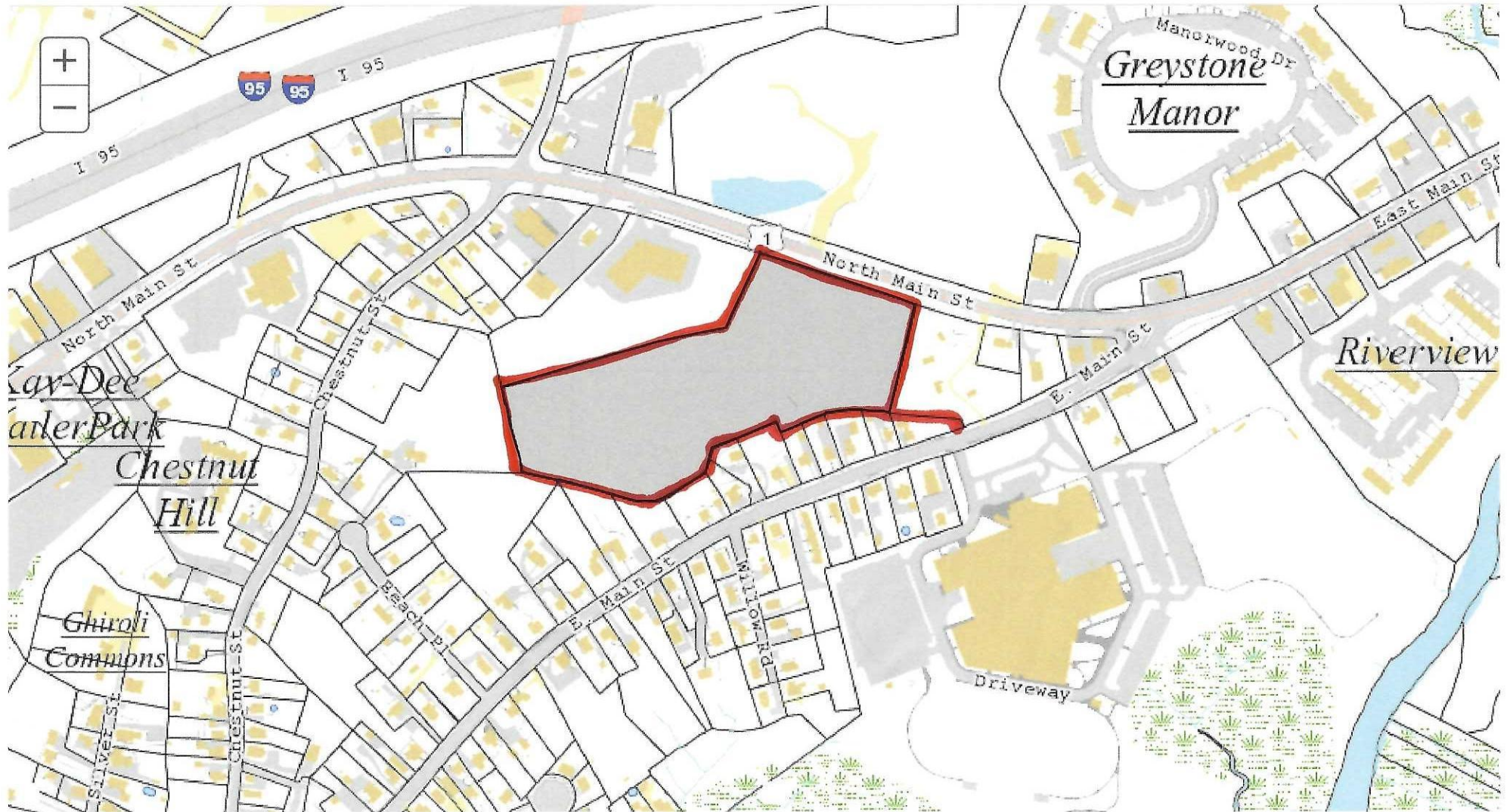


## Town of Branford, CT - MapXpress Property Information Viewer

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Scale: 1 in = 400 ft ▼

CT State Plane NAD 1983 - X,Y 985711, 665651



**3.4 BULK REQUIREMENTS.****3.4.A Bulk Requirements.**

		ZONE					
		R-1	R-2	R-3	R-4	R-5	MF
MINIMUM	LOT AREA (square feet)	6,000	4,500	15,000	20,000	40,000	130,680
	LOT AREA PER UNIT (square feet)	6,000	4,000	15,000	20,000	40,000	7,260
	FRONTAGE (feet)	50	50	90	110	130	150
	SQUARE (feet)	50	50	100	125	150	250
	FRONT SETBACK (feet)	15	15	30	40	50	50
	SIDE SETBACK (feet)	10	10	15	20	25	50
	REAR SETBACKS (feet)	20	20	30	50	50	50
MAXIMUM	HEIGHT (feet)	35	35	35	35	35	35
	FLOOR AREA	0.50	0.50	0.50	0.40	0.30	0.40
	LOT COVERAGE	0.25	0.25	0.25	0.25	0.15	0.20
	IMPERVIOUS SURFACE AREA RATIO	n/a	n/a	n/a	n/a	n/a	0.50

For Interior Lot Bulk Requirements, see Section 6.11.C

**3.5 PRE-EXISTING SUMMER COTTAGE/CAMP SITES**

Any pre-existing summer cottage camp site which contains more than one individual detached residential unit, may permit each unit located thereon to be renovated or replaced with a year-round unit so long as the site is served by sufficient water and sewer utilities. Replacement units may be increased in height, coverage, and floor area in compliance with applicable zoning district requirements, so long as the entire site meets the coverage and floor area standards of the applicable zone. For purposes of this Section, pre-existing summer cottage camp site means a parcel of land abutting or adjacent to Long Island Sound which on the date of the enactment of these Regulations, had more than one but less than four individual detached cottages or camps originally utilized only during the summer season.

**3.6 [RESERVED FOR FUTURE USE]**

**3.3.B Accessory Uses.**

1.	No permit required.	ADDITIONAL CRITERIA (SEE SECTION)
(1)	Home Office / Studio	3.10.A

2.	Zoning Permit required (See Section 9.2).	ADDITIONAL CRITERIA (SEE SECTION)
(1)	Parking areas for Principal Uses (less than 25 parking spaces)	6.5
(2)	Family day care homes registered pursuant to CGS Section 17b-733	
(3)	Farm Stand (R-1, R-2, R-3, R-4 and R-5 Zones only)	3.8
(4)	Minor Home Occupation	3.10.B
(5)	Portable on-demand storage units (R-1, R-2, R-3, R-4 and R-5 Zones only)	
(6)	Pools, tennis courts and other recreational structures (R-1, R-2, R-3, R-4 and R-5 Zones only)	3.8
(7)	Sheds, decks, garages, up to 750 square feet total on a lot (R-1, R-2, R-3, R-4 and R-5 Zones only)	3.8
(8)	Signs pertaining to a permitted principal use on a lot	6.6
(9)	Roof-mounted Solar Arrays	6.17
(10)	Small Scale Ground-Mounted Solar Array in Residential District	6.17

3.	Site Plan Approval required (See Section 9.6).	ADDITIONAL CRITERIA (SEE SECTION)
(1)	Parking areas for Principal Uses (25 or more parking spaces)	6.5
(2)	Pools, tennis courts and other recreational structures (MF Zones only)	
(3)	Sheds, decks, garages, up to 750 square feet total on a lot (MF Zones only)	

4.	Special Exception Approval required (See Section 9.8).	ADDITIONAL CRITERIA (SEE SECTION)
(1)	Accessory Apartment (R-3, R-4 and R-5 only)	7.4
(2)	Bed and Breakfast	7.7
(3)	Major Home Occupation	3.10.C
(4)	Accessory structures (Sheds, decks, garages, etc.) over 750 square feet or 15 feet high.	3.8
(5)	Farm Stand (MF Zones only)	

# SECTION

## 3

### RESIDENCE DISTRICT