

ZONING CHARTS TO ACCOMPANY PRELIMINARY SUBDIVISION MAP

ZONING CHART

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R-1 ZONE - PROPOSED LOT 1		R-1 ZONE - PROPOSED LOT 2		R-1 ZONE - PROPOSED LOT 3		R-1 ZONE - PROPOSED LOT 4		
ZONING ELEMENT	MIN/MAX	PROPOSED	ZONING ELEMENT	MIN/MAX	PROPOSED	ZONING ELEMENT	MIN/MAX	PROPOSED
LOT AREA	1,0000 ACRES 43,560 SQ. FT.	1,1376± ACRES 49,553± SQ. FT.	LOT AREA	1,0000 ACRES 43,560 SQ. FT.	1,0038± ACRES 43,726± SQ. FT.	LOT AREA	1,0000 ACRES 43,560 SQ. FT.	1,1702± ACRES 50,973± SQ. FT.
MIN. WIDTH	150 FEET	149.19 FEET (1)	MIN. WIDTH	150 FEET	136.24 FEET (1)	MIN. WIDTH	150 FEET	144.11 FEET (1)
MIN. FRONTAGE	50 FEET	148.62 FEET	MIN. FRONTAGE	50 FEET	151.43 FEET	MIN. FRONTAGE	50 FEET	151.44 FEET
MIN. DEPTH	150 FEET	329± FEET	MIN. DEPTH	150 FEET	300± FEET	MIN. DEPTH	150 FEET	340± FEET
MIN. FRONT YARD	40 FEET 65 FEET TO Ⓢ	162.1± FEET 179.0± FEET	MIN. FRONT YARD	40 FEET 65 FEET TO Ⓢ	63.8± FEET 88.8± FEET TO Ⓢ	MIN. FRONT YARD	40 FEET 65 FEET TO Ⓢ	200.4± FEET 225.4± FEET TO Ⓢ
MIN. SIDE YARD (LEAST ONE)	25 FEET	25.2± FEET	MIN. SIDE YARD (LEAST ONE)	25 FEET	27.2± FEET	MIN. SIDE YARD (LEAST ONE)	25 FEET	26.0± FEET
MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	62.0± FEET	MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	71.2± FEET	MIN. SIDE YARD (TOTAL OF TWO)	50 FEET	64.5± FEET
MIN. REAR YARD	40 FEET	119.2± FEET	MIN. REAR YARD	40 FEET	146.1± FEET	MIN. REAR YARD	40 FEET	91.8± FEET
MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2-1/2 STORIES	MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2-1/2 STORIES	MAX. BUILDING HEIGHT (STORIES)	2-1/2 STORIES	2-1/2 STORIES
MAX. BUILDING HEIGHT (FEET)	30 FEET	< 30 FEET	MAX. BUILDING HEIGHT (FEET)	30 FEET	< 30 FEET	MAX. BUILDING HEIGHT (FEET)	30 FEET	< 30 FEET
MAX. BUILDING COVERAGE	20 PERCENT 9,934 SQ. FT.	8.8± PERCENT 4,350± SQ. FT.	MAX. BUILDING COVERAGE	20 PERCENT 8,745 SQ. FT.	12.1± PERCENT 5,285± SQ. FT.	MAX. BUILDING COVERAGE	20 PERCENT 10,210 SQ. FT.	8.5± PERCENT 4,350± SQ. FT.

(1) GREATER THAN 150 FT. AT PROPOSED RESIDENCE

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JUNE 5, 2020
 REVISED: JULY 22, 2020
 REVISED: AUGUST 25, 2020