of single family and other appropriate residential developments; to encourage the creative reuse of existing older buildings to meet the needs of Enfield's citizens; and to encourage quality residential development with adequate public services throughout the Town.

Section 4.10 Area and Bulk Requirements

The following table establishes the lot, yard, and bulk requirements for the residential zones. Except as herein otherwise provided, no lot shall have an area or width less than indicated in the table below.

Unless otherwise provided for in these Regulations, only one (1) principal building is permitted on a lot. A building may contain two (2) dwelling units, except in the HR-33 Zone, where it may contain only one (1) dwelling unit or in the MFHD, a building may contain up to ten (10) dwelling units.

In addition, no building, accessory building, or structure – inclusive of any decks, porches, steps, or loading docks, decks, porches, or steps attached to or otherwise associated with such building or buildings – shall encroach upon the minimum setbacks front, side and rear yards indicated below, nor shall they cover a greater area nor shall they exceed in height the amount set forth in the following table.

Table 4.10 Area and Bulk Requirements

District	Minimum Lot and Area Requirements					Maximum Requirements				
	Lot Area	Frontage	Setbacks			Lot Width	Density (dwelling units/acre)	Coverage (building or structures)	Impervious Coverage	Height
			Front Yard	Side Yard	Rear Yard					
R-33	33,000 s.f.	150 ft.	40 ft.	25 ft.	50 ft.		1.25	20%		35 ft.
HR-33	33,000 s.f.	150 ft.	40 ft.	25 ft.	50 ft.		1.25	20%		35 ft.
OS R-33	25,000 s.f.	125 ft.	35 ft. ¹	20 ft.	40 ft.	150 ft. ¹	2	20%		35 ft.
R-33-Rear Lot ²	66,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. ¹		15%		35 ft.
R-44	44,000 s.f.	175 ft.	50 ft.	35 ft.	60 ft.		1	15%		35 ft.
OS-44	33,000 s.f.	150 ft.	40 ft. ¹	30 ft.	50 ft.	175 ft. ¹	1.25	20%		35 ft.
R-44-Rear Lot ³	88,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. ¹		15%		35 ft.
R-88	88,000 s.f.	175 ft.	50 ft.	35 ft.	60 ft.		0.5	10%		35 ft.
OS R-88	44,000 s.f.	175 ft.	50 ft. ¹	35 ft.	60 ft.	200 ft. ¹	1	15%		35 ft.
R-88-Rear Lot ⁴	132,000 s.f.	25 ft.	50 ft.	25 ft.	50 ft.	150 ft. ¹		15%		35 ft.
MFHD	60 acres ⁵	175 ¹	50 ft. ⁶	35 ft. ⁶	50 ft. ⁶		10 ⁷	30%	66%	35 ft.

Note: Maximum story height in all zones is 2 & 1/2 stories

4.10.1 Notes to Table 4.10 - Area and Bulk Requirements

1. On existing street
2. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 50,000 square feet.
3. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 66,000 square feet.
4. Rear lots in Single Family Open Space Subdivisions shall have a minimum lot size of 88,000 square feet.
5. Only existing lots of 60 acres as of 8/1/12 are eligible
6. Pursuant to Article X, Section 10.20, Landscaping Standards, Paragraph B(i) Buffer Yards, the Commission may require an "A" Buffer Yard when a Special Permit is being approved for such a lot abutting another lot in a Residential District. An "A" Buffer Yard is 25 feet deep. Front, Side and Rear Yard areas can be used to satisfy this Buffer Yard requirement.
7. Per developable acre (See definitions)

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- C. In order to minimize impact on adjoining streets and properties, access into the proposed parking area should be exclusively through the parcel containing the primary use.
- D. No more than 25 percent of the required parking spaces shall be located in the accessory parking area.
- E. A minimum 50-foot-wide "B" buffer yard shall be provided from all rights of way, and a minimum 35-foot-wide "C" buffer yard shall be provided from all other property; lines; except no buffer is required between the primary parcel and the parcel containing accessory parking areas.
- F. The maximum area covered by paving in the proposed site shall not exceed 50 percent of the area of that parcel.
- G. Lighting shall meet the standards of the Performance Standards of Section 7.10.6. Light standards shall be no higher than 14 feet.
- H. The accessory parcel shall not be taken into consideration in determining the permitted building coverage of the parcel containing the buildings to which the parking is accessory.

5.50.3 Buffer Yard and Setback Requirements

- A. A lot used for accessory parking shall be considered a lot in business use for the purpose of determining buffer yard requirements.
- B. When a parcel within the BP district is developed in conjunction with accessory parking in an adjoining residential zone under the same ownership, as provided in Section 5.50.2, no setback shall be required from the common lot line.



Section 5.60 Special Requirements for the Special Development District

The sole purpose of the Special Development District (SDD) is to enable the rehabilitation and/or adaptive reuse of vacant, deteriorated or underutilized buildings and their sites.

5.60.1 Criteria

The Commission may establish a Special Development District for one or more contiguous lots containing vacant, deteriorated or underutilized buildings when a proposal for the rehabilitation and reuse of the property and buildings is proposed, if the Commission finds the proposal meets all of the following criteria:

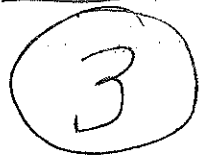
- A. Existing building(s) contain a gross floor area of 10,000 square feet or more;
- B. The proposal area contains a contiguous land area of five (5) acres or more;
- C. The building(s) have a vacancy rate of 80 percent or more of the existing gross floor area for a continuous period of twenty-four (24) months or more immediately preceding the date of application;
- D. Substantial inability to develop the Project under the provisions of any other zoning district;
- E. The proposal will provide a substantial benefit to the Town and the immediate neighborhood;
- F. The proposal exhibits compatibility with the character and density of land use abutting the site;
- G. The proposal exhibits compatibility with zoning districts adjacent to the site; and
- H. The proposal is compatible with the Town Plan of Conservation and Development.

5.60.2 Permitted Uses

Any use or uses, which the Commission may find meets all of the criteria set forth in Section 5.60.1 of these Regulations, may be permitted in the Special Development District. Allowance of a use or uses not permitted under the existing zoning district classification shall not, by itself, serve as justification for the application of the Special Development District.

5.60.3 Procedure

- A. Application for a Special Development District shall be made in accordance with both the Change of Zone procedures in Section 12.10 and Site Plan approval procedures in Section 9.10.1. The map or maps included with the applications shall include the entire area proposed to be rezoned as a SDD.



- i. If residential uses are a proposed use for a part or all of the SDD, the requirements of Sections 4.10.2.G., H. & J., 4.30.19 and 4.40 of these Regulations shall apply to those residential portions of the SDD as deemed appropriate by the Commission.
- ii. Procedures for the construction of buildings shall apply only to residential units partially or wholly within additions to existing structures and to new construction. Provisions regarding building height and basement height, shall apply only to proposed additions to existing buildings and proposed new buildings.
- iii. The maximum overall density of dwelling units in the proposed development shall be determined by the Commission as appropriate for the general vicinity of the proposed SDD. To aid in the determination, the applicant shall submit, as part of the Site Plan application, a detailed map showing all existing land uses, including the number of dwelling units per lot, for all lots within 500 feet of the proposed SDD.
- iv. If residential uses are proposed in a mixed-use development, the Commission may approve shared parking. If shared parking is permitted, the total number of parking spaces required for the entire site shall be at least twice the number of proposed dwelling units.

B. Child and/or adult day care center shall be permitted within a SDD.

5.60.4 Buildings and Conformity

- A. No new buildings shall be constructed within a Special Development District until all existing structures have been fully rehabilitated in accordance with approved plans, and Certificates of Occupancy have been issued for all such rehabilitated structures. Accessory buildings incidental to a proposed use or uses within structures undergoing rehabilitation may be constructed as rehabilitation proceeds.
- B. Additions to existing buildings may be permitted, but only as part of and in conformity with the overall design of the SDD. Such additions and any new buildings shall follow the dimensional setback requirements of the underlying zoning district of the site. Section 3.40, concerning additions, shall also apply but no existing nonconformity shall be increased.

Section 5.70 Special Requirements Pertaining to the Limited Office (LO) Overlay District

A. Purpose: The purpose of the Limited Office Overlay District is to create a special overlay district which serves as a transitional area between residentially zoned properties and nonresidential uses and zoning districts and/or less desirable conditions such as state highways, traffic generators, business/industrial uses, and similar uses. The LO overlay district provides a means of using existing residential buildings for nonresidential uses or encouraging the development of new buildings while attempting to maintain the quality of existing residential uses and zoning which may be adjacent and encourages the maintenance of the New England character throughout such areas.

5.70.1 Criteria

The Commission may establish a Limited Office Overlay District for any group of properties, the majority of which are currently occupied by residential buildings which front on state highways are across the street from major traffic generators, business/ industrial uses and similar uses and are, therefore, no longer appropriate for single-family residential use.

5.70.2 Permitted Uses

Single family dwelling units that exist on the effective day of these Regulations, except that any conversion, alteration or enlargement that creates additional dwelling units is prohibited. The Zoning Board of Appeals shall not vary this section.

5.70.3 Special Permit Uses

A. The Commission may approve any of the following Special Permit uses and the Zoning Board of Appeals shall not vary this section:

SECTION 3: GENERAL REQUIREMENTS FOR SUBDIVISION OF LAND

a. CHARACTER OF LAND

All land to be subdivided shall be of such character that it can be used for building purposes without danger to health or public safety. Land subject to flooding or with inadequate means of sanitary sewage disposal shall not be subdivided.

b. COMPLIANCE WITH ZONING ORDINANCE

All subdivision plans must conform to the Enfield Zoning Ordinance and to the Enfield Subdivision Regulations herewith prescribed, and they shall be guided in their layout by any comprehensive plans the Commission may have adopted covering the area involved, before receiving final approval.

c. WAIVER PROCEDURE AND VOTE ON SUBDIVISION PLAN

In accordance with Section B-26 of the Connecticut General Statutes, as may be amended, ~~the Commission may waive certain requirements under the regulations~~ by a three-quarters vote of all the members of the Commission in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area.

In granting any waiver, the Commission shall find that: it would not have a significant adverse effect on adjacent property; it would not have a significant adverse effect on public health and safety; it is not in conflict with the Plan of Development; it is consistent with the development pattern of other land in the area; it is compatible to the site's natural features.

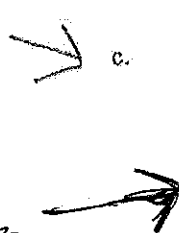
The Commission shall take a separate vote on each waiver request, separate vote on each waiver request, separate from and prior to the main motion on the subdivision application. The Commission shall state upon its records the reason for which a waiver is granted in each case.

~~The subdivision application shall be approved by a majority vote of those members present and voting.~~

d. APPROVAL OF PLAN, BOND

No improvements shall be made by a developer until the final plan has been approved by the Commission and a bond or escrow agreement, acceptable under these regulations, has been received, securing to the Town the actual construction, installation and associated costs of all facilities and utilities. Reference is made to Section 4c. of these regulations.

3/4
Vote



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