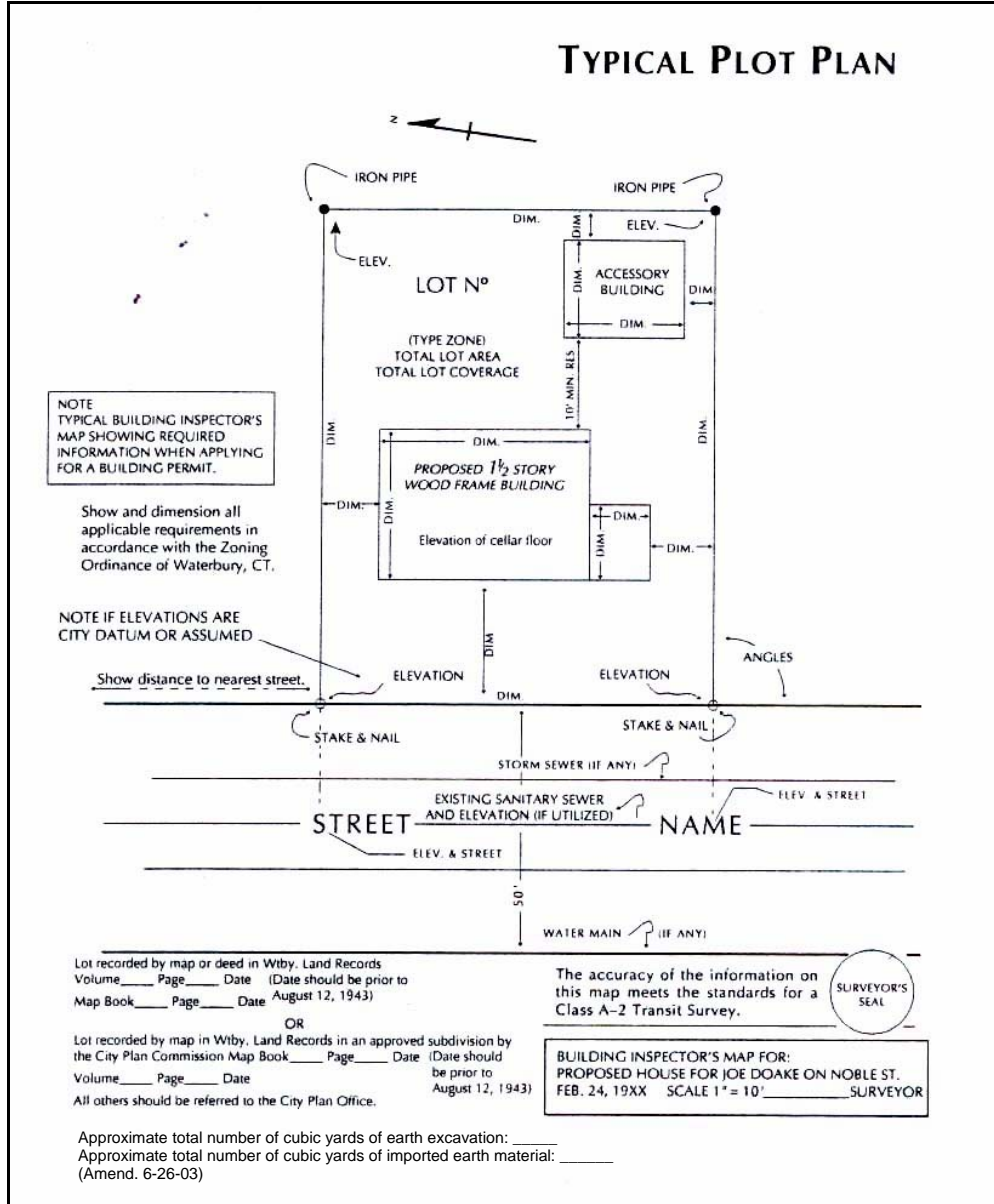




CITY OF WATERBURY DEPARTMENT OF PLANNING PLOT PLAN REQUIREMENTS

A plot plan is Class A-2 survey map prepared by a Connecticut registered land surveyor. It shows the lot for the property in question. Refer to Section 7.13 of the Zoning Ordinance.



TYPICAL PLOT PLAN CONTENT

- Lot Lines with Dimensions
- All Existing Structures
- Zoning, Lot Area & Lot Coverage
- Front, Side and Rear Yards
- First Floor Elevations
- Indicate if Lot is in an Approved Subdivision, existed prior to 8/12/43 or is a "First Cut".
- Existing Sanitary Sewer, Storm Sewer and Water Locations and Elevations
- Street Name
- All Proposed Improvements
- Off Street Parking Locations
- Map, Block and Lot Number
- As-built Certification of Foundation
- Health Department Approval for sewer connection or on site sewage disposal
- Earth Excavation data.

2.4 SUMMARY SCHEDULE OF DEVELOPMENT PROVISIONS BY DISTRICT

This summary schedule is for convenience in the use of this ordinance. The specific provisions of the residential, commercial and industrial districts should be referred to in all instances.

Zoning District*	Lot Requirements (min.)		Yard and open Space Requirements (Minimum)				Bldg. Requirements (Max.)			
	Lot Area (square feet)	Lot width (feet)	Front (feet)	Side		Rear	Usable open space	Building Height (Lesser of)	Lot Coverage (Percent)	Parking Req.
				Each	Total					
RS	7,500	75	25	Not less than 10	30% lot width	25	NR	2½ sty or 35 ft.	30	5.2
RL	6,000 one fam.	60	20 ^{1,2}	Not less than 6	16	25	800 sq. ft. per D.U.	2½ sty or 35 ft.	30	5.2
RM	6,000 or 1,800 per D.U.	60	15 ^{1,2}	Not less than 6	16	25	400 sq. ft. per D.U.	2½ sty or 35 ft.	30	5.2
RH	6,000 or 800 per D.U.	60	15 or ⅓ ⁴	10 or ⅓ ⁴	—	25 or ⅓ ⁴	200 sq. ft. per D.U.	12 sty or 150 ft.	30	5.2
RO	10,000 or 400 per bedroom	60	15 or ¼ ⁴	10 or ¼ ⁴	—	25 or ¼ ⁴	100 sq. ft. per bedroom	NR	30	3.56
CN	6,000	60	15 ¹	NR ³	—	NR ³		2 sty or 30 ft.	30	5.2
CA	10,000	100	< acre 15 ¹ ≥ acre 50 ¹	NR ³	—	NR ³		4 sty or 60 ft. ⁵	40	5.2
CG	6,000	60	15 ¹ or average	NR ³	—	NR ³		5 sty or 60 ft. ⁵	50	5.2
CBD	NR	NR	NR	NR ³	—	NR ³	NR	NR	NR	4.46
IP	40,000	150	25	Not less than 10	25% lot width	25	NR	3 sty or 60 ft. ⁵	40	5.2
IG	20,000	100	15	NR ³	—	NR ³	NR	4 sty or 80 ft. ⁵	50	5.2

Notations 1,2,3,4 and 5 regarding this table are on the following page.

Summary Schedule Notations

* Special conditional uses listed in Section 2.3 – *Permitted Uses by Zoning District*, are subject to both applicable district regulations and the special conditions set forth in Section 5.1.

NR No Requirement

DU Dwelling Unit

1 *Corner Lots*: Only one front yard shall be required on a corner lot; however, the yard adjacent to the other street shall be considered a side yard which shall not be less than the following in the respective districts:

<u>Yard</u>	<u>District</u>
20 feet	R. S.
15 feet	R. L.
10 feet	R. M.
10 feet	C. N.
25 feet	C. A.

2 *Front Yards*: Except where the frontage between intersecting streets for 200 feet on each side of the proposed site 50 per cent or more developed with dwellings, the minimum depth need be no greater than the average depth of the front yards of those dwellings.

3 *Side and Rear Yards*: Except where the lot abuts a residential use or district, there shall be the following minimum side and rear yards in the respective districts:

<u>District</u>	<u>Side Yard</u>	<u>Rear Yard</u>
C.N.	10	20
C.A.	15	25
C.G.	8	20
C.B.D.	15	15
I.G.	20	20

4 *High-Rise Buildings*: The fraction refers to that portion of the height of wall of the building adjacent to the subject yard.

5 *High-Rise Buildings in C.A., C.G., I.P. & I.G. Zones*:

C.A.: For high-rise office buildings in a C.A. zone there shall be a maximum of 10 stories or 100 feet, whichever is lesser. Furthermore, where the use relates to telecommunications antennae or communication tower. The maximum allowable height may be 160 feet.

C.G.: For offices listed under 2. 32-5, there shall be a maximum of 10 stories or 100 feet, whichever is less. Furthermore, where the use relates to telecommunications antennae or communication tower, the maximum allowable height may be 160 feet.

I.P. & I.G.: For corporation industrial offices or general industrial offices, there shall be a maximum of 8 stories or 100 feet, whichever is less. Furthermore, where the use relates to telecommunications antennae or communication tower. The maximum allowable height may be 160 feet.

(Ord. Of 2-17-88; amended 4-7-98)